

**Madison Landmarks Commission**

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

Address: 1827 Summit Avenue  
 Date: July 2, 2008  
 Form Prepared By: K. H. Rankin *KHR*

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>X</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>X</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.

Explanation:

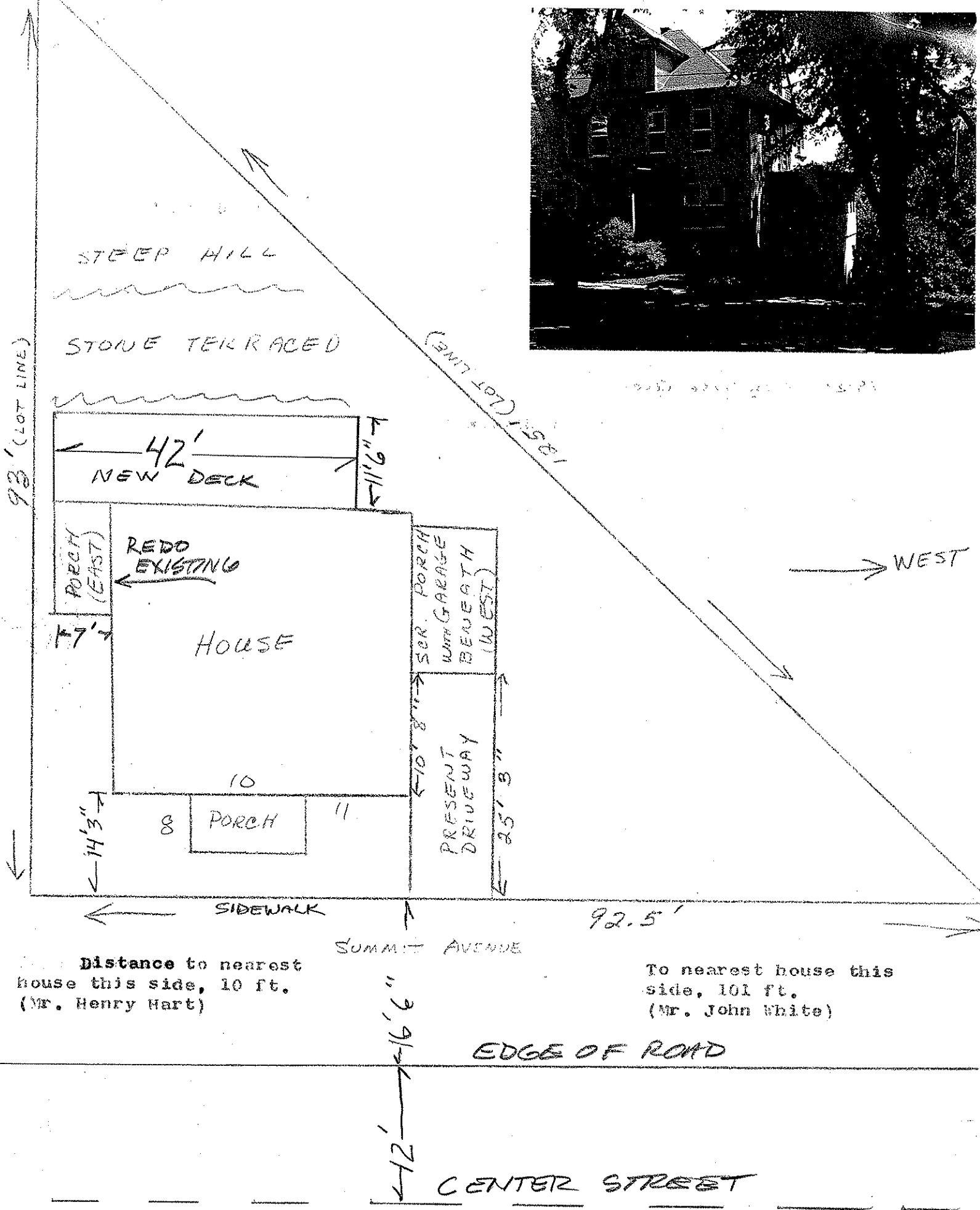
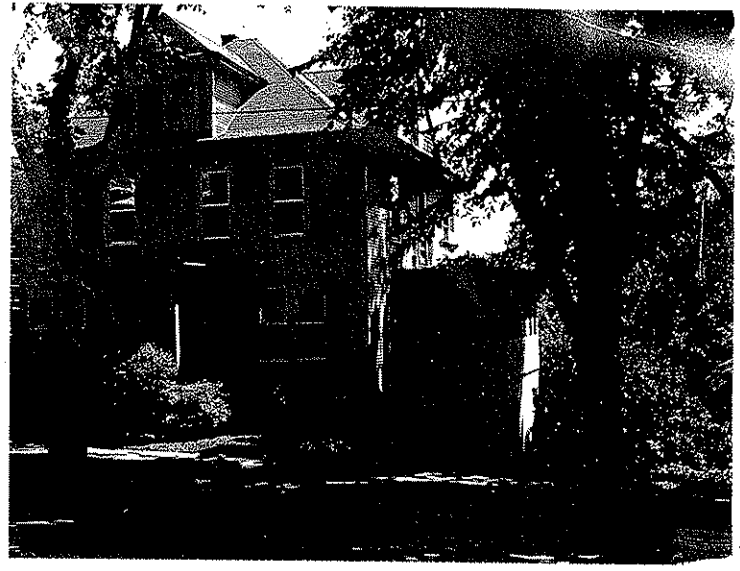
The owner proposes to replace a deteriorating deck on the side of this house and extend it around the rear façade. The rear yard is strongly sloped, so providing this outdoor living area is quite important. It will be somewhat difficult to see this deck from the street because of the slope.

I recommend some slight changes to make the deck more compatible with the house and the neighborhood. I recommend that the four-x-four posts on the deck be masked at their bottoms by the fascia, rather than starting right at the support posts. I also recommend that the four-x-four posts rise a little above the hand rail and have a decorative cap. Also, the spindles will need to be closer together to meet code. I also recommend that a lattice be installed on the frontmost elevation of the new deck to screen the long posts from the street. Finally, all wood except the decking should be painted or opaque stained to blend with the color of the house.

With these changes, I recommend approval.

K. H. Rankin  
 July 2, 2008

         Please see continuation sheet



STEEP HILL

STONE TERRACED

93' (LOT LINE)

92.5' (LOT LINE)

42'  
NEW DECK

11'6"

PORCH (EAST)

EXISTING REDD

HOUSE

17'

SERV. PORCH WITH GARAGE BENEATH (WEST)

10'8"

PRESENT DRIVEWAY

25'3"

10  
8 PORCH 11

14'3"

SIDEWALK

92.5'

SUMMIT AVENUE

Distance to nearest house this side, 10 ft. (Mr. Henry Hart)

To nearest house this side, 101 ft. (Mr. John White)

EDGE OF ROAD

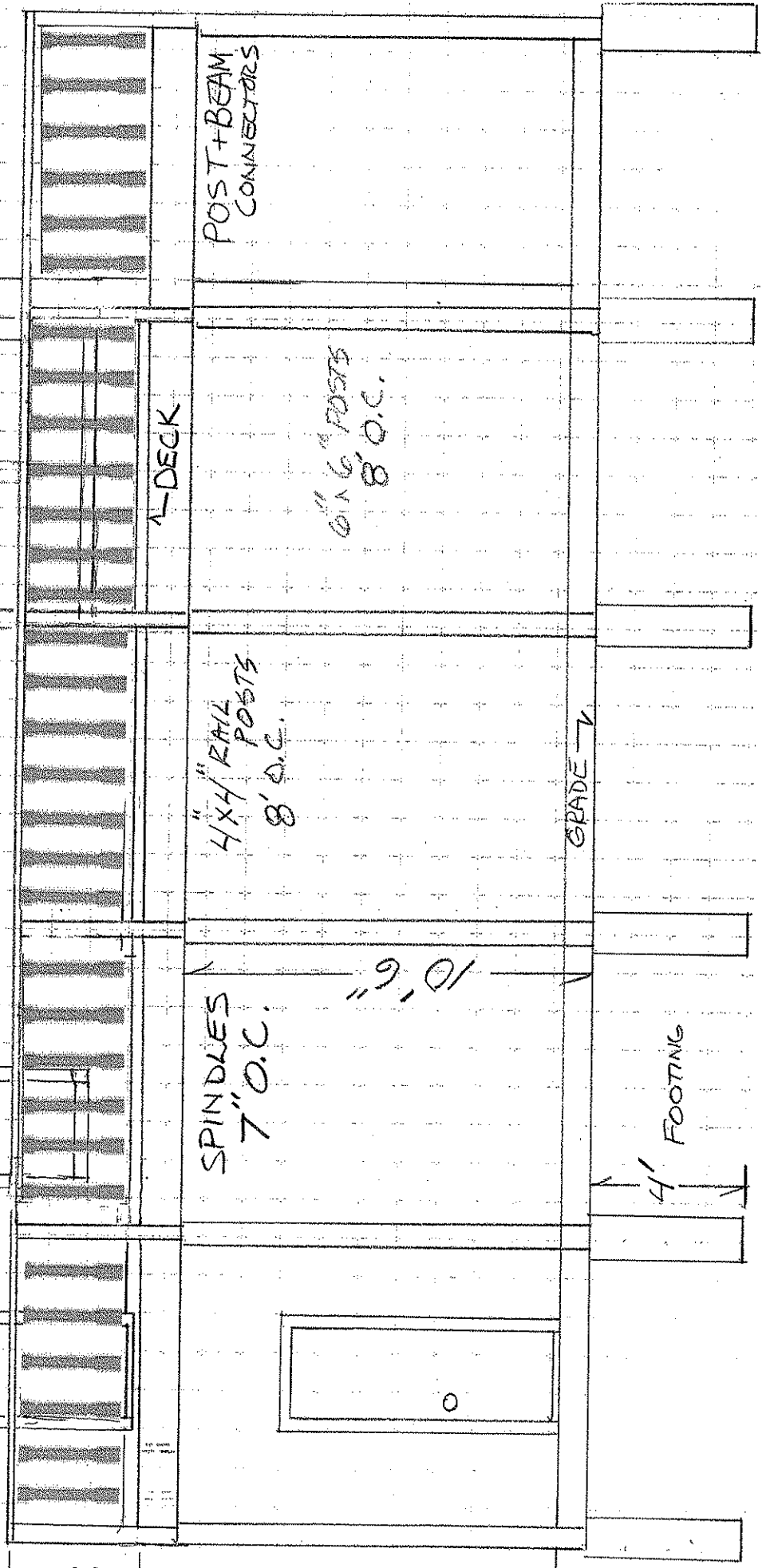
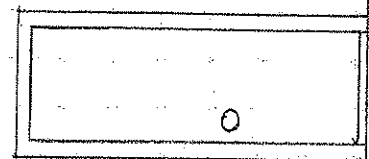
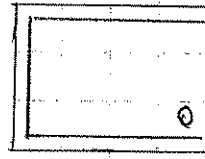
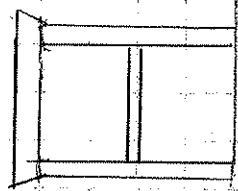
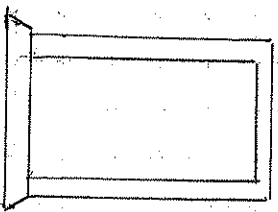
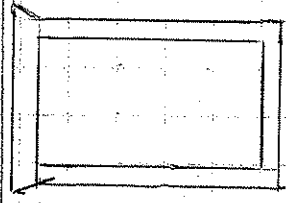
12' → 16'6"

CENTER STREET

WEST

HIP ROOF

1/4" = 1'



SPINDLES  
7" O.C.

4x4" RAIL  
POSTS  
8' O.C.

2x6" POSTS  
8' O.C.

POST+BEAM  
CONNECTORS

DECK

GRADE

4" FOOTING

36"