

## 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: 2122 Van Hise  
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>?</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>?</u>	No	<u>          </u>	7.	Additions visible from the street and alterations to street façades.
Yes	<u>n/a</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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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 (excerpt) Additions visible from the Street and Alterations to Street Facades.** ...alterations to street facades shall be compatible with the existing building in architectural design, scale, color, texture, proportions of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations and additions shall duplicate in texture and appearance, and architectural details used therein shall duplicate in design, the materials and details used in the original construction of the existing building, or of other buildings in University Heights of similar materials, age and architectural style, unless the Landmarks Commission approves duplication of the texture and appearance of materials and design of architectural details used in the existing building where the existing materials and architectural details differ from the original. Additions and exterior alterations that exactly duplicate the original materials in composition are encouraged. Additions or exterior alterations that destroy significant architectural features are prohibited. ...

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X Please see continuation sheet

Explanation:

1. Leaded windows (3 total sets)

Two of the window sets are double sash casements that have ten leaded divided lights. One set of the leaded windows is a transom over a double sash plain glass window. The proposed windows will have applied lead strips on the inside of the window. The applicant will bring a sample of the applied lead to the Commission meeting for the Commission to consider

Staff is concerned about the removal of the true leaded glass windows, which are a significant architectural feature of the house. Generally staff supports the repair and restoration of leaded glass windows in all historic districts. However, if the Commission is comfortable that the sample shown at the meeting is a suitable alternative, and meets the ordinance citations on the previous page, staff recommends that the lead strips also be applied to the exterior to present a more authentic appearance.

2. Casement Windows (with no lead)

Two of the window sets are kitchen casements: a double sash and a single sash around the corner from each other. They are all a 6-over-1 pattern.

Staff recommends that these windows be replaced with either 6-over-1 true divided lights, or with simulated divided lights that include both interior and exterior applied muntins to match the original pattern.

Respectfully Submitted,  
Rebecca Cnare and Bill Fruhling  
May 21, 2009