

Madison Landmarks Commission

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

Address: 1819 Van Hise Ave.
Date: May 24, 2010 Landmarks Commission Meeting
Form prepared by: R. Cnare and W. Fruhling

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)

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>X</u>	No	<u> </u>	5.	Restoration.
Yes	<u>X</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>X</u>	No	<u> </u>	9.	Roof shape.
Yes	<u>X</u>	No	<u> </u>	10.	Roof material.
Yes	<u>n.a.</u>	No	<u> </u>	11.	Parking lots.

University Heights Historic District Criteria citations:

33.19(12)(d)4. Repairs. Materials used in exterior repairs shall duplicate the original building materials in texture and appearance, unless the Landmarks Commission approves duplication of the existing building materials where the existing building materials differ from the original. Repairs using materials that exactly duplicate the original in composition are encouraged.

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.

Explanation:

The owners propose to demolish the existing rear porch, and replace it with a new screened in porch, with new stair access and railings.

The existing porch and rear façade are in poor condition, and previous owners had closed off a second story door and patched the opening with plywood.

The new proposal will repair the rear façade, match the existing stucco, remove the added roof over the existing stairs, and generally create a more unified back porch design.

Staff recommends approval.

Respectfully submitted,
Rebecca Cnare and Bill Fruhling

Photo of the front of the house:

