

Madison Landmarks Commission

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

Address: 1716 Hoyt Street
Date: March 17, 2009
Form Prepared By: Rebecca Cnare and Bill 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> X </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> n.a. </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 are seeking a Certificate of Appropriateness to add a side-facing dormer to create a new bathroom. The house is a clapboard vernacular craftsman style residence erected in 1910.

All materials are proposed to match existing. The new window will be a 6-over-1 configuration and is slightly narrower than the 8-over-1 windows in the existing dormers. The new dormer is set back from the centerline of the house due to the location of the existing chimney.

While the proposed dormer matches materials and styling of the existing house, the fascia board appears to be a bit higher than the existing fascia line. The new dormer also matches the height of the top of the roofline, rather than the top of the existing dormer. While these slight variations are noticeable in the drawings, they may not be noticeable on the house due to the angle of the roof and the location of the chimney between the two dormers.

After reviewing the proposal against the Criteria of the University Heights Historic District, staff believes that the proposed dormer meets the criteria for roof shape as outlined in Sec33.19(12)(d), and the materials and design are in keeping with the style of the existing house. Staff recommends that the Landmarks Commission approve the Certificate of Appropriateness with the condition that the new dormer window be an 8-over-1 configuration, and matches the dimensions of the windows in the existing dormers