



Certificate of Appropriateness
1245 Spaight Street
May 9, 2022



History of Property

- Constructed 1890



Proposed Work

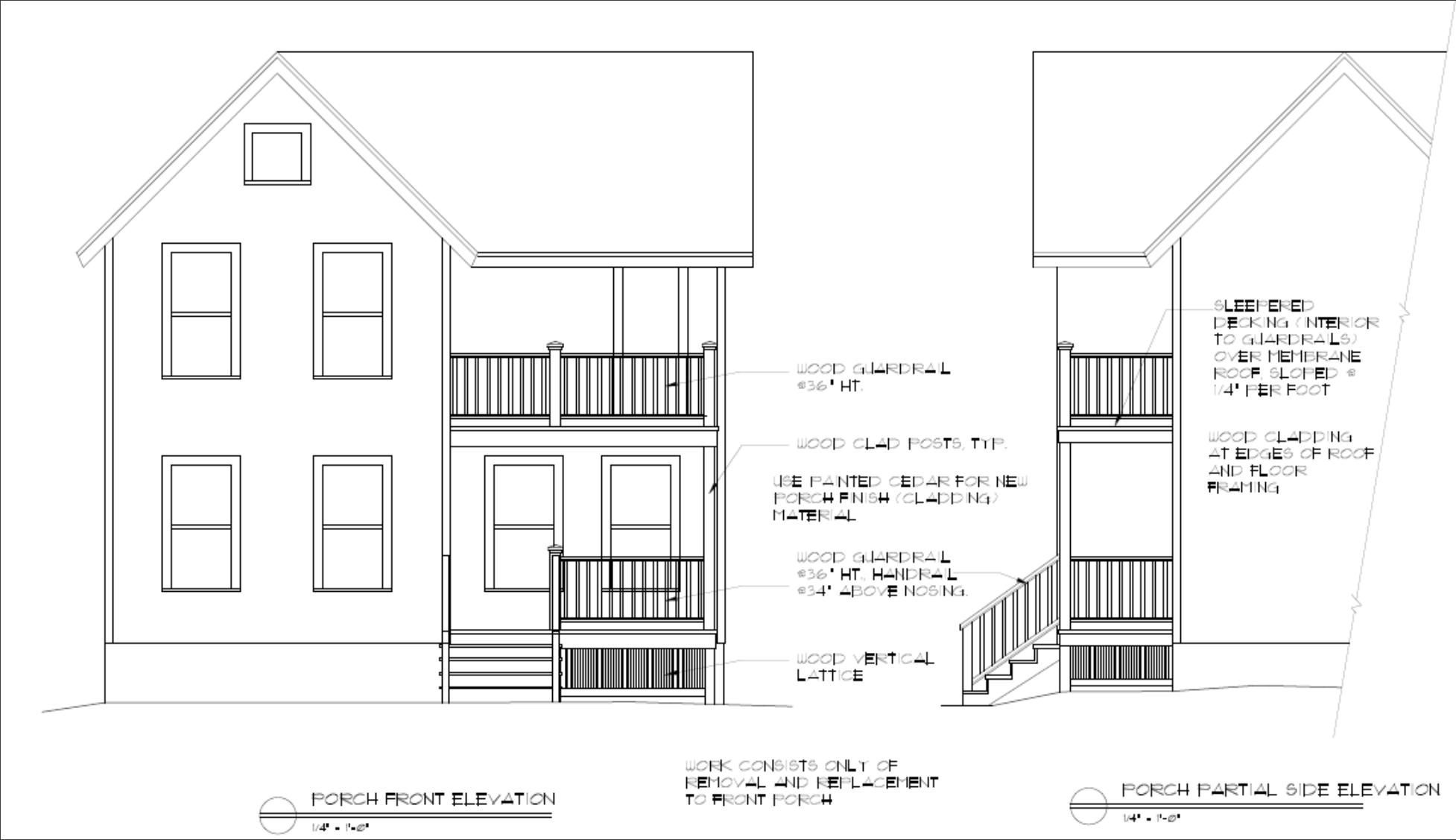
- 11/15/21 LC reviewed and approved:
 - Demolish existing front porch
 - Construct new front porch using wood materials, period appropriate design
- Applicant requests an amendment to the CoA:
 - Construct new front porch using composite materials for floorboards, upper deck, and railings
 - Proposed product has faux wood-grain texture and exposed ends reveal the plastic interior of the board
- 4/18/22 LC referred in order to review material samples



Existing Conditions



Previously approved plans (11/15/21)



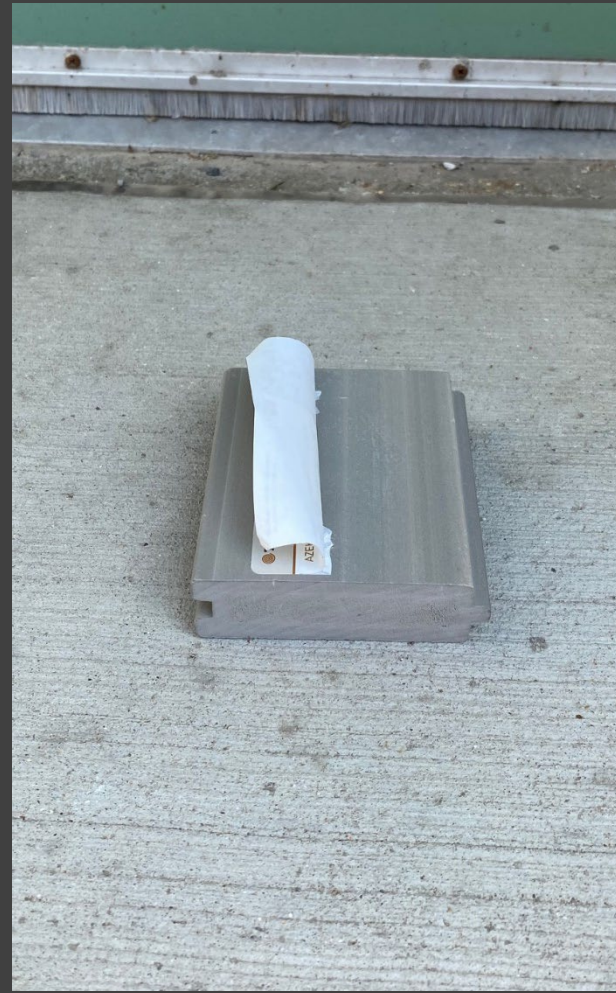
Applicable Standards

Wisc SS 62.23(7)(em)2m. In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use **materials that are similar in design, color, scale, architectural appearance, and other visual qualities.**

41.23(9) TLR Standards for Exterior Alterations

(c) Alterations of the street façade(s) of any existing structure shall retain the **original or existing historical materials.**





Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are not met and recommends that the Landmarks Commission deny the project as proposed. The original approval for wood on the front porch continues to meet the standards of the historic district.

