



Project Address: 1138 Spaight Street
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [30373](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Applicant/Property Owner: John Curtin and Melody Niwot

Requested Action/Proposal Summary: The applicant requests that the Landmarks Commission grant a Certificate of Appropriateness for the exterior alteration to the residence located at 1138 Spaight Street in the Third Lake Ridge Historic District. The request removes the rear addition and existing chimney and constructs a new 3 season room addition. The request also creates two new window openings on the front elevation.

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

Review Required By: Landmarks Commission

Background Information

Parcel Location: The subject site is located in the Third Lake Ridge (local) Historic District and the Orton Park National Register Historic District.

Relevant Landmarks Ordinance Sections:

33.19(11)(i) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g).
2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

33.19(11)(g) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Alterations of the height of any existing structure shall be visually compatible with the buildings and environment within its visually related area.
2. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical rhythm of solids and voids.
3. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical materials.

4. Alterations of the roof of any existing structure shall retain its existing historical appearance.

Analysis and Conclusion

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

1. Section 33.19(11)(g) discussion is below.
2. The siding of the new addition is proposed as vertical tongue and groove siding that does not match the surface material, pattern and texture of the existing historical finishes on the main residence. It should be noted that the existing addition beveled siding has a wider exposure than the main house siding. The siding will be patched in the area where the chimney is removed. The creation of window openings on the front façade removes the existing historical finishes (siding) in order to add the windows.
3. The proposed rear addition is larger than the existing rear addition, but will be located to align with the west wall of the main residence as the existing addition is located. The proposed addition is compatible with the existing historical rhythm of masses and spaces.
4. The proposed alteration of the existing structure does not change the existing historical landscape plan, leaving the area compatible with the plans of the buildings and environment within its visually related area.
5. The proposal to create two new window openings flanking the existing fixed window on the street façade obviously does not retain the original or existing historical proportional relationships of door sizes to window sizes.

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

1. The proposed rear addition is taller than the existing addition roof; however, the proposed roof is not taller than the main residence roof. The proposed addition is visually compatible with the buildings and environment within its visually related area.



2. The proposed creation of two new windows flanking the existing fixed window on the street façade does not allow the structure to retain the original or existing historical rhythm of solids and voids.
3. The proposed creation of two new windows flanking the existing fixed window on the street façade does not allow the structure to retain the original or existing historical materials (siding).
4. The main roof is not being altered by this proposal. The existing addition roof will be removed with this proposal and be replaced with a different addition and related roof.

Recommendation

Staff believes that the Ordinance criteria related to the creation of two window openings on the front elevation are not met, but Staff understands the desire to provide more light in the room and appreciates the aesthetically appropriate design solution. The Commission should discuss the criteria and the possibility to have the Applicants apply for a variance. Staff suggests that the Applicants discuss the proposed new windows with the State Historic Preservation Office to determine if the installation of the proposed windows would make the property ineligible for future projects using the tax credit program.

Staff believes that the standards for granting a Certificate of Appropriateness for the remaining exterior alterations may be met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. The siding on the proposed addition shall be changed to horizontal beveled siding and corner boards.
2. The angled windows on the rear elevation shall be changed to rectangular windows.