



**Project Address:** 1845 Summit Avenue  
**Application Type:** Certificate of Appropriateness for exterior alteration in historic district  
**Legistar File ID #** [31582](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division

## Summary

**Applicant/Property Owner:** Nelly Halzen

**Requested Action/Proposal Summary:** The applicant is requesting that the Landmarks Commission grant a Certificate of Appropriateness for the exterior alteration, which includes the reconfiguration and reconstruction of the exterior stair, at the residence located at 1845 Summit Avenue in the University Heights Historic District.

**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 University Heights (local) historic district and in the University Heights National Register Historic District.

### Relevant Landmarks Ordinance Sections:

33.19(12)(d)7. Additions and Exterior Alterations Not Visible from the Street. Additions and exterior alterations that are not visible from any streets contiguous to the lot lines upon which the building or structure is located will be approved by the Landmarks Commission if their design is compatible with the scale of the existing building and, further, if the materials used are compatible with the existing materials in texture, color and architectural details. Additions and alterations shall harmonize with the architectural design of the building rather than contrast with it.

## Analysis and Conclusion

The proposed stair has a different configuration than the existing stair to reduce the height of the stair risers. The design of the stair is compatible with the existing building and the materials are compatible with the existing materials.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed project are met and recommends approval by the Landmarks Commission.