

## 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: 1805 Van Hise Avenue  
Date: February 17, 2009  
Form Prepared By: Rebecca Cnare & Bill 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 small one-story addition to the back of the house to enlarge the kitchen and create a more stable back entryway and steps. In addition, they wish to enclose the basement area that is currently under the back sunroom to create additional heated living space. All work will match existing materials and details.

The criteria for additions and exterior elevation not visible from the street in the University Heights Historic District (Sec. 33.19(12)(d)8 read as follows:

**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.

After reviewing the proposal against the criteria described above, staff recommends that the Landmarks Commission approve the issuance of a Certificate of Appropriateness.

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