

Memo to the Landmarks Commission
Date: January 21, 2009
From: Rebecca Cnare and Bill Fruhling
City of Madison Planning Division

Re: **207 North Spooner Street, University Heights Historic District** - presentation on potential variance request to reconstruct the roof structure to provide additional living space.

The owner requested an informational appearance before the Landmarks Commission to discuss a proposed reconstructed roof design before beginning the process to officially seek a variance and Certificate of Appropriateness.

The proposal will increase the height of the house by approximately 7'6". The owner states that the house will remain under the maximum height of 35 ft as required by the R2 Zoning district.

Below are the relevant sections of Madison City Ordinance 33.19(12) University Heights Historic District – (d) Criteria for the Review of Additions, Exterior Alterations and Repairs in R2 and R4A Zoning District

1. Height. All additions shall be no higher than the existing building; however, if the existing building is already a nonconforming one, no addition shall be made thereto except in accordance with Section 28.05(3)(c) of the Madison General Ordinances. Roof additions resulting in an increased building volume are prohibited unless they meet the standards in Section 33.01(12)(d)7. and are permitted under Chapter 28 of the Madison General Ordinances, or approved as a variance pursuant to Sections 28.08(2)(e) and 28.12(8)(d) or approved as a conditional use or as part of a planned residential development in accordance with Section 28.085(e).

7. Additions Visible from the Street and Alterations to Street Facades. Additions visible from the street, including additions to the top of buildings or structures, and alterations to street facades shall be compatible with the existing building in architectural design, scale, color, texture, proportion 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 the design of architectural details used in the existing building where the existing building 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. Side additions shall not detract from the design composition of the original facade.

9. Roof Shape. The roof shape of the front of a building or structure shall not be altered except to restore it to the original documentable appearance or to add a dormer or dormers in a location and shape compatible with the architectural design of the building and similar in location and shape to original dormers on buildings of the same vintage and style within the district. Alterations of the roof shape of the sides or back of a building or structure shall be visually compatible with the architectural design of the existing building.