



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

# Madison Landmarks Commission APPLICATION

## 1. LOCATION

Project Address: 1325 Spaight St. Aldermanic District: \_\_\_\_\_

## 2. PROJECT

Date Submitted: 4-29-13

Project Title / Description: Back of building Renovation

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: Peter Bradley Company: \_\_\_\_\_  
 Address: 1325 Spaight St. City/State: Madison, WI Zip: 53703  
 Telephone: 608-250-3422 E-mail: pbradley105@gmail.com  
 Property Owner (if not applicant): - same -  
 Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Owner's Signature: Peter A. Bradley Date: 4-29-13

### 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.

Peter A. Bradley

1325 Spaight Street

Madison, WI 53703

My house at 1325 Spaight Street was constructed in 1897 as a single family house. Perhaps 50 years ago, it was converted to a two-flat apartment house. At that time, an enclosed stairway was constructed at the rear of the house. Sometime later, a deck was added, extending into the back yard from the original back porch with a stairway onto the joint driveway.

My plan today is to remove the rear stairway and rebuild the deck. Since the stairway functions as the second means of access to the upstairs apartment, I need to replace a legal access. I plan to construct a deck on the back porch roof to do this. There will be a new door onto that deck from the upstairs kitchen.

There also is a rear entrance to the basement, with four steps down, which I plan to reconstruct mostly as it is today, improving its function.

In place of the old rear enclosed stairway, I plan to construct an extension to the rear wall which extends 2 feet out, to the rear. The present enclosed stairway extends 63" to the rear. So, the overall building will now extend approximately 39" less to the rear. The roof angle of the extension will match that of the main house roof.

I plan to use 3" reveal, cedar siding, "freeze boards" under the eaves, and "drip-line" skirting at the top of the foundation to match the existing style of the house.

There will be an additional stairway added to the deck straight down to the rear from the existing deck structure.

None of the project is visible from the perspective of passersby at the front of the house. Thank you for considering my project.

Peter Bradley





