



Project Address: 40 North Roby Road
Application Type: Certificate of Appropriateness for exterior alteration/addition in historic district
Legistar File ID # [30589](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Applicant/Property Owner: Amy Hasselman

Requested Action/Proposal Summary: The applicant requests that the Landmarks Commission grant an amendment to the Certificate of Appropriateness (originally granted October 4, 2010) for the exterior alteration to the residence located at 40 North Roby Road in the University Heights Historic District. The request proposes the removal and reconstruction/enlargement of the “bump” on the west elevation and the replacement of three infill windows on the rear 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 University Heights (local) historic district and in the University Heights National Register Historic District.

Relevant Landmarks Ordinance Sections:

33.19(12)(d)6. Additions Visible from the Street and Alterations to Street Facades. Additions visible from the street, including additions to the top of buildings or structures, and alterations to street facades shall be compatible with the existing building in architectural design, scale, color, texture, proportion of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations and additions shall duplicate in texture and appearance, and architectural details used therein shall duplicate in design, the materials and details used in the original construction of the existing building or of other buildings in University Heights of similar materials, age and architectural style, unless the Landmarks Commission approves duplication of the texture and appearance of materials and the design of architectural details used in the existing building where the existing building materials and architectural details differ from the original. Additions and exterior alterations that exactly duplicate the original materials in composition are encouraged. Additions or exterior alterations that destroy significant architectural features are prohibited. Side additions shall not detract from the design composition of the original facade.

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

A brief discussion of 33.19(12)(d)6 follows:

The proposed alteration is visible from the street and enlarges the existing bump by 12" on the front elevation. Staff believes the alteration is compatible with the architectural design, scale, color, texture, proportion of widths to heights of doors and windows, and the proportion of solids to voids. The proposed materials will match the adjacent siding and existing windows are being reused on the side elevation in slightly different locations.

A brief discussion of 33.19(12)(d)7 follows:

The proposed replacement windows on the rear elevation will unify the existing appearance and the treatment and configuration of the windows harmonizes with the architectural design of the building.

With The original Certificate of Appropriateness, the Landmarks Commission approved enlarging a dormer on the rear elevation. Staff recently approved the further enlargement of the dormer and encouraged the Applicant to discuss the dormer issue with Matt Tucker, Zoning Administrator, due to a recent change in the zoning code. This change requires any habitable space in the third story to be under a roof that is not less than 8:12 pitch. The Landmarks Commission should discuss this issue as it affects the appropriateness of some design solutions in historic districts. This discussion can then be forwarded to the Zoning Board of Appeals.

Recommendation

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