



# Madison Landmarks Commission APPLICATION

City of Madison Planning Division  
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

## 1. LOCATION

Project Address: 1112 Spaight St Aldermanic District: 6

## 2. PROJECT

Date Submitted: 26 Sept 2011

Project Title / Description: Demolition of existing home and construction of a new home

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
  - Mansion Hill
  - Third Lake Ridge
  - First Settlement
  - University Heights
  - Marquette Bungalows
- New Construction in a Local Historic District (specify):
  - Mansion Hill
  - Third Lake Ridge
  - First Settlement
  - University Heights
  - Marquette Bungalows
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): \_\_\_\_\_

## 3. APPLICANT

Applicant's Name: Amy Hasselman Company: Architecture Network Inc  
 Address: 116 E Dayton St City/State: Madison, WI Zip: 53703  
 Telephone: 608-251-7515 x33 E-mail: amy\_hasselman@architecture-network.net  
 Property Owner (if not applicant): Connor and Abigail Sabatino  
 Address: 508 S Ingersoll City/State: Madison, WI Zip: 53703

Property Owner's Signature: [Signature] Date: 9-26-11

### GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
  - Site plan showing all property lines and structures
  - Building elevations, plans and other drawings as needed to illustrate the project
  - Photos of existing house/building
  - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

**Questions?** Please contact the  
Historic Preservation Planner:  
Amy Scanlon  
Phone: 608.266.6552  
Email: [ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.



**architecture  
network, inc.**

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www.architecture-network.net

September 26, 2011

City of Madison Landmarks Commission  
c/o Amy Scanlon  
City of Madison Preservation Planner  
215 Martin Luther King Jr Blvd  
Madison, WI 53701-2985

RE: 1112 Spaight Street

Commissioners:

Thank you for taking the time to have an informational conversation about this project at your September 19th meeting. The facts of the project have not essentially changed since then. My clients, Connor and Abigail Sabatino, wish to demolish the house at 1112 Spaight Street and construct a new home on the site that will fit into the neighborhood. They live around the corner in a two-flat which they own. You have read their letter to their neighbors and heard about the process they have gone through to reach this point.

The house was built in 1889 and is a contributing building to the Third Lake Ridge local and national historic districts, as well as the Orton Park National Historic District. It is next door to one local and National Register listed landmark, the Curtis-Kittleson House, and across the street from another, Orton Park. None of which makes it easy to recommend its demolition. However, in its present condition it is not helping to fulfill any of the purposes for which the historic district and Landmarks Commission were created, and it is unlikely it ever will again.

The house has been neglected for the better part of the last half-century, dating far earlier than the current owners. An estimate of costs required to bring the house to current standards of living, life safety, and energy consumption is attached, per your request. The figure is daunting. We were very cautious about recommending any repairs beyond what is necessary by code and use, choosing even to repair the foundation rather than replacing it.

The information you requested on comparable property assessments is also attached. I included other properties with Orton Park frontage but not lake frontage. For the averages, I included only the single family owner occupied properties. Since the house, as restored, would have two bedrooms and 1-1/2 baths, much smaller than any of the other comparable homes, figuring out the value of the rehabilitated existing house is beyond my skills. Robin is probably best qualified to make that assessment.

The house we are proposing to construct in its place is a revival of a type that is common in the neighborhood. The proposed design is intended to be a respectful and modest complement to its neighbors. It should contribute to the health of the neighborhood for the next 100 years.

I hope we can have another productive and healthy conversation on the merits of this project at the October 17 meeting of the Landmarks Commission, after which I hope you can recommend that a Certificate of Appropriateness be granted for the project.

Sincerely yours,  
Amy Hasselman, AIA







SHAKE-STYLE ASPHALT  
SHINGLES

FIBER-CEMENT SHAKE  
SIDING

FIBER-CEMENT 4" LAP SIDING

CLAD WOOD WINDOWS

MIRATEC TRIM

WOOD PORCH POSTS &  
RAILING



1 FRONT ELEVATION  
A2.0 Scale: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
A2.0 Scale: 1/8" = 1'-0"

- ISSUE:
- ◇ CONSTRUCTION SET
  - ◇ PLAN REVIEW SET
  - ◇ BID SET  
NOT FOR CONSTRUCTION
  - ◇ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◇ PROGRESS SET  
NOT FOR CONSTRUCTION

PROJECT:  
**New Home  
for the  
SABATINO RESIDENCE**

1113 Spaight Street  
Madison, Wisconsin

REVISIONS	

DATE: 6 SEPT 2011  
SCALE: AS NOTED  
PROJECT: K1106  
DRAWN BY: ASH

**DRAWING NAME:**  
EXTERIOR  
ELEVATIONS

**DRAWING NUMBER:**

**A-2.0**



1 BACK ELEVATION  
A2.1 Scale: 1/8" = 1'-0"



1 LEFT SIDE ELEVATION  
A2.0 Scale: 1/8" = 1'-0"

- ISSUE:
- ◇ CONSTRUCTION SET
  - ◇ PLAN REVIEW SET
  - ◇ BID SET  
NOT FOR CONSTRUCTION
  - ◇ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◇ PROGRESS SET  
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PROJECT: **New Home  
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1112 Spaight Street  
Madison, Wisconsin

REVISIONS


DATE: 6 SEPT 2011  
SCALE: AS NOTED  
PROJECT: K1106  
DRAWN BY: ASH

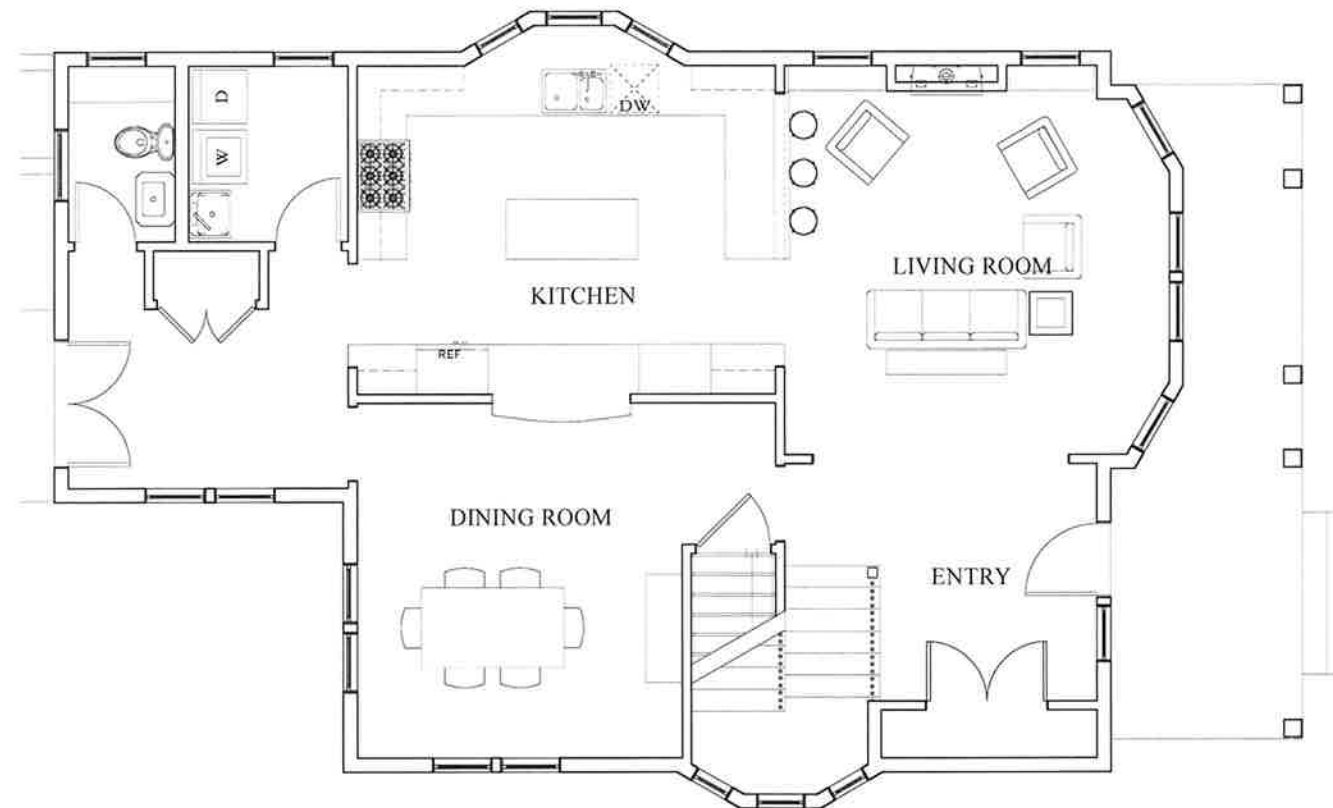
**DRAWING NAME:**  
EXTERIOR  
ELEVATIONS

**DRAWING NUMBER:**

**A-2.1**



**2** SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"



**1** FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"

- ISSUE:
- ◇ CONSTRUCTION SET
  - ◇ PLAN REVIEW SET
  - ◇ BID SET  
NOT FOR CONSTRUCTION
  - ◇ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◇ PROGRESS SET  
NOT FOR CONSTRUCTION

PROJECT:  
**New Home  
for the  
SABATINO RESIDENCE**

1111 Spaight Street  
Madison, Wisconsin

REVISIONS:

NO.	DESCRIPTION

DATE: 6 SEPT 2011  
SCALE: AS NOTED  
PROJECT: K1106  
DRAWN BY: ASH

**DRAWING NAME:**  
FLOOR PLANS

**DRAWING NUMBER:**  
**A-1.0**



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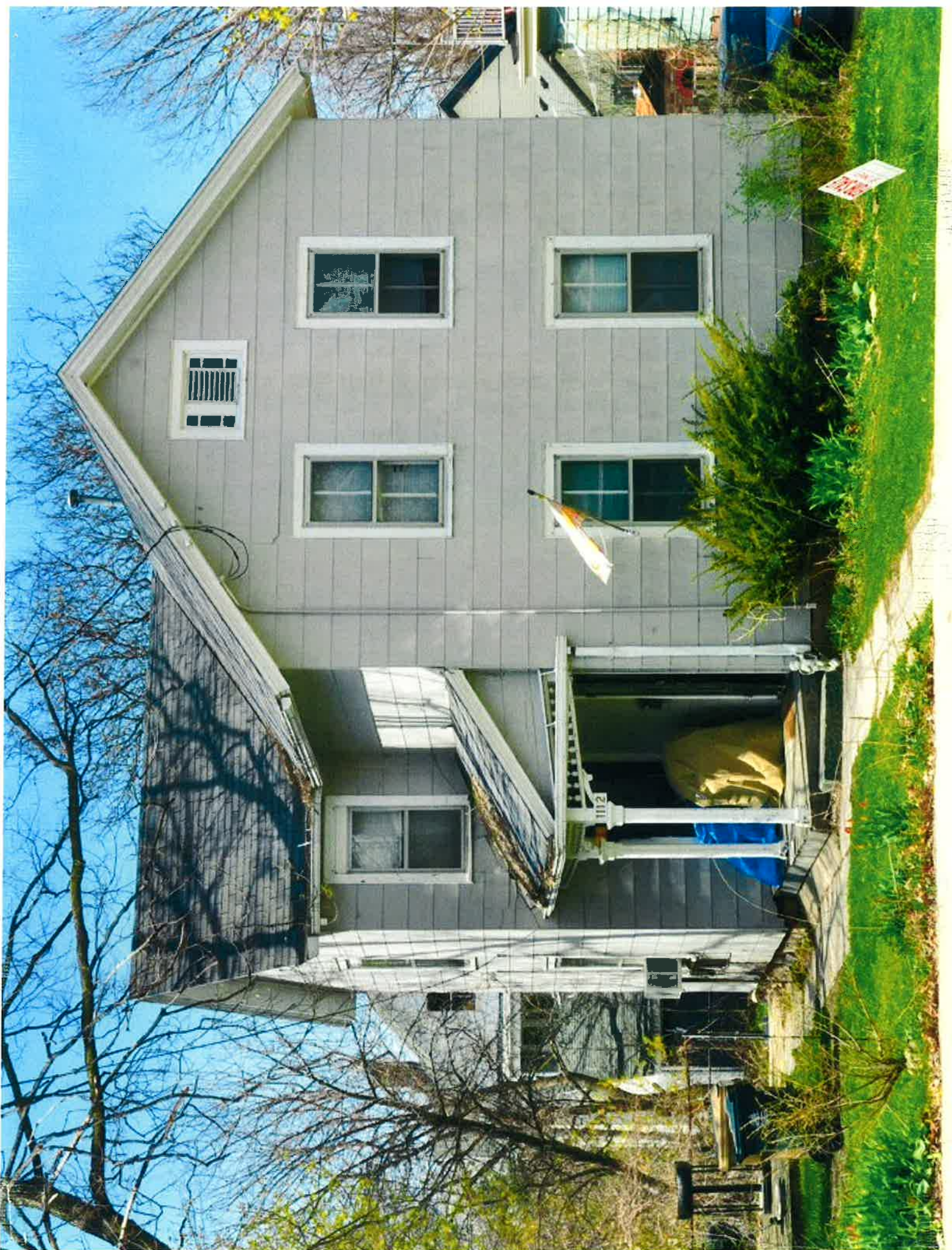
## **1112 SPAIGHT STREET**

**EXISTING PHOTOS**









1112

1112









































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## **BASEMENT**

**EXISTING PHOTOS**



























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**FIRST FLOOR**

**EXISTING PHOTOS**

























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## **SECOND FLOOR**

**EXISTING PHOTOS**

















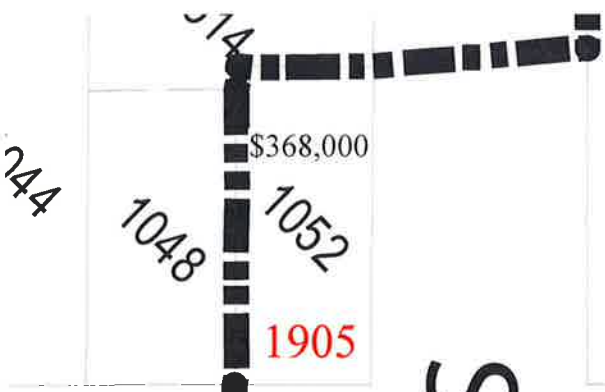








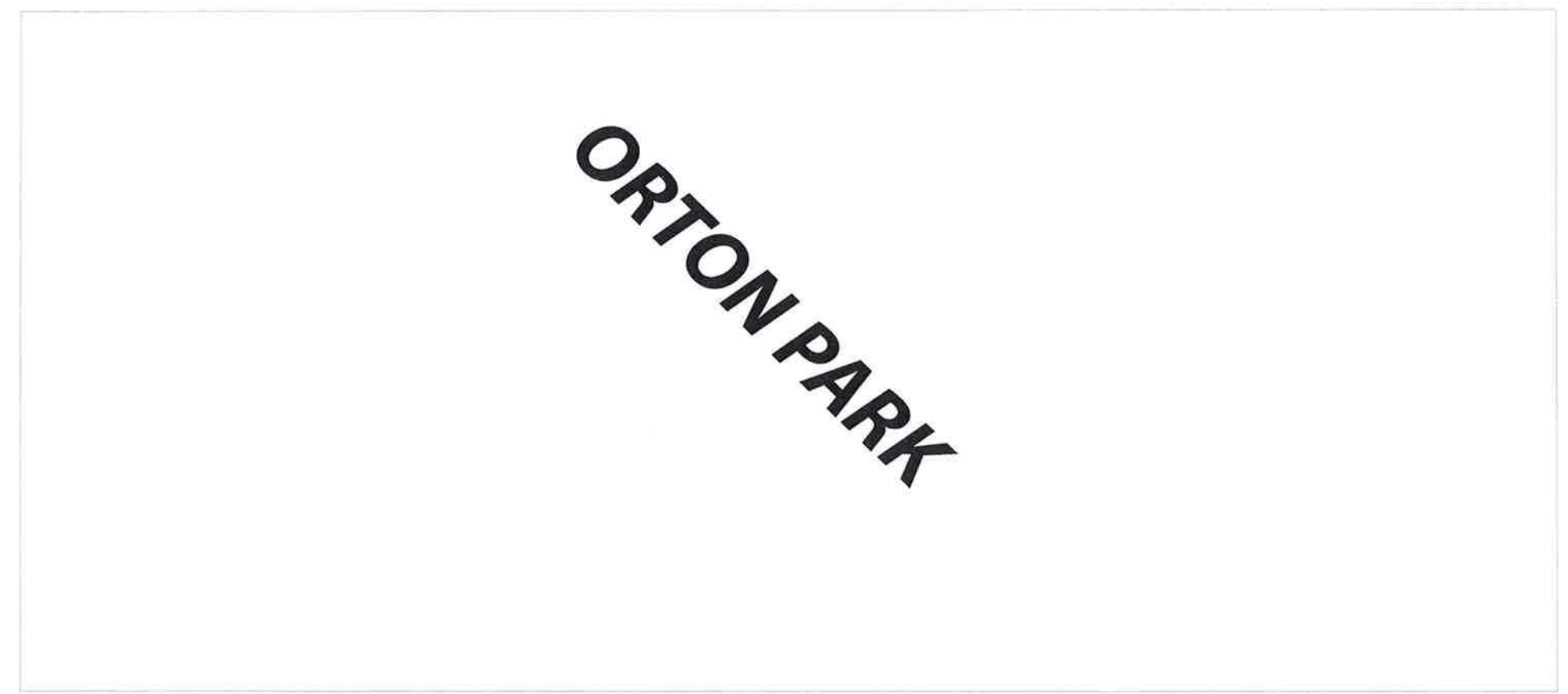




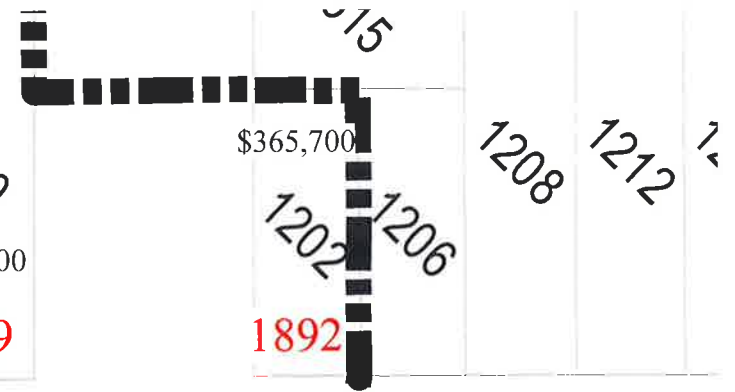
S INGERSOLL STREET

1102	1112	1114	1122	1124	1126	1132	1134	1138	1142	1144	1148	1150
\$0	\$228,800	\$373,400	\$369,000	\$448,000	\$388,900	\$347,300	\$402,600	\$350K	\$238K	\$379,900	\$496,000	\$500,000
1901	1889	1935	1929	1928	1931	1913	1913	1908	1891	1892	1902	1899

SPAIGHT STREET



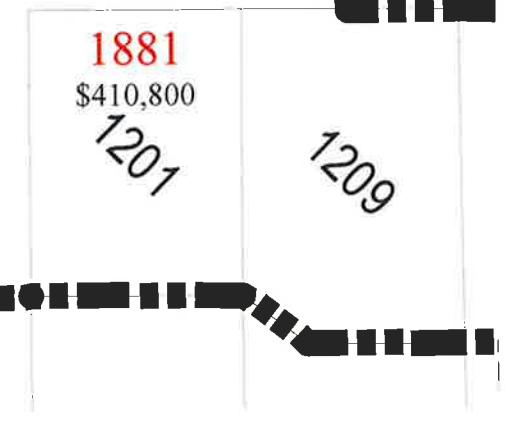
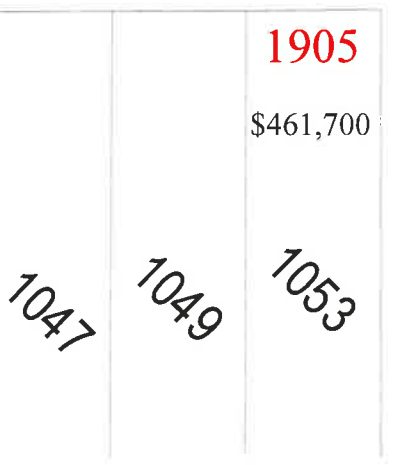
ORTON PARK



S FEW STREET

1893	1893	1896	1896	1913	1886	1907	1886	1856	1912	1912	1912	1912
\$887,900	\$569,100	\$765,900	\$695,500	\$658,500	\$554,200	\$659,800	\$900,000	\$613,800	\$367,600	\$258,200	\$320,300	\$331,800
1101	1105	1107	1111	1115	1121	1125	1133	1139	1145	1147	1149	1151

RUTLEDGE STREET



1112 Spaight Street K1106 STREET		Comparable Neighbors									
		NUMBER	YEAR SALE	VALUE	W/O LAND	USE	SF	BEDS	BATHS	LOT	OTHER
SPAIGHT	1051		2007	\$378,000		3-UNIT, OO	3,065	4	3	3,960	FP, NO AC, NO GAR
	1052		1998	\$368,000		2-FLAT, OO	3,112	5	3	4,356	NO AC, 1-CAR
	1102					Group Home	4,220	6	2.5	10,776	2 FP, NO AC, 2-CAR
	1112		1974	\$228,800	\$142,700	SF RENTAL	1,367	3	1	6,600	NO AC, NO GAR
	1114		1989	\$373,400	\$285,200	SF, OO	2,067	4	3	5,808	2FP, 1-CAR
	1122		1977? 1989	\$369,000	\$280,800	SF, OO	1,856	4	2	5,808	FP, NO AC, 1-CAR
	1124		1977	\$448,000	\$359,800	SF, OO	2,254	4	2.5	5,808	FP, NO AC, 1-CAR
	1126		1997	\$388,900		2-FLAT, OO	3,018	6	2	5,808	NO AC, 2-CAR
	1132		1983	\$347,300		2-FLAT, OO	2,878	5	2.5	5,808	FP, NO AC, 2-CAR
	1134		1995	\$402,600	\$314,400	SF, OO	2,483	4	1.5	5,808	FP, NO AC, 2-CAR
	1138		2008	\$350,000	\$277,700	SF, OO	2,104	4	2	4,356	AC, 1-CAR
	1142		2008	\$238,000	\$162,100	SF, OO	1,452	4	2	4,356	AC, 1-CAR
	1144		1985	\$379,900		2-FLAT, OO	2,434	3	3	5,808	AC, FP, 1-CAR
	1148		1996	\$496,000	\$407,800	SF, OO	2,473	5	1.5	5,808	AC, FP, 1-CAR
	1150		2005	\$500,000	\$433,800	SF, OO	3,603	6	3	5,760	FP, NO AC, 1-CAR
1202		1996	\$365,700	\$304,900	SF, OO	2,102	4	1.5	2,904	FP, NO AC, NO GAR	
S INGERSOLL	608		1994	\$370,700		3-UNIT, OO	3,226	6	3	4,800	NO AC, 2-CAR
	616		1990	\$470,000	\$386,500	SF, OO	2,324	6	3	4,800	AC, 2-CAR
S FEW	601		1990	\$368,000	\$296,500	SF, OO	1,988	4	2	3,036	AC, 1-CAR
	605		1987	\$355,800	\$286,600	SF, OO	1,861	4	1.5	2,838	AC, NO GAR
	609		2002	\$360,700		SF RENTAL	1,942	4	1.5	4,257	AC, 1-CAR
	611		2006	\$494,300		3-UNIT	4,434	6	3	5,544	NO AC, 2-CAR
RUTLEDGE	1204		2003	\$518,000	\$404,100	SF, OO	2,981	4	4	8,640	FP, NO AC, 2-CAR
Avg SF,OO compare 1112				\$404,192	\$323,092		2,273 60.14%	4.4 68.42%	2.3 44.07%		
Avg SF,OO recent compare 1112				\$362,667	\$291,200		2,386 57.28%	4.7 64.29%	2.3 42.86%		
As Estimated	1112					SF, OO	1,367	2	1.5		AC, NO GAR
Proposed New	1112					SF, OO	2,328	4	2.5		FP, AC, NO GAR



# Project Budget

## 1112 Spaight Street, Madison, WI

Restore Existing, use existing foundation

K1106

Date 6 October 2011

ITEM	QUANTITY	UNIT	COST/UNIT	MULTIPLIER	TOTAL
<b>Foundation</b>					
-excavate perimeter, fill & waterproof exterior foundation, install drainage board, drain tile, sump pump	ALLOW per 100	If	\$ 18,000.00	1.30 \$	23,400.00
-tuckpoint interior walls	780	sf	\$ 15.53	1.00 \$	12,109.50
-regrade exterior, slope away	2470	sf	\$ 0.51	1.00 \$	1,259.70
-insulate fdn wall, R-11 & FP	910	sf	\$ 5.56	1.00 \$	5,059.60
-basement windows	5	Units	\$ 250.00	1.00 \$	1,250.00
<b>Structural</b>					
Reinforce first floor	830	sf	\$ 7.63	0.75 \$	4,749.68
Reinforce second floor	576	sf	\$ 7.63	0.50 \$	2,197.44
Raise 2nd floor clg, Rein roof	576	sf	\$ 8.31	1.00 \$	4,786.56
<b>Hazardous</b>					
-remove asb. siding & dispose	ALLOW		\$ 5,500.00	1.00 \$	5,500.00
-remove ducts & asb. Wrap	ALLOW		\$ 500.00	1.00 \$	500.00
-remove plas & lead paint.	ALLOW		\$ 17,600.00	1.00 \$	17,600.00
-Salvage int trim & strip	ALLOW		\$ 15,000.00	1.00 \$	15,000.00
-Asbestos flooring	ALLOW		\$ 2,200.00	1.00 \$	2,200.00
-strip ext lead paint,	ALLOW		\$ 17,800.00	1.00 \$	17,800.00
Dumpster & tipping fees	50	yd3	\$ 75.00	1.00 \$	3,750.00
Remove existing chimney	ALLOW		\$ 750.00	1.00 \$	750.00
<b>Existing Additions</b>					
Remove rear & kit. appendages	55	sf	\$ 11.25	1.00 \$	618.75
Remove front porch floor,shore	72	sf	\$ 11.25	1.00 \$	810.00
-New foundations, side & rear	220	sf	\$ 13.00	1.00 \$	2,860.00
-Concrete steps	5	units	\$ 280.75	1.00 \$	1,403.75
-New front porch struct & deck	72	sf	\$ 17.57	1.00 \$	1,265.36
-New kitchen porch	37	sf	\$ 17.57	1.00 \$	650.26
-New & restore roofs	136	sf	\$ 15.01	1.00 \$	2,041.36
-Restore decorative spindlework	136	sf	\$ 22.00	1.00 \$	2,992.00
-New bsmt access hatch	1	Unit	\$ 800.00	1.00 \$	800.00
<b>Exterior Walls</b>					
-New wood lap siding	1500	sf	\$ 5.05	1.00 \$	7,575.00
-paint siding & trim	1500	sf	\$ 1.19	1.00 \$	1,785.00
-Restore/replace windows	16	units	\$ 800.00	1.00 \$	12,800.00
-foam insulation	1406	sf	\$ 5.76	1.00 \$	8,098.56
-New GWB & paint	1406	sf	\$ 2.99	1.00 \$	4,203.94
-Restore ext doors & reglaze	2	units	\$ 1,000.00	1.00 \$	2,000.00
-Storm/screen doors	2	units	\$ 400.00	1.00 \$	800.00
Keep roof, repair edges	487	sf	\$ 6.10	1.12 \$	3,327.18
Insulate roof	830	sf	\$ 5.50	1.12 \$	5,112.80
Replace gutters & downspouts	214.75	If	\$ 9.00	1.00 \$	1,932.75
<b>Interior construction</b>					
-New stair first to 2nd	1	Unit	\$ 3,000.00	1.00 \$	3,000.00
-New basement stair	1	Unit	\$ 1,130.00	1.10 \$	1,243.00

-New GWB, doors, trim, walls	1406	sf	\$ 24.46	1.00	\$ 34,390.76
Kitchen cabinets & countertop	34	lf	\$ 355.00	1.00	\$ 12,070.00
Floors		sf		1.00	\$ -
-refinish & repair wood floors	1341	sf	\$ 5.25	1.00	\$ 7,040.25
-tile bathroom	65	sf	\$ 14.80	1.00	\$ 962.00
		sf		1.00	\$ -
<b>Utilities</b>		sf		1.00	\$ -
-New water meter	1	unit	\$ 500.00	1.00	\$ 500.00
-new sewer lateral	58	lf	\$ 19.50	1.00	\$ 1,131.00
-Replumb exist, add new 1/2 Bat	1406	sf	\$ 8.98	1.00	\$ 12,625.88
-new electrical service	1	unit	\$ 1,580.00	1.00	\$ 1,580.00
-rewire	1406	sf	\$ 5.29	1.00	\$ 7,437.74
-light fixtures, installed	12	Units	\$ 300.00	1.00	\$ 3,600.00
-New Ductwork, keep exist furn	1406	sf	\$ 6.47	1.00	\$ 9,096.82
-Add AC	1	unit	\$ 1,800.00	1.00	\$ 1,800.00
-New water heater	1	unit	\$ 1,100.00	1.00	\$ 1,100.00
-Water softener	1	allow	\$ 1,500.00	1.00	\$ 2,175.00
Driveway repair, gravel	548	sf	\$ 1.25	1.00	\$ 685.00
Site repair & landscape allowance	2470	sf	\$ 4.50	1.00	\$ 11,115.00

**SUBTOTAL** \$ 290,541.64

**AREA MULTIPLIER** 1.11 \$ 322,501.22  
**GENERAL CONDITIONS** 7% \$ 22,575.09  
**CONTINGENCY** 10% \$ 32,250.12

**TOTAL** \$ **377,326.43**

NOT INCLUDED: \$ /1367 SF 276.03  
 -Appliances  
 -Kitchen Roof Replacement

from above **SUBTOTAL** \$ 290,541.64  
 Subtract foundation repair work, first 2 lines \$ 35,509.50  
**SUBTOTAL WITHOUT FDN REPAIR** \$ 255,032.14  
 Add new foundation from next sheet \$ 46,789.75  
**SUBTOTAL W/ NEW FDN** \$ 301,821.89

**AREA MULTIPLIER** 1.11 \$ 335,022.30  
**GENERAL CONDITIONS** 7% \$ 23,451.56  
**CONTINGENCY** 10% \$ 33,502.23

**TOTAL** \$ **391,976.09**

/1367 SF  
 \$ 286.74