

## Madison Landmarks Commission

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University Heights Historic District  
Criteria for the review of additions, exterior alterations and repairs  
Parcels zoned R2 and R4A

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Address: 1934 Regent Street  
Date: May 21, 2009  
Form Prepared By: R. Cnare and B. Fruhling

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Does the project meet the following guideline criteria?

(For the complete text of the criteria, please see Madison General Ordinances Sec. 33.01(12)(d), available on the web at [www.cityofmadison.com](http://www.cityofmadison.com))

Yes	<u>n/a</u>	No	<u>          </u>	1.	Height.
Yes	<u>n/a</u>	No	<u>          </u>	2.	Second exit platforms and fire escapes.
Yes	<u>n/a</u>	No	<u>          </u>	3.	Solar apparatus.
Yes	<u>n/a</u>	No	<u>          </u>	4.	Repairs.
Yes	<u>n/a</u>	No	<u>          </u>	5.	Restoration.
Yes	<u>n/a</u>	No	<u>          </u>	6.	Re-siding.
Yes	<u>n/a</u>	No	<u>          </u>	7.	Additions visible from the street and alterations to street façades.
Yes	<u>X</u>	No	<u>          </u>	8.	Additions and exterior alterations not visible from the street.
Yes	<u>n/a</u>	No	<u>          </u>	9.	Roof shape.
Yes	<u>n/a</u>	No	<u>          </u>	10.	Roof material.
Yes	<u>n/a</u>	No	<u>          </u>	11.	Parking lots.

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Explanation:

The owners wish to build a two level wood deck off of the back of this half-timbered house at 1934 Regent Street. The owners indicate that they will paint the deck the same color as the trim.

The flower box along one side of the deck is an appropriate railing alternative to avoid having extensive railings being a visually dominant feature. Because of the limitations of the software used to illustrate the proposal, the applicant has submitted additional information about the pergola and railings.

Staff recommends approval of the request subject to the following conditions:

1. All lattice work must be fully framed-in
2. The deck must be moved in six inches further from the property in order to meet the zoning code requirement of a seven foot side yard.

Respectfully submitted,  
Rebecca Cnare and Bill Fruhling  
May 26, 2009