



Project Name & Address: 1319 Spaight Street
Application Type(s): Certificate of Appropriateness for demolition and new construction
Legistar File ID # [72400](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: July 20, 2022

Summary

Project Applicant/Contact: Anthony Flores
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness to replace the garage.

Background Information

Parcel Location/Information: The subject property is a contributing resource to the Third Lake Ridge Local Historic District.

Relevant Ordinance Sections:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.
- (2) Demolition or Removal. In determining whether to approve a certificate of appropriateness for any demolition or removal of any landmark or structure within a historic district, the Landmarks Commission shall consider all of the following, and may give decisive weight to any or all of the following:
 - (a) Whether the structure is of such architectural or historic significance that its demolition or removal would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
 - (b) Whether a landmark's designation has been rescinded.

- (c) Whether the structure, although not itself a landmark structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State.
- (d) Whether demolition or removal of the subject property would be contrary to the policy and purpose of this ordinance and/or to the objectives of the historic preservation plan for the applicable historic district as duly adopted by the Common Council.
- (e) Whether the structure is of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.
- (f) Whether retention of the 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.
- (g) The condition of the property, provided that any deterioration of the property which is self-created or which is the result of a failure to maintain the property as required by this chapter cannot qualify as a basis for the issuance of a certificate of appropriateness for demolition or removal.
- (h) Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the historic resources of the historic district in which the subject property is located, or if outside a historic district, compatible with the mass and scale of buildings within two hundred (200) feet of the boundary of the landmark site.

Prior to approving a certificate of appropriateness for demolition, the Landmarks Commission may require the applicant to provide documentation of the structure. Documentation shall be in the form required by the Commission.

41.27 STANDARDS FOR NEW STRUCTURES

(1) General

(a) Primary Structures

The design for a new structure in a historic district shall be visually compatible with other historic resources within two hundred (200) feet in the following ways:

1. Building Placement. When determining visual compatibility for building placement, the Landmarks Commission shall consider factors such as lot coverage, setbacks, building orientation, and historic relationships between the building and site.
2. Street Setback. When determining visual compatibility for street setbacks, the Landmarks Commission shall consider factors such as the average setback of historic resources on the same block face within two hundred (200) feet, and the setback of adjacent structures.
3. Visual Size. When determining visual compatibility for visual size, the Landmarks Commission shall consider factors such as massing, building height in feet and stories, the gross area of the front elevation (i.e., all walls facing the street), street presence, and the dominant proportion of width to height in the façade.
4. Building Form. When determining visual compatibility for building form, the Landmarks Commission shall consider factors such as building type and use, roof shape, symmetry or asymmetry, and its dominant vertical or horizontal expression.
5. Architectural Expression. When determining visual compatibility for architectural expression, the Landmarks Commission shall consider factors such as the building's modulation, articulation, building planes, proportion of building elements, and rhythm of solids to voids created by openings in the façade.

(b) Accessory Structures

1. Comply with requirements for new primary structures with other historic accessory structures serving as comparables.

2. Minimally visible from the developed public right-of-way, or be minimally visible from the front of the property for corner lots.
 3. Clearly be secondary to the primary structure.
- (3) Exterior Walls
- (a) General
 1. Materials used for new structures shall be similar in design, scale and architectural appearance to materials that date to the period of significance on historic resources within two hundred (200) feet, but differentiated enough so that it is not confused as a historic building.
- (4) Roofs
- (a) Form
 1. Roof form and pitch shall be similar to the form and pitch of the roofs on historic resources within two hundred (200) feet.
 - (b) Materials
 1. Roof materials shall replicate materials found on historic resources within two hundred (200) feet.
- (5) Windows and Doors
- (a) General
 1. Door and window styles should both match the style of the new structure and be compatible with those on historic resources within two hundred (200) feet.
 - (f) Garage Doors
 1. Garage doors shall be similar in design, scale, architectural appearance, and other visual qualities prevalent within the historic district.

Analysis and Conclusion

The proposal is to demolish an existing failing garage and replace it with a new garage in approximately the same location. The Vernacular Victorian house at 1319 Spaight was constructed in 1897 for Louis and Constantina Hess. The current garage is stucco, which is different from the clapboard house. The existing garage shows on the 1942 Sanborn and the size and proportions of the structure read like a midcentury garage rather than an earlier 20th century structure.

The existing garage is failing in a number of ways, not due to lack of maintenance of the current property owner. The proposal is to remove the garage, which was likely constructed outside of the period of significance and replace with a simple utilitarian style structure that is typical of historic garages in the district. The new building is proposed as having a front-facing gable, clapboard cladding, and a pedestrian door on the side. Staff has discussed the current historic district standards with the applicant. Staff does not believe that the proposed vinyl siding adequately replicates wood. While this was allowed under the previous ordinance, it does not meet current standards. The applicant is also proposing a vehicle door with multi-light windows using a garage door at 1323 Spaight as the point of reference. While Landmarks Commission approved the new garage in 2013, they approved a garage door that did not have windows, so it appears that the property has either installed a new door without approval or did not complete the project as the commission had approved. Staff would recommend single-light windows on the garage as there is precedent in the district or a simple door without windows.

A discussion of relevant standards follows:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (2) Demolition or Removal In determining whether to approve a certificate of appropriateness for any demolition or removal of any landmark or structure within a historic district, the Landmarks Commission shall consider all of the following, and may give decisive weight to any or all of the following:
 - (a) The garage is not architecturally or historically significant.
 - (b) N/A
 - (c) While the garage is typical of the style of accessory structures in the district, it does not benefit the district or the people of the City and State to retain it.
 - (d) Demolition of the garage is not contrary to the purpose of this ordinance.
 - (e) The garage is not of a particularly old or unusual design that it should be retained and it is going to largely be reproduced with the replacement garage.
 - (f) Retention of the structure will not promote the general welfare of the people of the City and the State.
 - (g) The condition of the structure is due to the quality of construction that was typical of accessory structures and not the result of failure to maintain by the property owner.
 - (h) The proposed new structure is compatible with historic resources in the district.

Staff does not believe that this structure requires additional documentation prior to its demolition.

41.27 STANDARDS FOR NEW STRUCTURES

- (1) General
 - (a) Primary Structures

The design for a new structure in a historic district shall be visually compatible with other historic resources within two hundred (200) feet in the following ways:

 - 1. Building Placement. The new garage will be located in the rear of the property in the approximate location of the existing garage.
 - 2. Street Setback. N/A.
 - 3. Visual Size. The visual size of the garage is compatible with other accessory structures in the district.
 - 4. Building Form. The front facing gable structure is a typical building form in the district and largely replicates the style of the existing garage.
 - 5. Architectural Expression. The utilitarian garage replicates the architectural expression of the existing garage.
 - (b) Accessory Structures
 - 1. This accessory structure complies with the general standards for Primary Structures.
 - 2. As this is located at the rear of the property, it will be minimally visible from the developed public right-of-way.
 - 3. This will be clearly secondary to the primary structure as it is smaller in its massing and height, and located behind the primary structure.
- (3) Exterior Walls
 - (a) General
 - 1. The proposed clapboard style will meet this standard, but it either needs to be wood or a product that adequately replicates the appearance of wood.

- (4) Roofs
 - (a) Form
 - 1. The gable roof is typical of accessory structures in the vicinity and replicates the style of roofing on the existing garage.
 - (b) Materials
 - 1. The roofing material replicates the style currently on the primary structure.
- (5) Windows and Doors
 - (a) General
 - 1. The pedestrian door is in keeping with the styles found on the existing garage and compatible with the primary structure, and as found on historic resources in the vicinity.
 - (f) Garage Doors
 - 1. The proposed garage doors need to either include the appearance of single light windows or not include windows.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends the Landmarks Commission approve the project with the following conditions:

- 1. Final siding and garage door specifications be approved by staff.