



2020 Chadbourne Avenue  
Certificate of Appropriateness  
April 3, 2024

# Proposed Work

- Demolish existing garage
- Construct new garage
- Construct two additions to the principal structure
- Replace windows and door
- Replace failing stucco cladding
- Replace existing gutters
- Replace existing slate roof with materials in-kind
- Site work: replace driveway and remove existing patio and basketball backstop fence



# History of Property

- Constructed 1914
- UW Pathology professor, Charles Bunting
- Stucco building featuring corbels at the roofline, shuttered windows, and distinctive arched windows interspersed with more typical paired double-hung windows

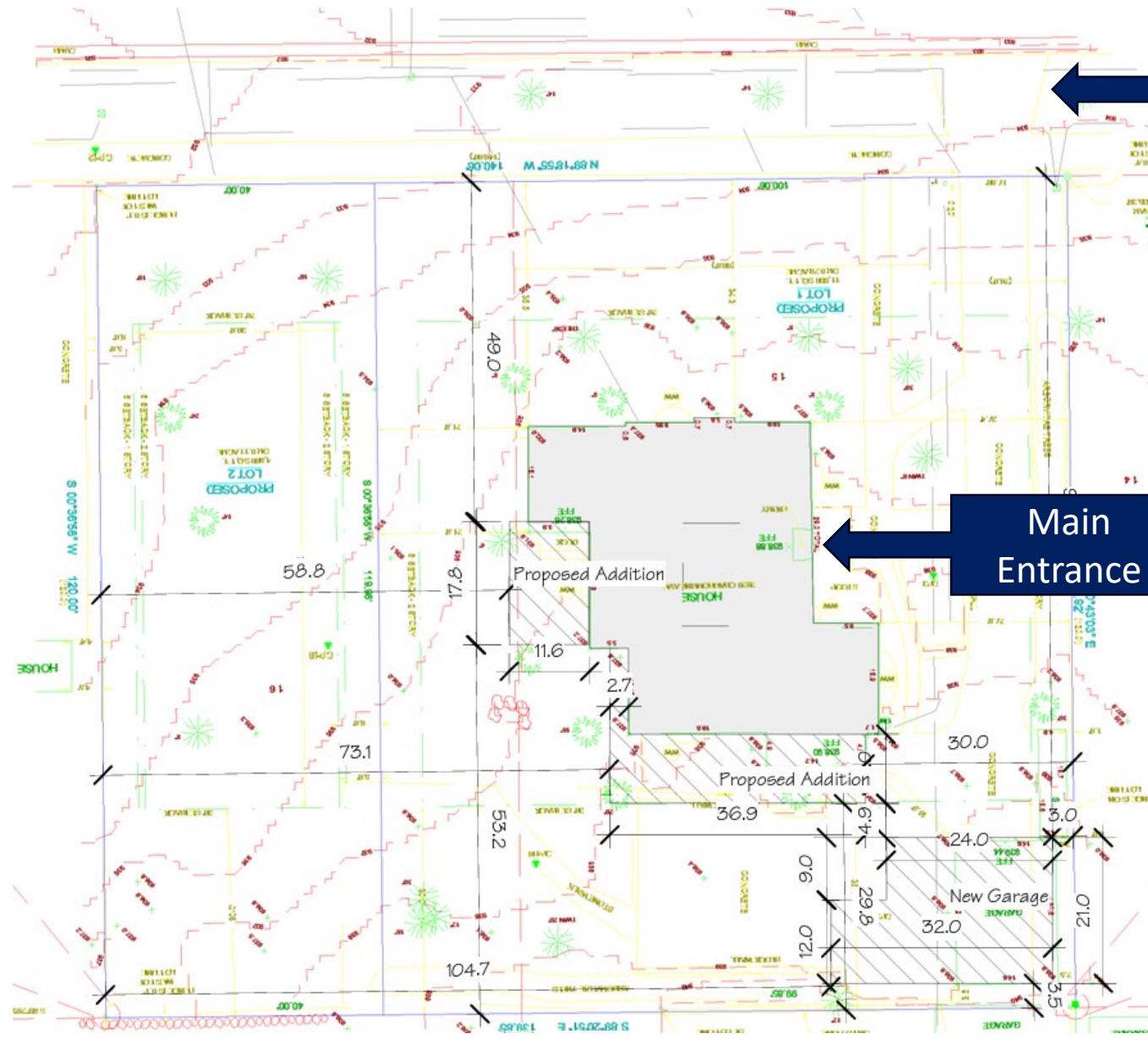




1928 Photo, WHS







Chadbourne

Main Entrance





① 3D View 1



② 3D View 2



④ 3D View 4



③ 3D View 3



⑤ 3D View 5





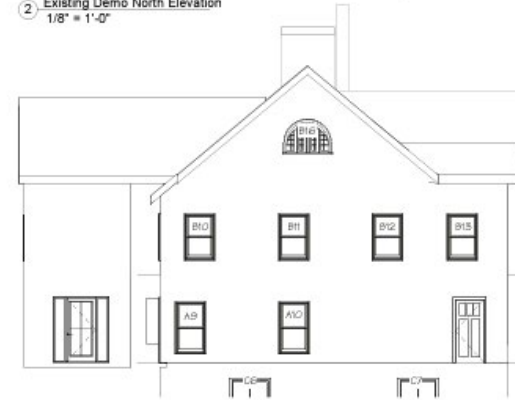
③ Existing East Elevation  
1/8" = 1'-0"



② Existing Demo North Elevation  
1/8" = 1'-0"



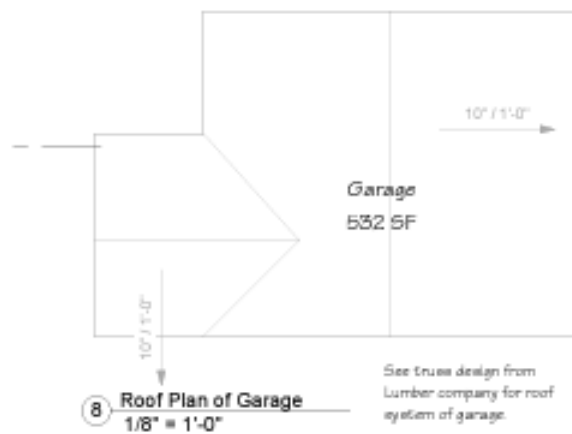
① Proposed East Elevation  
1/8" = 1'-0"



④ Proposed North Elevation  
1/8" = 1'-0"

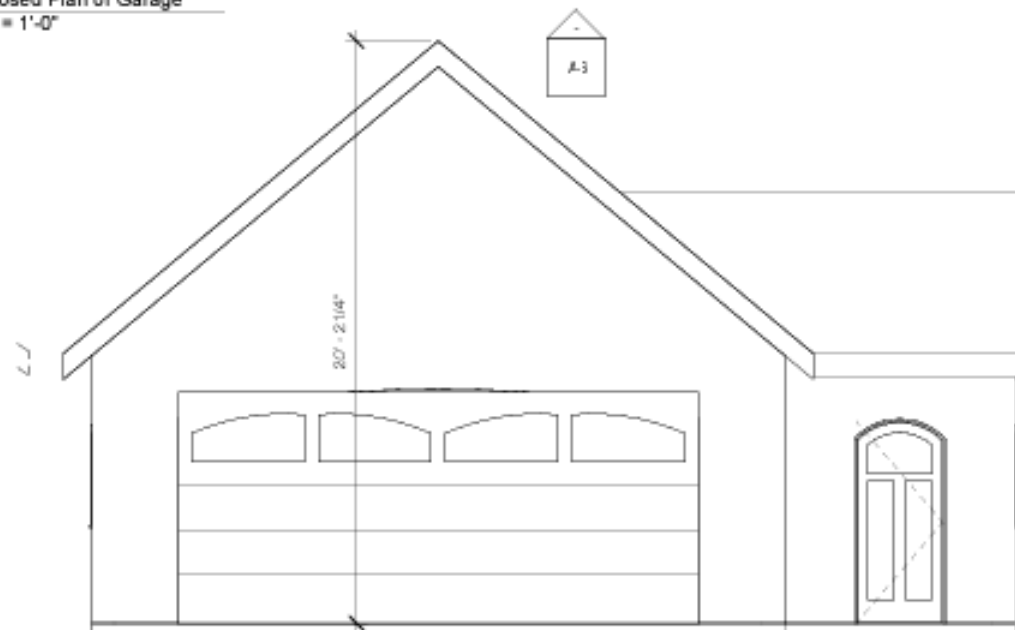


⑤ Proposed Plan of Garage  
1/4" = 1'-0"



See truss design from  
Lumber company for roof  
system of garage.

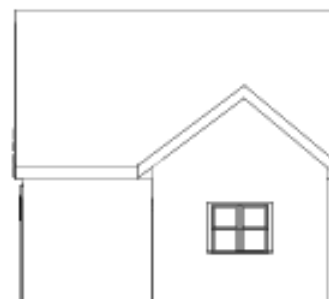
③ Garage South Elevation  
1/4" = 1'-0"



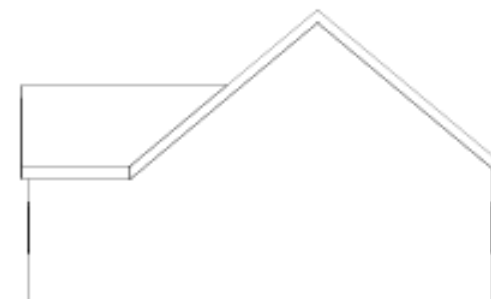
④ Garage West Elevation  
1/8" = 1'-0"



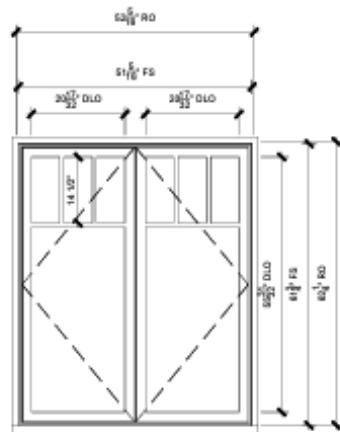
① Garage East Elevation  
1/8" = 1'-0"



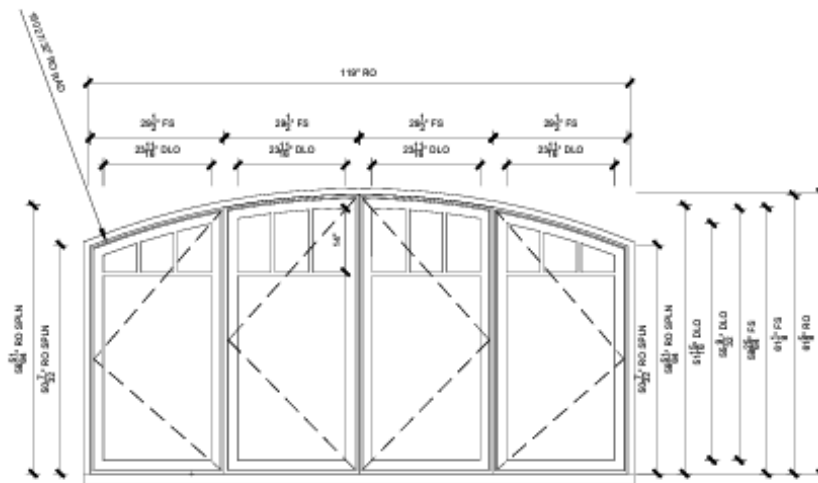
② Garage North Elevation  
1/8" = 1'-0"



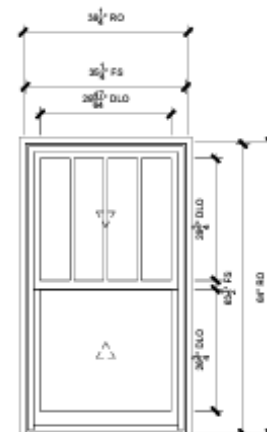




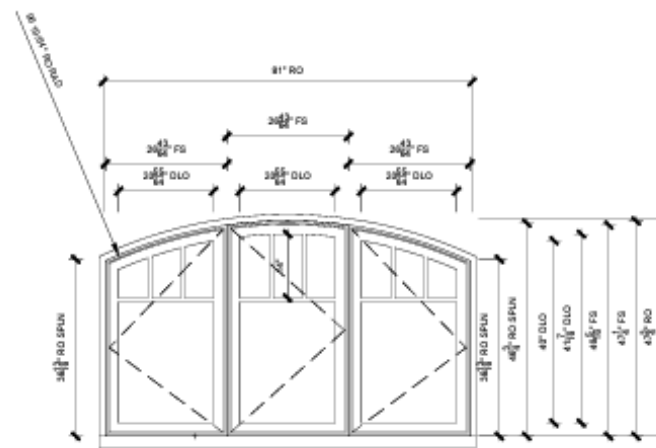
**LIVING RM A1-A3**  
SCALE: 3/4\"/>



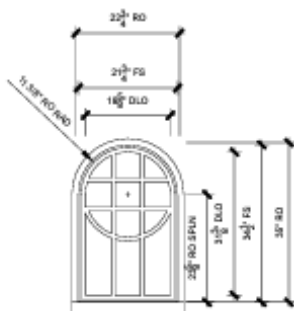
**SUNROOM A5, A6, A7**  
SCALE: 3/4\"/>



**FORMAL DINING A9, A10**  
SCALE: 3/4\"/>

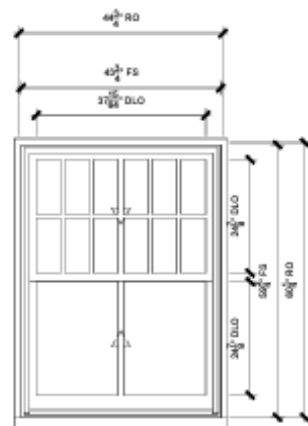


**KITCHEN A11**  
SCALE: 3/4\"/>

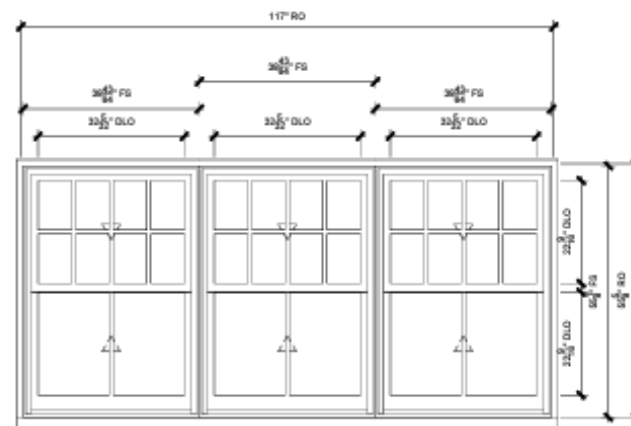


**POWDER A12**  
SCALE: 3/4\"/>

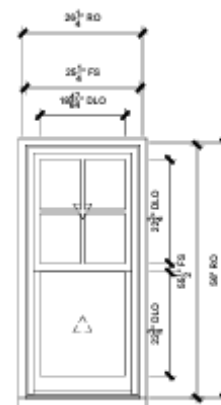
LITE CUT IS SUBJECT TO MARVIN  
FACTORY APPROVAL



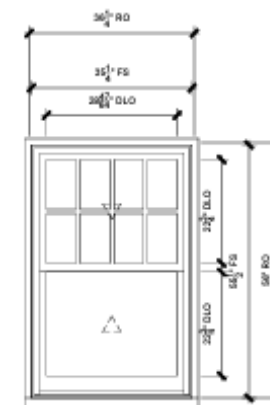
**BEDROOMS B2-B4**  
SCALE: 3/4\"/>



**GUEST BEDROOM**  
SCALE: 3/4\"/>



**LAUNDRY B7**  
SCALE: 3/4\"/>



**PRIMARY BED B8-B13**  
SCALE: 3/4\"/>



# Applicable Standards

**41.18(2) STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS - Demolitions**

**41.25 STANDARDS FOR ALTERATIONS**

**41.26 STANDARDS FOR ADDITIONS**

**41.27 STANDARDS FOR NEW STRUCTURES**



# Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the project with the following conditions:

- ~~1. The historic windows will retain their shutters and new window openings will replicate the shutter configurations found on the principal structure.~~
2. Final gutter specifications and locations to be approved administratively by staff.
3. Any exterior lighting or mechanicals proposed as part of this project scope will need a Certificate of Appropriateness.

