

Madison Landmarks Commission

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

Address: 2137 Chadbourne Avenue
 Date: July 6, 2009
 Form Prepared By: R. Cnare and B. 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> 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> X </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.

Explanation:

The owners of this bungalow style residence wish to build a corner dormer to provide enough headroom for a stairway into a proposed finished attic space. IN order to mekt eh attic space have additional light and meet egress codes, the owners also wish remove an existing leaded glass window and replace with a larger true divided light leaded glass window on the Chadbourne Ave front facade of the house, and add three new flat skylights to the roof for additional daylight into the attic. Specifics of the proposal are as follows:

#1: Dormer:

Sections 33.19(12)(d)7 Additions Visible from the Street, and 33.19(12)d(9) Roof Shape, provide language that allow such a dormers providing that it duplicates the materials and style of the existing house, and that the design of the dormer is in a location and of a shape that are found on buildings of the same vintage and style within the district.

The dormer will be visible from the Allen Street facade. While there are other examples of corner dormers in the neighborhood, they seem to be non-street-facing, but are often larger and are made of contrasting/inferior materials than the main house. Since the owners are going to match the materials, and the dormer is of a small size, staff would consider the approval of this dormer as appropriate.

 X Please see continuation sheet

#2: Leaded Glass Egress Window:

The applicant submitted an addendum to their original packet (located at the back of their submittal) that describes the replacement attic window in more detail.

The applicant wishes to replace a small leaded glass attic window on the front of the house with a larger window to provide for egress from the finished attic space. The applicant proposes to replace this window with a larger window. The larger window will also be made of a true divided leaded glass. Staff can recommend approval of the window as long as the replacement is a true divided leaded glass that matches the style of the existing windows.

#3: Low profile Skylights:

Past actions from the Landmarks Commission have allowed the addition of skylights to homes within the University Heights Historic District provided that they are not a bubble type window, and are instead built with a low profile parallel to the roofline. Staff recommends approval of the skylights.

Staff recommends approval of the request subject to the following conditions:

1. The materials of the new dormer to match the existing house.
2. The replacement leaded glass attic window on the front facade shall match the design of the existing attic window (or rear attic window), and be a true divided light window.
3. The skylights are to be low profile and parallel to the roofline.

Respectfully submitted,
Rebecca Cnare
July 6, 2009