

Regarding: 1112 Spaight Street – Third Lake Ridge Historic District – Demolition of existing residence and construction of new residence. 6th Ald. District.
(Legistar #23871)

Date: October 17, 2011
Prepared By: Amy Scanlon

General Information:

The Applicants are proposing to demolish the existing c. 1885 residence and construct a new residence on the site.

The residence at 1112 Spaight is located adjacent to the Curtis-Kittleson House (1102 Spaight), a designated landmark and also is across the street from Orton Park, a designated landmark. In addition to being located in the Third Lake Ridge Historic District, the residence is a contributing structure in the Orton Park National Register Historic District.

The Applicants appeared before the Landmarks Commission for an informational presentation on September 19, 2010 to discuss improvement options for the property. Several members of the Landmarks Commission toured the property on October 4 and October 7, 2011.

The Landmarks Commission will need to consider whether to grant a Certificate of Appropriateness for the demolition and a separate Certificate of Appropriateness for the new construction. Relevant sections of the Landmarks Ordinance pertaining to each of these aspects are included below.

Relevant Landmarks Ordinance Sections for DEMOLITION:

33.19(5)(c)3 Standards In determining whether to issue a Certificate of Appropriateness for any demolition, the Landmarks Commission shall consider and may give decisive weight to any or all of the following:

- a. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;
- b. Whether the building or structure, although not itself a landmark building, contributes to the distinctive architectural or historic character of the District as a whole and therefore should be preserved for the benefit of the people of the City and the State;
- c. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 33.19 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council; *(section is included below)*
- d. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;
- e. Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;
- f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship

- or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;
- g. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

33.19 (1) Purpose and Intent It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this section is to:

- (a) Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the City's cultural, social, economic, political and architectural history.
- (b) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts.
- (c) Stabilize and improve property values.
- (d) Foster civic pride in the beauty and noble accomplishments of the past.
- (e) Protect and enhance the City's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- (f) Strengthen the economy of the City.
- (g) Promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the City.

Staff Comments and Recommendations regarding DEMOLITION:

Staff evaluated the proposal against the demolition standards cited above and includes comments on each standard:

- a. Staff does not believe that this specific structure is of such architectural or historic significance that the demolition would be detrimental; however, its simple architectural form is significant as a common vernacular style whose loss would be damaging to the greater integrity of the historic district.
- b. Staff believes that the building contributes to the distinctive architectural and historic character of the district. The historic district is a collection of buildings that together embody a historic quality. The erosion of the district happens as original buildings are removed and replaced with new buildings or as original materials are removed and replaced with new materials.
- c. Staff believes the demolition would be contrary to the purpose and intent of the Ordinance – The Landmarks Commission shall protect, enhance and perpetuate the historic districts.

Staff further believes that the demolition would be contrary to the objectives of the Third Lake Ridge Historic District Plan. The Plan states,

"The architectural heritage of the Third Lake Ridge reflects the diverse development patterns of this residential, commercial and industrial area. Today it remains as an abstract symbol of the layering of the nineteenth century architectural traditions; literally, it is a physical expression of their agglomeration. Executed in frame and masonry are examples of the full range of nineteenth

century architectural styles: Greek Revival, Italianate, Late Picturesque, early twentieth century Revival styles, and of vernacular design and construction.”

“Characteristically, a single block in the Third Lake Ridge might contain one or two residences constructed in the 1850’s, several Late Picturesque residences circa 1890, a house of Prairie School persuasion, and a variety of traditionally designed residences of the tens and twenties. A substantial part of the housing stock of the area is composed of the gable roofed, two-story residences, covered in wooden or asbestos siding, with little architectural ornament. Constructed roughly between 1880 and 1910, the uniform street façade and roof pitch of this house type has left a significant visual impact on the area. Like such housing across the state and nation, it sheltered a then-growing entrepreneurial and working class.”

The Third Lake Ridge Historic District Plan embraces the architectural development patterns and styles of the district and encourages the preservation of all buildings that were in place when the district was created with importance placed on buildings built between 1850 and 1915.

- d. Staff believes that the building is not of unusual or uncommon design, texture and/or material. The Applicant is proposing to construct a new residence of similar style in a typical method that is representative of current standards using current materials – just as this house was originally constructed – using then current standards, methods and materials. Staff also believes it is the common design intermixed with architectural specimens that create the character of the Third Lake Ridge Historic District.
- e. Staff believes that retention of this specific building or structure would probably not promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage; but that a cohesive historic district and community respect for cultural resources may.
- f. While the building has suffered from deferred maintenance, Staff believes that it is not in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it. The Ordinance clearly states that the result of failure to maintain the property in good repair cannot qualify as the basis for the issuance of a Certificate of Appropriateness. It should be noted that the Applicant is not the current Owner and that the Applicant has provided an estimate for restoration/renovation work that should be carefully reviewed.
- g. Staff believes the style of the proposed new structure is compatible with the buildings and environment of the district.

The loss of a building in a historic district is poignant and each decision to approve or not approve a demolition must consider the unique situation of each case when applying the demolition standards found in the Landmarks Ordinance. Such requests are seldom black and white, as is the case with this proposal. The Commission is being asked to approve the demolition of a small house that has suffered from deferred maintenance to provide a site that will support the construction of a new larger residence in a similar architectural style. Weighing all aspects of this request, staff believes that the standards for granting a Certificate of Appropriateness for the demolition are not met and recommends that the Landmarks Commission not approve the Certificate of Appropriateness.

However, if the Landmarks Commission finds that the standards can be met, please consider the following conditions:

1. The following elements shall be salvaged for re-use and possibly donated if not desired for use in the new residence: Wood floors, pre-1930 window sash including glass and related hardware, wood doors of panel construction including related hardware, wide sheathing boards, and miscellaneous parts that another home restoration project may find useful. The Preservation Planner shall review the demolition recycling plan to verify compliance with conditions.
2. The building shall be photo documented. At a minimum, this documentation shall include views of each primary building elevation and a view of the residence in context with neighboring buildings. Additional views (for example original siding detail at building corner, front porch decorative details, front door design, etc.) are encouraged. The Applicant or Applicant's representative shall send high quality digital images to staff before the Certificate of Appropriateness is sent to the Applicant.

Relevant Landmarks Ordinance Sections for NEW DEVELOPMENT:

In the left hand columns, staff has indicated whether they believe the proposal meets each criteria or references staff comments found at the end of the report.

<u>Yes</u>	<u>No</u>	33.19(11)(h) <u>Guideline Criteria for New Development in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.</u>
---	---	1. Any new structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(f). <i>(included below)</i>
Y		2. The directional expression of any new structure shall be compatible with those of the buildings and environment within its visually related area.
Staff comments		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.
Y		4. The landscape plan of any new structure shall be compatible with that of the buildings and environment within its visually related area.
<u>Yes</u>	<u>No</u>	33.19(11)(f) <u>Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.</u>
---	---	1. Any new structures shall be evaluated according to both of the criteria listed in Sec. 33.01(11)(d) <i>(included below)</i> ; that is, compatibility of gross volume and height.
Y		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.
Staff comments		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.
Y		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.
Y		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.
<u>Yes</u>	<u>No</u>	33.19 (11)(d) <u>Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Manufacturing Use.</u>

- Y 1. The gross volume of any new structure shall be visually compatible with the buildings and environment within its visually related area.
- Y 2. The height of any new structure shall be visually compatible with the buildings and environment within its visually related area.
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Staff Comments and Recommendations regarding NEW DEVELOPMENT:

Staff believes that the standards for granting a Certificate of Appropriateness for the construction of the new residence can be met and recommends approval by the Landmarks Commission with the following conditions:

1. The window proportions shall be unified. The paired window proportions seem most appropriate. The wider single double-hungs on front and rear elevations and the casements in the Living Room and Kitchen shall be revised to more closely match the paired window proportion.
 2. The siding is shown as fiber cement with related composite trim. Based on recent discussions about Ordinance interpretation, the Commission shall determine if fiber cement and composite materials are compatible with historic finishes.
 3. The Applicant shall explain the materials proposed to be used for the brackets, fascia and soffits, apron boards, porch deck, foundation, and decorative window adjacent to the front door and the Commission shall determine if the materials are compatible with historic finishes. Staff suggests that the soffit material be selected so that the final product is installed in a historically appropriate way (so that beads run perpendicular to the rafter).
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Relevant Ordinance Sections for NEW DEVELOPMENT ADJACENT TO LANDMARK:

The Landmarks Ordinance does not address development adjacent to Landmarks. The Zoning Code section states:

28.04(3) Scope of Regulations

- (n) Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.

Staff believes that the proposed development does not adversely affect the adjacent landmark. The Landmarks Commission shall provide a recommendation to the Plan Commission related to the actions above.

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: October 17, 2011
TITLE: 1112 Spaight Street – Third Lake Historic District – Demolition of existing residence and construction of new residence. 6 th Ald. District. Contact: Amy Hasselman, Architecture Network (23871)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Amy Scanlon, Secretary	ADOPTED: POF:
DATED: October 17, 2011	ID NUMBER:

Members present were: Stu Levitan, Chair; Erica Gehrig, Vice Chair; Robin Taylor, Christina Slattery, David McLean, Marsha Rummel, and Michael Rosenblum.

SUMMARY:

Connor and Abigail Sabatino, 508 S. Ingersoll Street, appeared on behalf of the project. Connor Sabatino spoke about house going on market in 2010. Sabatino explained that full restoration would come to \$600,000 for a 1300 square foot house. House in current condition is not contributing to the historic nature of neighborhood. There were orders from back in the 1950s asking that the current owners jack up the sagging porch. They feel that the time for restoration was decades ago. They have had 6 open houses to date, letters sent to neighborhood and only one neighbor has come forward to oppose their proposal. Abigail Sabatino stated that they love the neighborhood and this proposal allows them to stay.

Levitan stated that all Landmarks Commission members except Rosenblum have toured the property.

Arlan Kay, 116 E. Dayton Street, provided an overview of a budget estimate for restoration. Kay explained that the existing house is appraised at \$200,000 and they will add \$100,000 to repair to meet minimum housing standards. Marquette Neighborhood is a very desirable neighborhood.

Amy Hasselman, 116 E. Dayton Street, spoke on demolition and reconstruction. Hasselman explained that the residence was built in 1889 and this building has stopped contributing to the historic neighborhood. Most neighbors support the demolition. The new house is a revival of typical Queen Anne in the neighborhood and retains the context of a modest house next to a landmark. The context is being preserved. The proposal uses materials that are similar to the ones used in historic district including a shingle roof, fiber cement composite shake in the gable, composite material for siding, wood for trim and railings. All are visually compatible materials. The feel they will be able to work with staff recommendations in staff report. The new house will be compatible and will contribute to the living situation for the next 100 years.

Written communications received in opposition from John Coleman, Gregory Humphrey, and James Wilson, Linda Lehnertz, Gary Tipler, Sharon Kilfoy, and John Martens. In support from Chris Lucas, Anna Campbell, and John Olson who is the owner of the property.

Judith Guyot, 936 Jenifer, spoke in opposition. She is not opposed to the proposed house, but to the precedent being set by allowing demolition. The push for a historic preservation started about 25 years ago in the 900 block when a Taco Johns was proposed and never built. There is a commitment in the neighborhood for preservation. Demolition is a disservice to those who already have had to conform to the standards now set.

Scott B. Thornton, 1104 Jenifer Street, registered in opposition but did not wish to speak but would be available to answer questions.

T. R. Loon, 1134 Spaight Street, spoke in support. He lives 5 houses down from property in question. He feels the house is old but not historic. What is there now is in dreadful condition. The proposal will contribute to the housing stock in the neighborhood.

Leila Pine, 1122 Spaight Street, spoke in support. She lives 2 doors down from the house. She bought in 1977 and loves older homes and historic places. 30 or 40 years ago the house was not fit for human habitation and the current owner does not wish to fix the house. The new plans from the prospective buyers will be an asset to the neighborhood.

Richard Slone, 1132 Spaight Street, spoke in support. He lives at 1132 and supports the demolition and the new structure. This building is not worth saving. He used to work for Commonwealth Development, co-partners of Willy Street Fair, started the Barrymore rehab.

Ben Anton, 201 Dunning Street, registered in support but did not wish to speak.

Rummel asked Scott Thornton to speak. Mr. Thornton said there were several meetings with applicants and the Marquette Neighborhood Association Preservation Committee and board in August. Preservation Committee voted 6-1 against demolition. Full board was concerned with precedence and the vote was close. Cited examples of recent demolitions including 1310 was demolished and a 2-flat was built in its place, the silo house (517 S. Baldwin) and 14 S. Franklin (loss due to fire). Lots of houses in neighborhood are in poor condition and need repair. The Marquette Neighborhood Association board supported Ace Hardware in demolition of house next door. He thought house was fixable.

Gehrig asked Gary Tipler if the house was salvageable. He thought it was. It takes time to research the building's history. Vernacular homes are historic. Anna Andrzejewski looked at the home and thought it met the conditions.

Levitan asked Conner Sabatino for final comments. Conner and Abigail have been working on this since April and has been a labor of love. He understands that Landmarks Commission has a difficult decision to make.

Public Hearing closed at 6:10. Recess 5 minutes.

General discussion of issues. Evaluate. Levitan thinks it satisfies Criteria A, satisfies Criteria D, fails on B, satisfies C, and satisfies G.

Rosenblum asked what the other commissioners thought of the building tour. McLean was not impressed with the house when walking through the door but found that it wasn't in as bad a shape as he originally thought. It does need work both inside and outside. Rummel said this house was a habitable house. Not pretty and nice, but with work, it could be. Levitan thought it was not structurally in bad shape, but that the renovation option lacked economic feasibility. Rummel said it was better inside than the front porch made it seem. Inside it is very simple, very vernacular. It is basic with small rooms. Levitan said the upstairs ceilings were low. Gehrig said

that there is an eclectic fabric in the district that this house is part of. It is a mix of craftspeople, merchants, railroad tycoons, etc. The Curtis house is stunning. Taylor said the ordinance is vague. She agrees that this is not a stellar house. The City should not let these properties deteriorate. The porch has been under orders by the City several times. Rosenblum said the criteria asks if this one house is demolished if it will diminish the character of the historic neighborhood. He feels a new house will improve the district. Levitan said that this is a neighborhood not a museum. McLean said simple structures belong in the neighborhood.

Staff will consult with Anna Andrzejewski and Amy Hasselman to coordinate efforts to prepare measured drawings.

Amy Hasselman strongly feels that modern materials should be used on a modern home. No vinyl will be used. Aluminum will only be used on flashing and cladding.

ACTION:

1. A motion was made by Rosenblum, seconded by Slattery, to approve a Certificate of Appropriateness for the demolition with the following conditions:
 1. The following elements shall be salvaged for re-use and possibly donated if not desired for use in the new residence: Wood floors, pre-1930 window sash including glass and related hardware, wood doors of panel construction including related hardware, wide sheathing boards, and miscellaneous parts that another home restoration project may find useful. The Preservation Planner shall review the demolition recycling plan to verify compliance with conditions.
 2. The building shall be photo documented. At a minimum, this documentation shall include views of each primary building elevation and a view of the residence in context with neighboring buildings. Additional views (for example original siding detail at building corner, front porch decorative details, front door design, etc.) are encouraged. The Applicant or Applicant's representative shall send high quality digital images to staff before the Certificate of Appropriateness is sent to the Applicant.

The motion was passed on a vote of (4-1). McLean noted No. Taylor abstained. Levitan did not vote.

2. A motion was made by Slattery, seconded by McLean, to approve a Certificate of Appropriateness for the new construction with the following conditions:
 1. The window proportions shall be unified. The paired window proportions seem most appropriate. The wider single double-hungs on front and rear elevations and the casements in the Living Room and Kitchen shall be revised to more closely match the paired window proportion.
 2. The Applicant shall explain the materials proposed to be used for the brackets, fascia and soffits, apron boards, porch deck, foundation, and decorative window adjacent to the front door and staff suggests that the soffit material be selected so that the final product is installed in a historically appropriate way (so that beads run perpendicular to the rafter).

The motion was passed on a voice vote/other.

3. A motion was made by Rummel, seconded by Rosenblum, to recommend to the Plan Commission that the new development does not adversely affect the adjacent landmark. The motion passed on a voice vote/other.



Board of Directors

Scott B. Thornton, President	Todd Jensen
Michael Jacob, Vice President	Lindsey Lee
Cheryl Solaris, Treasurer	Troy Pickl
Corey Gresen, Secretary	Mike Soref
Carl Durocher	Julie Spears
Christina Hinkley	Anne Walker

**** Via E-Mail ****

September 6, 2011

Amy Scanlon
Madison Landmarks Commission

RE: 1112 Spaight Street Application for Demolition

Dear Ms. Scanlon and Madison Landmarks Commissioners -

The Marquette Neighborhood Association board and Preservation and Development Committee have met several times with the applicants regarding demolition of 1112 Spaight Street and plans for a new house on the site. The board received a presentation from the applicants and their architect at our August, 2011 meeting. The board did not support the plan to demolish the existing structure.

Sincerely,

Scott B. Thornton, President
On behalf of the Board of Directors
Marquette Neighborhood Association

Cc: MNA Board
MNA Preservation and Development Committee
Alder Marsha Rummel
Connor and Abigail Sabatino

From: gtipler@tds.net
To: [Scott Thornton](mailto:Scott.Thornton)
Cc: [Scanlon, Amy](mailto:Scanlon.Amy); mnaboard@marquette-neighborhood.org; [anne walker](mailto:anne.walker); [Ed Jepsen](mailto:Ed.Jepsen); [fae dremock](mailto:fae.dremock); [Johanna Coenen](mailto:Johanna.Coenen); [John Coleman](mailto:John.Coleman); [john martens](mailto:john.martens); [jon hain](mailto:jon.hain); [Josh Clements](mailto:Josh.Clements); [Lindsey Lee](mailto:Lindsey.Lee); [Michael Jacob](mailto:Michael.Jacob); [Nicholas Schroeder](mailto:Nicholas.Schroeder); [peter wolff](mailto:peter.wolff); [Steve Steinhoff](mailto:Steve.Steinhoff); [Connor Sabatino](mailto:Connor.Sabatino); [Rummel, Marsha](mailto:Rummel.Marsha); [Mike Soref](mailto:Mike.Soref)
Subject: Re: Application for Demolition - 1112 Spaight Street
Date: Sunday, September 11, 2011 12:10:24 PM

Thank you, Scott.

On Friday, I had an inquiry for historic information on the house from a prospective buyer for the house, who is interested in doing a renovation. He's selling the restored building he presently lives in so sounds like a candidate, should the present proposal not go through. He was realistic, but didn't find the prospect of a renovation of that house to be daunting.

Gary

On Thu, Sep 8, 2011 at 8:11 PM, Scott Thornton <sbthornton@gmail.com> wrote:
Amy -

Please find the attached letter from the Marquette Neighborhood Association regarding 1112 Spaight Street.

Thank you,

Scott

From: Ledell Zellers
To: Scanlon, Amy
Cc: Rummel, Marsha; "Stuart Levitan"
Subject: Landmarks Commission meeting today
Date: Monday, September 19, 2011 5:54:14 AM

Hi Amy,

While I hope to get to the Landmarks Commission today, I may not be able to make it. In case I cannot get there, could you please share this email with Commission members? (Legistar seems to be down. It has been unresponsive since last evening so I cannot reference the following to specific agenda items.)

Erdman building nomination ... I wanted to take a look at the staff report again as I know this is has been a thorny nomination. I've been thinking about this nomination a lot (and its potential precedent and impact on other landmark nominations) and looking at the ordinance. The ordinance says the commission "may" recommend designation. Specifically it says "after application of the criteria in Subsection (4), above, the commission may recommend the designation of the property" as a landmark site. However, if the property meets one or more of the criteria, my question is, on what basis would the commission decide not to recommend designation? Economic issues (not part of the duty of Landmarks to consider this)? Whim? Political pressure? Or what? It seems to me consistency demands that the Commission recommend designation if the property meets the standards. One other related item I would note, there is nothing in the ordinances that precludes nomination and designation after a developer files a development proposal with the exception of properties listed on pages 50 and 51 of the Downtown Historic Preservation Plan (33.19(6)(b)).

Demolition... Again, I wanted to look at the Legistar information related to this agenda item. My understanding is that there is a request to demolish a "contributing" building in the Third Lake Ridge historic district. And while I know that technically there are only "contributing" buildings in national historic districts it is an apt term when the building does indeed contribute to the "historic character of the District as a whole and therefore should be preserved" (33.19(5)(c)3.). Approving demolition of a contributing building in a local historic district "would be contrary to the purpose and intent of this chapter" as set forth in Sec. 33.19(1). My understanding also is that this building is structurally sound (unlike the home approved for demolition on Willy Street across from Ground Zero), albeit in need of maintenance. My understanding also is that this is not a "grand" building but rather a worker type home which certainly contributes to the historic character of the district. Approval to demolish this building would substantially weaken not only the Third Lake Ridge historic district but all Madison historic districts.

Thank you.
Ledell

Ledell Zellers
510 N. Carroll St.
Madison, WI 53703

To: Madison Landmarks Commission
From: Gary Tipler, gtipler@tds.net
Date: September 19, 2011

RE: 1112 Spaight Street

Dear Commission members:

I'll share what little I know about the building's history and condition, with an interesting link to a good City of Madison plan read at the end if you haven't seen it, lately.

1112 Spaight appears to have been built in 1889 by Christian Koffshinsky, an immigrant and a recognized iron molder, listed in the Iron Molders' Union of North America. The Koffshinsky family lived in it for about 20 years. Some family members lived nearby concurrently and during subsequent generations.

It is the second oldest frame house on Orton Park, and the third oldest house on the park.

The interior floor plan is a side-entrance, upright-and-wing type of house plan (Architectural historian jargon. See Fred Peterson's book *Homes in the Heartland*.) It is nearly original in layout, and could be adapted to modern use. It had a front entrance to the front parlor, likely for visitors, and a secondary entrance to the "family parlor". Both front and side door are original and have deep moldings. It has an enclosed stair entered from the front. It originally had three bedrooms, though two were combined at some point. It was originally heated with coal stoves so had no fireplaces. It has a stone foundation wall, and because it sits low on the lot... and its basement floor was cast in later years to accommodate drainage. The basement has a walk-out entrance to a half flight of steps to the back yard.

The interior trims and doors are mostly original or early, but the paint and plaster finishes are in need of replacement. The newer kitchen within the original rear one-story kitchen wing is outdated and in need of replacement. The second floor bath is outdated and similarly needs to be replaced. The exterior is covered with ceramic shingles that cover lapped wood siding. Though the bottom of the posts and deck of the front porch are deteriorated and sunken several inches, the original decorative spindle frieze of the upper porch is relatively intact.

There is a second house/building at the rear of the property, though it hasn't been habitable for some time. It is the small one-room house at the rear of the lot, which appears to have been moved from 1118 Spaight(?). It has remains of early 1890s interior finishes, but may have had a rear wing that was removed for the move to this lot, likely done when the lots next door were built upon. It's an attractive shed, for what it's worth, and contributes to the character of the historic district, as well.

1112 Spaight is "contributing" to the character of the Third Lake Ridge Historic District. The district is based on the range of building types representing the development of the neighborhood and not based on high styles of architecture.

A great read on the history of the neighborhood is found in the "Third Lake Ridge Historic District Plan", written in 1978. At the very end is the ordinance.

<http://www.thirdlakeridge.org/build/TLRHistoricDistrictPlan1978.pdf>

This is an interesting and complex discussion and merits neighborhood focus meetings on the topics. It shouldn't be limited to the discussion of one property or personalities and maybe not even one neighborhood, because the implications are far too broad.

Gary Tipler



16 August, 2011

Amy Scanlon - Department of Planning and Community and Economic Development
Bill Fruhling- Department of Planning and Community and Economic Development

In advance of the Landmarks Commission's September 19 meeting, please see comments on agenda items from the *Madison Trust for Historic Preservation* below.

Item 1 – 5117 University Avenue - Marshall Erdman & Associates Office and Shop Landmark Nomination

We disagree that this complex meets all four criteria of the Landmarks Ordinance. We believe that it meets criterion 1 for association with the Erdman Company and its role in patterns of post-war development in Madison, and criterion 2 for its association with Marshall Erdman himself, significant for his role as a successful Madison builder, and for his collaboration linking prominent architects with prefabricated housing design and construction.

However, regarding criterion 3, the complex does not exemplify the principles of organic architecture or passive solar design in ways that inform the study of those design principles. It is actually a conglomeration of building segments, one of which was designed and built as a furniture showroom - wholly separate from the Erdman company's development. The complex illustrates Erdman's thrift more so than his expertise as a builder or the company's success in pre-fabrication, medical facilities, modular furniture, or New Urbanist neighborhoods

Regarding criterion 4, this complex is not a design that exemplifies the work of William Kaeser. There are Kaeser - designed buildings in Madison that are more clearly indicative of his work as influenced by Wright. We question whether Erdman himself can be considered a master builder. He mastered established methods of prefabrication as a system of building delivery, but he did not innovate building technologies or invent methods of pre-fabrication. He recognized the local need for housing and employed established prefabrication technology to meet the need. He then successfully applied his expertise in prefabrication to the rapidly expanding suburban market by developing a model for suburban pre-fabricated medical office buildings. As a young man and newly established building contractor he did build the FUS Meeting House designed by Wright, but the unique design and its innovations were exclusively Wright's.

A Landmark nomination should be held to a high standard when it comes to presenting the history and significance of a historic place. Much like a National Register nomination, it becomes the official history of the Landmark, or at least a key component of the official history. It becomes an important source for subsequent research on that property. We are not comfortable with this nomination becoming part of the official history of this building or the Erdman company.

Despite meeting two of the criteria, the conglomeration of building segments at 5117 University Ave. is not the place that best conveys the contributions of the Erdman Company to the urban landscape of Madison. Erdman built hundreds of homes in the Madison area, two in collaboration with Frank Lloyd Wright, and several others with William Kaeser, and Herb Fritz. He built a church, designed by Wright, that has significance to postwar ecclesiastical design nationwide. The prototype for his suburban medical clinic model still stands at 3414 Monroe St. The office and shop complex is the place where much of the work took place, but the accomplishments of the Erdman company are better exemplified by those buildings the company designed, fabricated, and built.

We've compared this building to other historic places: the Rennebohm Building on University Ave., the Woman's Building on Gilman St., and Aldo Leopold's converted chicken shack where he wrote *A Sand County Almanac*. The key difference between these examples and the Erdman office building is that these were the only physical places directly connected to the respective histories of the Rennebohm Drug Company, the Woman's Club of Madison, and Leopold's seminal work of ecological ethics and philosophy. It was important to retain these unique places because no other buildings existed to illuminate these aspects of Madison's history. The Erdman company, while operating in this complex, was producing other buildings in collaboration with prominent architects. They were constructing buildings that, of themselves, express the company's design and prefabrication achievements, and showcase Erdman's

Dedicated to the Preservation of Madison's Historic Places

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collaboration with Wright, Kaeser, Fritz and others. They were contributing to the evolution of Madison's urban landscape, and meeting demands for suburban housing as the city grew in the post-war decades. If the Erdman office and shop complex was an important example of Erdman's work, Kaeser's work, or Wright's influence then we would be more enthusiastic about this designation. We feel that there are other places in Madison that better exemplify the significance and influence of Marshall Erdman.

Item 2 – 2101 Chamberlain Avenue

No comments

Item 3 – 1123 Jenifer Street

The use of aluminum building materials on Victorian-era buildings in this, and our four other historic districts, despite the precedent for its use, is inappropriate. Aluminum was not available as a building material during the 1870s to the 1920s when most of the residences in the Third Lake Ridge Historic District were built, but it was common to post-war residential construction. Aesthetically, it is a poor substitute for wood, and because the visibility of the soffits from the public right-of-way it would detract from the historic character of the house and the district as a whole.

Item 4 – 1112 Spaight Street

Initially, we have serious concerns about allowing the demolition of a house that is a contributing element of a federal historic district and is within a local historic district that derives its significance in part from its architectural and cultural diversity. We encourage the Commission to request an on-site assessment of the house to determine if it is indeed beyond reasonable hope of retrieval. If it is not, a demolition permit should not be issued for this house.

Respectfully submitted,

Jason Tish
Executive Director, Madison Trust for Historic Preservation
Field Services, National Trust for Historic Preservation

Dedicated to the Preservation of Madison's Historic Places

P.O. Box 296 Madison, Wisconsin 53701 608-441-8864 madisonpreservation.org

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Jason Tish
Executive Director

Madison Landmarks Commission

16 August, 2011

Landmarks Commissioners,

Because I will be away from my office until October 24, I am submitting comments from the Madison Trust for Historic Preservation and the National Trust for Historic Preservation on the demolition proposal for 1112 Spaight St. in advance of the issue appearing on your agenda.

We recommend that the Commission not issue a Certificate of Appropriateness for the demolition of the house at 1112 Spaight St. Although the house is modest in comparison to other houses in the Orton Park Historic District, it is a Contributing element of the district. It is also within the Third Lake Ridge local historic district which derives its significance from the broad diversity of nationalities, incomes and architecture in the area.

On a practical level, the house appears to have sufficient structural integrity to be restored or rehabilitated. We believe the house can continue to serve as a single-family residence and contribute to both historic districts as a house from the period of significance, and that exhibits historic integrity. We realize that restoration or rehabilitation may mean extensive interior and exterior remodeling as appropriate under the Third Lake Ridge design guidelines, and we believe that such restoration can be done at a cost that is reasonable when compared to the alternative of purchasing the house as-is, demolishing it, and building a new house.

Respectfully submitted,

Jason Tish

Dedicated to the Preservation of Madison's Historic Places

To Whom It May Concern:

My name is John Olson and I am the co-owner of the property for sale at 1112 Spaight st. I am a public school teacher at Sun Prairie High School. My family lived in the house which had the adjoining back yard to 1112 Spaight street. Myself and my siblings all attended Marquette Elementary school and East High school. All 3 of us have been part of the Marquette neighborhood since the 1950's in one way or another. My parents had the first ever group home for teenage girls in Madison.

The property at 1112 Spaight street was purchased by myself, my brother and my parents in 1974 from Reverend Larson who lived next door on the corner of Ingersoll and Spaight st. The house was in disrepair at the time as it was not something the owner was willing to put money into.

In 1993 my brother (Roger Olson) a public school teacher at Marshall High School was killed in a car accident and his widow (Bonnie) became co-owner of the house with my parents and myself. 3 years later (1996) my father passed away leaving myself, Bonnie, and mom as co-owners.

Two years ago, mom (Hazel) passed away at the age of 94 which created a new partnership which included my sister (Vicki) who is a retired public school educator living in Seattle.

With the passing of the previously mentioned parties, BJV (Bonnie, John, Vicki) became co-owners. The decision was made to put the property up for sale in March (2010). Mr. Sabatino has been the only person to actually sign and complete an offer. Since then there has not been one other offer tendered nor has there been any serious interest by anyone in purchasing the property. In fact, he has been the only person that I have spoken with in regards to the actual purchase of this house.

John Olson

From: [Tucker, Matthew](#)
To: "[Anna Campbell](#)"
Cc: tparks@cityofmadison.com; [Firchow, Kevin](#); [Scanlon, Amy](#)
Subject: RE: 1112 Spaight Street
Date: Monday, October 17, 2011 8:21:53 AM

Thank you for the comments Ms. Campbell. I have forwarded your thoughts to Amy Scanlon, City Preservation Planner and staffer to the City's Landmarks Commission.

Matt Tucker

-----Original Message-----

From: Anna Campbell [<mailto:annajcampbell@gmail.com>]
Sent: Sunday, October 16, 2011 9:28 PM
To: Tucker, Matthew; tparks@cityofmadison.com; Firchow, Kevin
Subject: 1112 Spaight Street

I just found out that the Landmarks Commission will meet on October 17 to consider a proposal to demolish this building so that another one can be constructed on the site. I live at 611 S. Few Street, kitty corner across from the Spaight Street building. Both my property and the one on Spaight street front on Orton Park. I am not sure if you are the proper people to contact on this matter, but I am not sure that I will be able to attend the meeting and I do want to convey my input into this matter.

The building at 1112 Spaight Street is very unsightly. It appears that there has been no maintenance on it for many years. It is not in keeping with the other homes in the neighborhood. It is truly an eyesore. As to its historic value, all that can be said for it is that it is very clearly old. Most of the time that I have lived here it has appeared to be unoccupied. I am supportive of the proposal to demolish this home and have something else replace it, or at least have a vacant lot.

Thanks for your attention to this issue.

Anna Campbell
611 S Few St, Apt. 2

902 Spaight St.
Madison, WI 53703
(608) 259-9210
greggolopry@charter.net
jamesrwilson@charter.net

October 17, 2011

RE: 1112 Spaight St. Demolition Proposal

Dear Amy Scanlon of the Landmarks Commission,

We are writing to express our vigorous opposition to the demolition of the home which occupies the property at 1112 Spaight St. In short, it is our position that old homes and historic neighborhoods need advocates too.

The house located at 1112 Spaight St. is believed to have been built in 1889 or a few years earlier, making it the second oldest frame house on Orton Park, and the third oldest house on the park. In fact, it is a few years older than the 1892 home which we occupy only two blocks closer to the Capitol.

Let us state up front that we have nothing personally against the young couple that want to tear the 1112 Spaight house down. Having dreams about home ownership is one of those grand American notions that we have also experienced. We do not oppose the idea of this couple residing in our neighborhood, and forming a part of our community. We met and talked with them several weeks back, and find them very courteous. And yet, as nice as this couple is we are not in favor of having an old home destroyed so a new one can be built.

When speaking with this couple, part of the reason that they would like to continue to reside in this neighborhood consists of those "intangibles" that make the neighborhood so charming: straight streets on a grid, lined with charming old homes where people meet and greet in the street on their evening walks with the dog. They seem to appreciate and enjoy the fact that the neighborhood worked together to save the "carriage stoops" where Victorian ladies once exited their horse-driven vehicles. They appear to be aware that the park across the street from the home they wish to acquire was formerly a city cemetery and that historic figures such as B.B. Clarke and his wife strolled under the centenary oaks with their close friends Governor and Mrs. Lafollette. It is, as everyone will agree, a "cool" place to live.

Simply put, though, if every time someone who had a desire to tear down a house and build a new one in its place had achieved their aim over the years, this neighborhood consisting of old Victorian homes, and historic buildings would be all gone. There would be no more charm left to the neighborhood. What makes this neighborhood "cool" would have disappeared and we would be left with nothing more than any other suburban-style neighborhood, which this couple is trying to avoid, just as all the rest of us who live in the neighborhood tried to do.

The very historic nature of these homes encourages us to do right by them so others can enjoy them, as we do, for many decades to come. The young couple which wishes to raise their young family here in the neighborhood are coming to the area with a certain level of confusion, it seems. In your role with the Landmarks Commission, please help this couple to understand that the past makes us richer when we know of it, and appreciate its worth. We do not discard important things just because they get old, and seek new replacements, even if they are proposed to be in a similar style. Authenticity matters. Guide them in your role with the city's organization that is to protect the very historic nature of the city to understand that if they wish to continue to live in this old neighborhood full of some pretty great intangibles, that they should embrace the past, and refurbish it. Show them that it is possible to live in harmony with the rich history of this neighborhood. Invite them to restructure and remodel the old home to make it a vibrant and livable home for the twenty-first century and beyond, without necessitating its destruction first.

The point we are making with this letter is that the history and background of this old house, and all of the others like it in the neighborhood, should be celebrated just as if your grandfather were to tell you of his grandparents. There is history worth protecting here in the neighborhood, and old homes like the one at 1112 Spaight are worth fighting for, even if it means that this young couple then choose to seek out their American dream elsewhere.

Sincerely,

Gregory A. Humphrey
James R. Wilson

From: [Sharon Kilfoy](#)
To: [Scanlon, Amy](#)
Cc: [gtipler@tds.net](#); [johndmartens@sbcglobal.net](#)
Subject: 1112 Spaight St Demolition Request
Date: Monday, October 17, 2011 11:43:03 AM

Hi Amy,

I cannot be present this evening for the Landmarks Commission discussion of the request to demolish the house at 1112 Spaight St. but having lived in the neighborhood since 1969, I feel it is important that I offer some thoughts. Please share them with the commission members. I feel that demolishing the house at 1112 Spaight St would set a dangerous precedent. I recently spent time in the neighborhood in Arlington Heights Illinois where I grew up. After being at the hospital with our dad during the days, my brother and I would walk the old neighborhood in the evenings. The vast majority of homes had been torn down for larger ones to take their place. At a time when a sense of place might have helped, there was none. I worry that the same fate will befall Orton Park should a demo permit be granted. We all know that this is the most humble home on the block – but once a demo permit is granted, shouldn't the second most humble home be granted the same? And then the third? Where exactly would we draw a line? When would we stop?

And what would we replace these authentic homes with? Fake architecture designed by the master of the "Vinyl Victorian" built on my block (1000 Williamson) that has been described as a Dr. Seuss monstrosity – the nose of a Victorian with the ears of a Georgian attached to the body of a Craftsman? An awareness is growing in the preservation community that architecture should represent the times in which it is created. If we choose to not preserve what is authentic, I much prefer new construction that reflects our era – even in a historic district. That I why I supported Lindsay Lee's modernist house down the street from me. But would that be appropriate on Orton Park, the oldest park in Madison?

And finally, neighbors are supporting this demolition because the couple requesting it are a "nice couple." That is the most dangerous basis of all on which to base decision such as this. I have not met the couple – I am sure they are "nice." But what if they weren't? Would we run them out of our neighborhood? As a community we have developed standards and I applaud the thoughtful way in which I have witnessed the Landmarks Commission apply them. Your job isn't easy, but I feel that in this situation the standards are clear and that a demo permit should be denied. Thank you for your hard work.

Sharon Kilfoy

P.S. Perhaps the Marquette Neighborhood Association or the Friends of Historic Third Lake Ridge can arrange a workshop / lecture on what it means to be a historic district, how the Landmarks Commission works, and why preservation matters.

From: John Martens
To: Scanlon, Amy
Subject: FW: 1112 Spaight
Date: Monday, October 17, 2011 12:36:06 PM

Amy,

I am forwarding an email I sent to you on Sep. 19. I looked over the letters previously submitted, but I did not see this among them. Please add it to the list of letters concerning 1112 Spaight St.

I will try to appear today before the commission, however if I am not able please accept this as representative of my thoughts on this matter.

Thanks,

John Martens

From: John Martens [mailto:johnmartens@sbcglobal.net]
Sent: Monday, September 19, 2011 1:01 PM
To: 'ascanlon@cityofmadison.com'
Subject: 1112 Spaight

Amy and Board Members,

As a long-standing member of the Planning and Development Board for the Marquette Neighborhood Association, I have been involved in and have carefully considered the application for demolition and replacement of the building at 1112 Spaight Street. I've also visited the site and have been contacted on several occasions by the applicants. I am writing this now because my work situation today may prevent me from attending the meeting later this afternoon.

I believe what most clearly represents my position on this matter is contained in the following e-mail which I sent to the applicants in response to the second e-mail they had sent me stating what they felt were reasons for demolition and replacement.

Please consider this issue carefully, as not only do I feel it does not even come close to complying with Landmarks standards, but given the increasing desirability of this neighborhood, there is a great amount of interest by others who would like to do similar projects, so if this one were to be approved, it would be the beginning of a slippery slope that could quickly erode the real nature and value of this still intact neighborhood.

Thank you,
John Martens

Conner and Abigail,

Thank you for taking the time to respond to my comments concerning 1112 Spaight St. It certainly sounds like you have been doing your homework in trying to persuade the neighborhood to approve of your demolition, and I highly respect your efforts. However, I am more than ever unconvinced. I can only speak, not from personal contact with you as it appears most of the others have, but rather from my own experience and belief in the integrity of the historical character of our neighborhood.

I understand that having letters of support may seem significant to you, but I must let you know that through the 11 years I spent on Madison's Zoning Board of Appeals it became clear to me that letters of support are usually easy to get from your friends and neighbors, seldom deal with the legal issues at hand, and in fact tend to obfuscate the real issues. Similarly irrelevant in your case are your personal family situation and your desire for convenience in being a landlord. Surely you understand that the importance of maintaining the integrity of one of the most intact parts of the Marquette Neighborhood goes far beyond the simple desires of a few connected individuals.

I personally have had a great deal of experience with hands-on restoration and I believe that the house in question could be easily saved that way. That kind of grass-roots effort is what held the fabric of our neighborhood together through the years when there was not so much development pressure on it as there is now, and in fact made it what it is today. As long as this was an "undesirable" neighborhood, the demolitions were held in check and the character was maintained. Now that people are flocking into our neighborhood, we risk killing the goose that laid that golden egg. As you agree, the house could be saved by sweat equity, but you say you are not in a position to do it that way. Wouldn't that just mean that you should leave it for someone else who is up to the task?

As far as the proposed replacement is concerned, I must also let you know that I feel there is nothing worse for our neighborhood than the kind of fake history that I feel is represented by the design in the PDFs that you attached. As an architect, I too have struggled with new design in historical neighborhoods, and I have worked with the National Park Service on landmarked properties and strongly agree with their philosophy and mandate that any exterior work on a landmark property should either be an exact restoration of what was originally there, or else it should be distinctly different.

I once had lunch with Donovan Rypkema, a well-known, highly respected authority and strong proponent of historical restoration. I asked him what he thought about new construction in historical neighborhoods, and his answer was, "All buildings should reflect the age in which they are built." To me that is the value of historical buildings: they are genuine reflections and representatives from a certain time of the state of our culture. They are an integral part of who we are, and if the best thing we can do is simply imitate, well, to me that is a sad commentary to send forth to our descendants.

Lastly, and perhaps most importantly, think of the precedent: if you were to somehow demolish and build this as proposed, how would you feel if the other genuine sources of the character of the neighborhood were to be slowly replaced by imitators with vinyl or cement board siding, expanded PVC trim, low-e windows with almost accurately proportioned muntins, decay-proof deck boards

made from 5% recycled Tupperware, and all the modern conveniences, gussied up in a style that combines the best elements of all the different historical styles on Orton Park. Would you really like that? Is that really where we want our neighborhood to go?

Regards,

John Martens

Landmarks Commission
October 17, 2011
Proposed Demolition of 1112 Spaight Street

I am against demolition of 1112 Spaight Street.

Sec 33.19(5)(c)3.f., MGO provides:

“Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness.”

An owner cannot demolish a property just because the owner allows the property to deteriorate. Similarly, an owner cannot be allowed to sell a deteriorated property contingent upon demolition. If this is allowed, the intent of this ordinance section would be gutted: an owner could let a property deteriorate, knowing that it could be sold contingent upon demolition.

The current owner is a member of the Olson family. Members of the Olson family have owned this property since 1974, the last time the property sold for a price via a warranty deed. If the Olsons were requesting a Certificate of Appropriateness, the above ordinance would, most likely, prohibit its issuance.

Several other properties that the Landmarks Commission has permitted to be demolished and rebuilt include 731 Williamson, 14 S Franklin, and 517 S Baldwin (partial demolition). In all of these cases the person(s) requesting the Certificate owned the property. They were not owners who had allowed property to deteriorate and who were indirectly benefiting from that self-created hardship through sale of a property contingent upon demolition.

In one case where the Commission denied a Certificate, 1015 Hillside, the owners claimed the home was in poor condition and they wanted to demolish the home before selling the lot for a single-family development. The home sold a month later for \$475,000.

There seem to be conflicting reports whether this house can be reasonably renovated. In talking with the prospective owners, my understanding of what made renovation unreasonable was their needs – not the overall condition of the house. Many houses in this neighborhood need work, and a few cannot be saved. It does not seem that this house cannot be saved.

The prospective owners are nice people and the house they propose to build looks good. I can understand why Orton Park neighbors support this proposal. But just because a house does not match neighboring homes in terms of quality does not mean it should be torn down. This modest home is also one of the few on Orton Park that is close to the median price in Madison.

Sincerely,
Linda Lehnertz

From: Chris Lukas
To: Scanlon, Amy
Subject: Comment for tonight's landmark commission
Date: Monday, October 17, 2011 2:23:20 PM

To the landmark commission:

I am writing in regard to the agenda issue on tonight's meeting about the property at 1112 Spaight st.

I don't know the applicants but I am a resident of the neighborhood and I support their demolition of the existing house. The house is old and not special. Not every house can be considered historic and we should encourage the improvement of our area by allowing these folks to build a nice new house that fits the character of the neighborhood.

Thanks
Chris Lukas
321 Riverside Dr

From: [john coleman](#)
To: [Scanlon, Amy](#)
Cc: [MarshaR](#); [Scott B. Thornton](#)
Subject: 1112 Spaight St. hearing
Date: Monday, October 17, 2011 2:48:09 PM

Ms. Scanlon,

I served many years on the Marquette Board and still serve on the Preservation & Development Committee of MNA. I strongly oppose the demolition of the house at 1112 Spaight St. I have visited this house and it is in better shape than many in the neighborhood. It needs work but removal of houses such as this eliminates the opportunity for folks with limited financial resources to buy into the neighborhood. Although it may not be the right house for the couple applying for permits, this is a perfect house for a person or couple that can supply sweat equity to make a home in our neighborhood.

Thank you for considering my views.

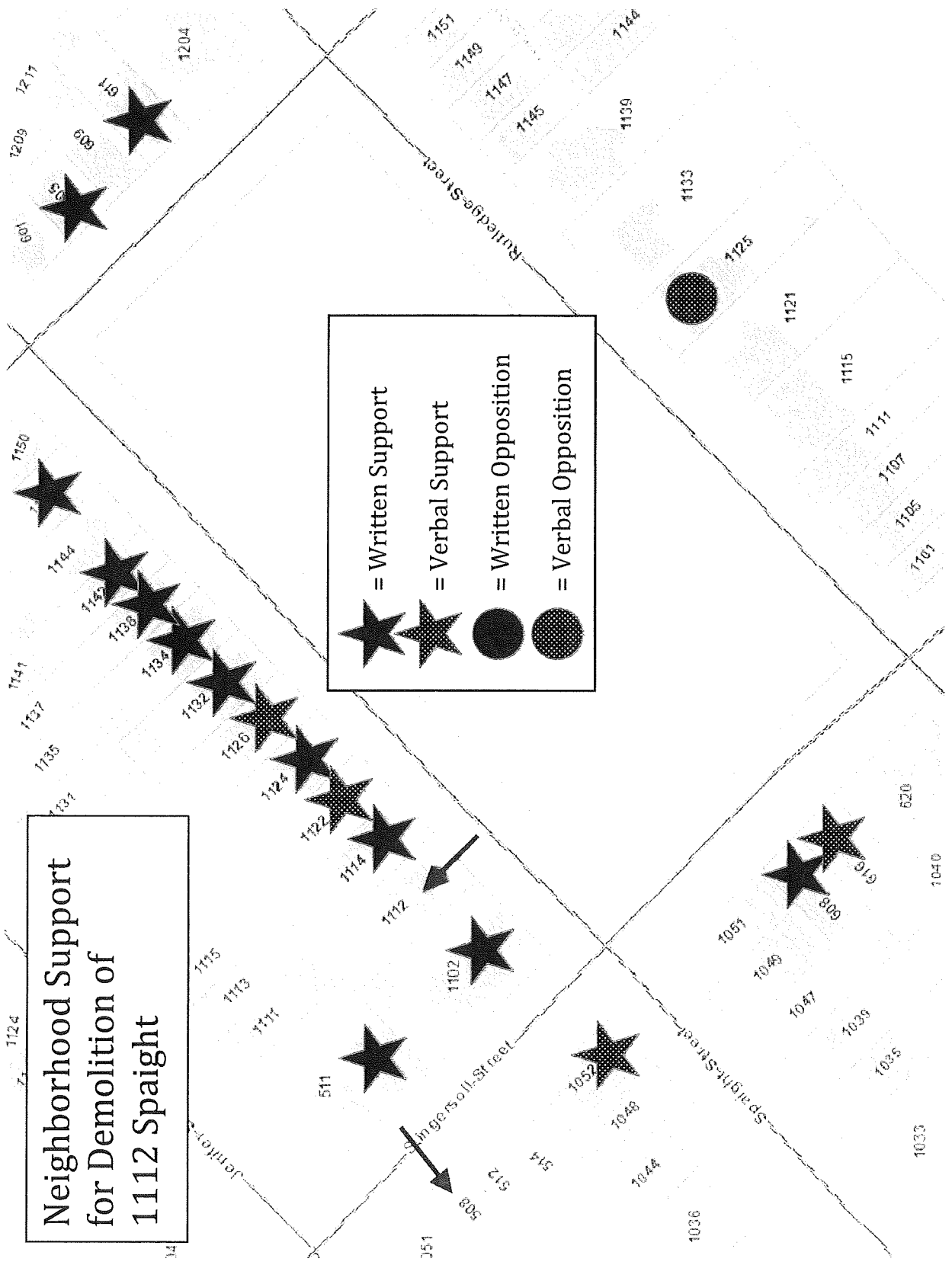
john

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john coleman
413 S. Dickinson St.
Madison, WI 53703
608-256-8164
jcolema1@wisc.edu

Neighborhood Support for Demolition of 1112 Spaight

- ★ = Written Support
- ★ (with dots) = Verbal Support
- (solid) = Written Opposition
- (dotted) = Verbal Opposition



Letter of Support

August 8, 2011

To whom it may concern:

This is a letter in support of Connor and Abigail Sabatino's proposal to buy the property at 1112 Spaight St. They plan to tear down the existing house and build a new house that architecturally reflects houses in this neighborhood. We live in an historic district, however, the house next door to us is falling apart. The foundation is fieldstone that leaks, and the over all structure of the house is not very good. Architecturally, the house doesn't have any salient aspects that are worth keeping. There is no flow to the house, the rooms are tacked together. To quote one of our neighbors, "it's an eyesore!"

We hope you consider the immediate neighbors to this house would love to see a more historically architectural house built in its stead.

Thank you for your consideration.


Thomas Naunas and Victoria Harper

1114 Spaight St.
255-5995

Richard A. Slone

1132 Spaight Street Madison, WI. 53703

608-251-4503(h)

608-658-6786(cell)

sich@sich.us

Wednesday, August 10th, 2011

To: City of Madison Landmarks Commission &
Marquette Neighborhood Association

I am writing to offer my support for the proposed demolition and new construction of a single family home for Abigail and Connor Sabatino at 1112 Spaight Street.

I have lived at 1132 Spaight Street for 28 years and my wife and son have been here for over 12 years. Over those years I served as Board President of the Willy Street Coop, started the Barrymore Theatre, served on the Schenk-Atwood Revitalization Association, City of Madison Economic Development Commission, Dane County Food Council and various other committees and commissions. I have been co-coordinator of the Willy Street Fair for 8 years and volunteered at most of the other neighborhood festivals. My wife Sally works at Guild.com on Brearly Street and has served as a judge at Art Fair on the Square, co-chair of the Lapham-Marquette PTG and my son is currently enrolled at O'Keeffe Middle School. We know virtually every person on the 1100 block of Spaight Street and most families around Orton Park. Needless to say, we are informed and involved neighbors.

I understand there is an immediate hesitation any time someone wants to tear down a home in an historic district. However, to maintain a vibrant and thriving neighborhood it is important to look at each situation individually and not have an absolute prohibition to such activity. On occasion, a property and project will present itself in such a manner that it is in the best interest of our neighborhood to offer our support. I believe that the property at 1112 Spaight Street, and the proposal by Abigail and Connor Sabatino, present us with such an opportunity.

The property at 1112 Spaight Street has been in questionable condition for years, and its deterioration continues. Looking around the perimeter of Orton Park, the house stands out as the most dilapidated property in the neighborhood. Whatever historic value the home held appears to have gone. I assume that someone, somewhere could renovate this house with enough time and money. However, given the current housing market and the risk of the house further deteriorating while the "right" buyer is found is significant. I believe that a new house that is constructed in keeping with the historic character of the neighborhood would be a welcome addition to the Orton Park area.

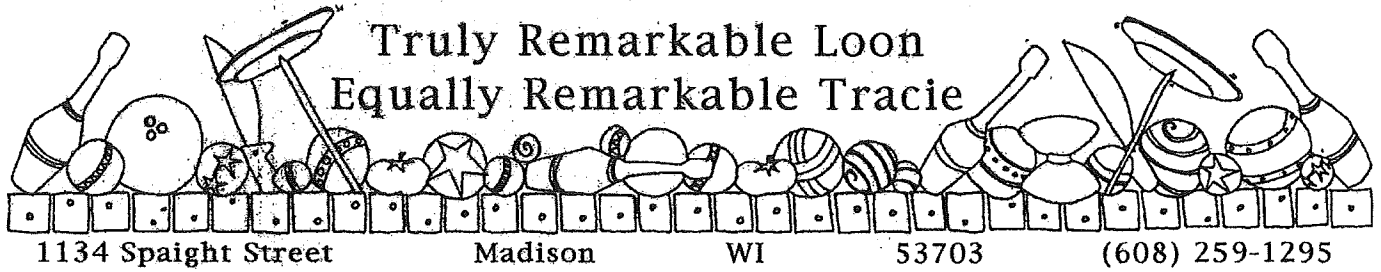
Abigail and Connor are undertaking a serious effort to make a significant improvement to the Orton Park area and to do so in a manner consistent with the look and feel of our neighborhood. We should seize this opportunity. The two are not developers looking to make money or resell the house. They are already neighbors, living just around the corner, and wish to stay in the neighborhood to raise their family. We should be thrilled that our own neighbors are willing to make such a large investment in our neighborhood and should encourage them in their endeavor.

I ask that you offer your support to Abigail and Connor Sabatino's proposal to demolish 1112 Spaight Street and build a new home reflective of the character of our neighborhood.

Thank you for your consideration.

Sincerely,


Richard Slone



August 10, 2011

Marquette Neighborhood Association
Preservation and Development Committee

Re: 1112 Spaight Street

Dear Preservation and Development Committee:

Greetings!! This letter is to express our support of Conner and Abigail Sabatino's plan to tear down the house at 1112 Spaight Street. We support their idea of building a new home that fits into the character of our neighborhood. We look forward to weighing in again when they have a detailed plan for the new house.

In our humble opinion the current house at 1112 Spaight has no significant historical value worth preserving. The condition of the house is very poor. The neighborhood would be better served by a new and modern home whose exterior fits well into the neighborhood.

Sincerely,

TR Loon Tracie Tudor

Truly Remarkable Loon
Tracie Tudor
Homeowners and residents at 1134 Spaight



Connor Sabatino <csabatino19@gmail.com>

house on Spaight

eddoyle tds.net <eddoyle@tds.net>

Mon, Aug 8, 2011 at 11:56 PM

To: csabatino19@gmail.com

Cc: abbeysabatino@gmail.com

I say yea for you. I am supportive of your effort. I am pleased that you want to fix up that house. Let's imagine it might have been a beautiful house long ago and it's fallen on hard times....I'm impressed with your willingness and, well, the whole story. I caught a glimpse of you strolling by, my youngest of six grabbed the letter from you I think. Good luck with your baby's birthday party. I'm fine to be counted as on your "side"

Eileen Doyle
605 S. Few
blue/grey house with red door.



Connor Sabatino <csabatino19@gmail.com>

1112 spaight

Anna Campbell <annajcampbell@gmail.com>
To: csabatino19@gmail.com

Tue, Aug 16, 2011 at 12:52 PM

Hi Connor and Abigail Sabatino,

I got your letter last week and it finally floated to the top of my unanswered correspondence pile. I'm familiar with the Spaight street house and had thought that it was unusual in this area to see a home looking so shabby. I didn't realize that no one lived in it, but had seen that it was for sale for a long time. I live at 611 Few Street, a three unit property which I own with my son. I'd certainly be pleased to see a more attractive building on that site. We rent out two units at 611 S. Few and as a landlord I'll vouch for the fact that it is desirable to be living close to the rental units.

Best wishes in working with the P & D committee. Also best wishes to you as soon to be parents.

Anna Campbell



Connor Sabatino <csabatino19@gmail.com>

Re: 1112 Spaight Street

Teresa Reed <trwalden@sbcglobal.net>
To: Connor Sabatino <csabatino19@gmail.com>
Cc: abbeyssabatino@gmail.com

Thu, Sep 1, 2011 at 4:36 PM

Hi Abbey and Connor,

At yesterday's board meeting, we displayed the pictures you sent and explained your project at 1112 Spaight Street. The Board likes the idea of removing the old house next door, but until they would see specific plans of what you would build, they cannot support you further.

I wish you well in your endeavors!

Teresa Reed
Administrative Assistant
Walden Homes, Ltd.
608-251-6007
608-251-6004 / Fax

From: Connor Sabatino <csabatino19@gmail.com>
To: Teresa Reed <trwalden@sbcglobal.net>
Cc: abbeyssabatino@gmail.com
Sent: Wed, August 24, 2011 12:56:49 PM
Subject: Re: 1112 Spaight Street

[Quoted text hidden]

Petition for 1112 Spaight Street



We are residents of the Marquette Neighborhood and familiar with the property currently located at 1112 Spaight Street. We understand that Abigail and Connor Sabatino seek permits and approvals to demolish the house currently located on that property, and have plans to build a new single family home consistent with the architectural designs and styles of our neighborhood. While we live in an historic district, we recognize that the house at 1112 Spaight has little remaining historic value and the proposed new home will better contribute to the neighborhood as a whole. We offer our support for Abigail and Connor to obtain the necessary permits and approvals for their proposal.

Michelle (Shtromberg)
Michelle
151 Truman St

Name: MICHAEL BERGMAN	Signature: 	Street Address: 1038 SPAIGHT ST.
Name: Allison BERARDI	Signature: 	Street Address: 1138 SPaight ST.
Name: Richard (Sich) Stone	Signature: 	Street Address: sich@sich.us 1132 "
Name: Sally de Braux	Signature: 	Street Address: 1132 Spaight St.
Name: Laura Helder	Signature: 	Street Address: 608 S. Ingersoll
Name: Janice Muenkenberg	Signature: 	Street Address: 1124 Spaight St.
Name:	Signature:	Street Address:
Name:	Signature:	Street Address:

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Name:	Signature:	Street Address:
Pete & Kerri Anne		1142 Spaight St.
Name:	Signature:	Street Address:
Russell Potter & Marcia Kraus		1148 Spaight St.
Name:	Signature:	Street Address:
Name:	Signature:	Street Address:
Name:	Signature:	Street Address:
Name:	Signature:	Street Address:

Gathered by: Abigail & Connor Sabatino on Aug. 14, 2011. Phone: 608-286-6716

From: Michael Matty [mailto:mmatty@renpropgroup.com]
Sent: Thursday, November 17, 2011 3:24 PM
To: Murphy, Brad
Cc: Rummel, Marsha; amy_hasselman@architecture-network.net
Subject: Demo Request 1112 Spaight

Brad:

Hope you are well.

Just a quick note to express my support for the demolition request for the home at 1112 Spaight Street.

As 24 year resident of the neighborhood, I have seen my fair share of homes that needed to be saved, should have been saved and quite honestly are past their best use. In this particular case we have a family willing to replace an old structure with a more energy efficient, built-to-scale home, in the heart of our city that they plan to live in and raise their children. A home that fits into the neighborhood by both scale and style, requires no new roads or sewer lines, no additional bus routes, no additional fire and police protection. While at the same time it adds to our tax base, adds to our public schools, and it increases the overall life of our inner city housing stock.

Just because a structure is old - does not make it historic. I hope the Plan Commission agrees.

Again, I support the request for demolition by the applicant at 1112 Spaight Street.

Regards,

Michael Matty
Jenifer Street



MNA
MARQUETTE NEIGHBORHOOD ASSOCIATION
A Place for All People - Established 1968
953 Jenifer Street
PO Box 3223
Madison, WI 53704

Board of Directors

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John Coleman	Anne Walker

**** Via E-Mail ****

November 18, 2011

Brad Murphy
City of Madison Plan Commission

Dear Mr. Murphy and Members of the Plan Commission,

The Marquette Neighborhood Association (MNA) board of directors met on Thursday, November 17, 2011. At the meeting, the board voted (Ayes, 10; Noes, 1; Absent, 1) to reaffirm our position opposing demolition of the home at 1112 Spaight Street in the Third Lake Ridge Historic District. The MNA board members expressed disappointment in the decision of the Landmarks Commission in light of our position opposing the demolition.

Sincerely,

Scott B. Thornton, President
On behalf of the Board of Directors
Marquette Neighborhood Association

Cc: Heather Stouder
Tim Parks
Alder Marsha Rummel
MNA Board