Madison Landmarks Commission

Third Lake Ridge Historic District
Criteria for the review of alterations
Parcels zoned Residential

Address:	1328 Rutledge Street
Date:	April 9, 2008
Form prepared by:	K. H. Rankin K H R AM

Does the project meet the following guideline criteria?
(For the complete text of the criteria, please see Madison General Ordinances Sec. 33.01(11)(i), available on the web at www.cityofmadison.com)

Yes	X	No		1.	Height.
Yes	X	No		2.	Rhythm of solids and voids in street facade(s).
Yes	?	No		3.	Materials in street facade(s).
Yes	?	No		4.	Roof design.
Yes	X	No		5.	Surface material, pattern and texture.
Yes	n.a.	No		6.	Rhythm of building masses and spaces.
Yes	X	No		7.	Landscape plan.
				8.	Retain proportion of door and window sizes in street facade(s).

Explanation:

The owner has to replace her entire roof structure due to a lack of structural integrity in the current roof. While she does this, she is proposing to add habitable space in the attic. There are several things we should discuss with her at the meeting:

1. The new windows should be double-hung or single-hung and be trimmed with brickmolds.

2. The design and material of the rear rescue platform is not shown. We should make sure that it has vertical balusters. I recommend having her submit a final design to me for approval.

3. We need to know the design for the rear door. I recommend a full view door, with the final design to be submitted to me for approval.

4. We need to make sure that the siding is compatible with the neighborhood.

5. We need to determine the roofing material.

6. The inspection unit says that the jump basket is not sufficient to meet the code for a second exit. If she decides to proceed with this plan, she will need a building variance. It appears that it would be difficult design-wise to add the required staircase.

X Please see continuation sheet

7. We should make sure that there are not other changes proposed.

I will try to contact the owner prior to the meeting to discuss these concerns. Provided that the issues above can be resolved, I recommend approval.