



Project Address: 1323 Spaight Street
Application Type: Certificate of Appropriateness for removal and replacement of detached garage in historic district
Legistar File ID # [29259](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Applicant/Property Owner: Mike Crawley

Requested Action/Proposal Summary: The applicant requests that the Landmarks Commission grant a Certificate of Appropriateness for the demolition of the existing garage and the construction of a new garage at the residence located at 1323 Spaight Street in the Third Lake Ridge Historic District.

Applicable Regulations & Standards: Section 33.19 of the Madison General Ordinances (see below)

Review Required By: Landmarks Commission

Background Information

Parcel Location: The subject site is located in the Third Lake Ridge (local) Historic District.

Relevant Landmarks Ordinance Sections:

33.19(11)(h) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Any new structure shall be evaluated according to all criteria listed in Sec. 33.01(11)(f).
2. The directional expression of any new structure shall be compatible with those of the buildings and environment within its visually related area.
3. The materials, patterns and textures of any new structure shall be compatible with those of the buildings and environment within its visually related area.
4. The landscape plan of any new structure shall be compatible with that of the buildings and environment within its visually related area.

33.19(11)(f) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Any new structures shall be evaluated according to both of the criteria listed in Sec. 33.19(11)(d); that is, compatibility of gross volume and height.
2. The rhythm of solids and voids in the street facade(s) of any new structure shall be compatible with the buildings within its visually related area.
3. The materials used in the street facade(s) of any new structure shall be compatible with those used in the buildings and environment within its visually related area.
4. The design of the roof of any new structure shall be compatible with those of the buildings and environment within its visually related area.
5. The rhythm of building masses and spaces created by the construction of a new structure shall be compatible with the existing rhythm of masses and spaces for those sites within its visually related area.

33.19(11) (d) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Manufacturing Use.

1. The gross volume of any new structure shall be visually compatible with the buildings and environment within its visually related area.
2. The height of any new structure shall be visually compatible with the buildings and environment within its visually related area.

The Landmarks Commission Policy for Designee approval allows for the administrative approval for “the demolition of garages or other accessory buildings that have no historical significance”.

Analysis and Conclusion

A brief discussion of 33.19(11)(h) follows:

1. Section 33.19(11)(f) discussion is below.
2. The directional expression of the proposed garage is compatible with those of the buildings and environment within its visually related area.
3. The materials, patterns and textures of the proposed garage are compatible with those of the buildings and environment within its visually related area. The materials and colors will match those of the main residence.
4. The proposed alteration of the existing structure does not change the existing historical landscape plan, leaving the area compatible with the buildings and environment within its visually related area.

A brief discussion of 33.19(11)(f) follows:

1. Section 33.19(11)(d) discussion is below.
2. The rhythm of solids and voids in the street facade(s) of the proposed garage is compatible with the buildings within its visually related area.
3. The materials used in the street facade(s) of the proposed garage are compatible with those used in the buildings and environment within its visually related area. The siding and roofing on the garage will resemble the siding and roofing of the residence and be similar to siding and roofing on adjacent buildings.
4. The design of the roof of the proposed garage is compatible with the main residence and with the roofs of the buildings within its visually related area.
5. The proposed garage is compatible with the existing rhythm of masses and spaces for those sites within its visually related area.

A brief discussion of 33.19(11)(d) follows:

1. The gross volume of the proposed garage is visually compatible with the buildings and environment within its visually related area.
2. The proposed garage has a pitched roof, but the existing garage has a flat roof. Even though the pitched roof of the proposed garage will be taller than the existing garage, the height of the proposed garage is visually compatible with the buildings within its visually related area.

Staff believes that the existing garage, constructed in 1910, does not have historical significance even though it is an interesting rusticated concrete block structure.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the removal of the existing garage and the construction of a new garage are met and recommends approval by the Landmarks Commission.