



**Project Name/Address:** 2027 Chadbourne Avenue

**Application Type:** PUBLIC HEARING  
Certificate of Appropriateness for construction of new addition and garage

**Legistar File ID #** [35571](#)

**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division

## Summary

**Project Applicant/Contact:** Jim Glueck

**Requested Action:** The Applicant is requesting a Certificate of Appropriateness for the removal of the existing rear enclosed porch and the construction of a new addition and a separate Certificate of Appropriateness for the construction of a new detached garage in the University Heights Historic District.

## Background Information

**Parcel Location:** The subject site is located in the University Heights Historic District.

### Relevant Landmarks Ordinance Sections:

Sec. 33.19(12)(d)7. Additions and Exterior Alterations Not Visible from the Street. Additions and exterior alterations that are not visible from any streets contiguous to the lot lines upon which the building or structure is located will be approved by the Landmarks Commission if their design is compatible with the scale of the existing building and, further, if the materials used are compatible with the existing materials in texture, color and architectural details. Additions and alterations shall harmonize with the architectural design of the building rather than contrast with it.

33.19 (12)(f)2. Accessory Buildings. Accessory buildings, as defined in Section 28.211 of the Madison General Ordinances, shall be compatible with the design of the existing buildings on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. No accessory building shall be erected in any yard except a rear yard. Exterior wall materials shall be the same as those for construction of new principal buildings as set forth in Section 33.01(12)(f)1.c.\*

\*Section 33.01(12)(f)1.c is not correct. The correct section is 33.19(12)(f)1.b.

33.19(12)(f)1.b. Materials. Materials for the exterior walls of new buildings and structures shall be the same as or similar to materials prevalent in the University Heights Historic District. Permitted materials include brick, narrow gauge horizontal clapboards four or less inches in exposed width, stone, stucco, smooth shingles or combinations of the above provided the combinations occur in a manner and location similar to the materials on existing buildings in University Heights (e.g., brick on first floor with clapboard on second floor). Other materials, such as aluminum or vinyl must be visually compatible with buildings in the visually related area. The following materials are prohibited: concrete block, asbestos, wide clapboards over four inches in exposed width, diagonal boards, vertical boards, rough sawn wood, rough split shingles, shakes.

## Analysis and Conclusion

The rear addition does not seem to be visible from the street. The design of the proposed addition is compatible with the scale of the existing building. The proposed “stucco” material is visually compatible with the existing adjacent stucco in texture, color and architectural detail. Other architectural details of the proposed addition including window types and window configurations are also compatible.

The overall design of the proposed addition (simple form, roof form, door style) harmonizes with the existing architectural design of the building.

The design of the proposed garage is compatible with the design of the existing building in its simple shape and hipped roof. The proposed garage will have similar materials and treatments to those of the principal building including the use of stucco, wood banding, simple box eaves, and appropriately styled doors. The garage does not have windows which would make it more compatible to the principal building and to other garages in the context of the University Heights Historic District.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the construction of the addition may be met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. The applicant shall confirm that the “stucco” infill of the two door locations on the rear elevation shall have a seamless appearance with the surrounding stucco surfaces so that the texture, aggregate size, and color are matched.
2. The applicant shall confirm that double window will have the same head height and sill height as the adjacent triple window. The drawing seems to show a slightly lower head height on the double window.
3. The applicant shall describe the location and appearance of gutters and downspouts.

Staff believes that the standards for granting a Certificate of Appropriateness for the construction of the garage are met and recommends approval by the Landmarks Commission with the following possible condition of approval:

1. The Landmarks Commission shall discuss the lack of windows on the garage and determine if windows should be included in the design.