



Historic Preservation Commission
COA Application Staff Report

Meeting Date: April 13, 2021

APPLICATION INFORMATION

ADDRESS: 510 Foster Street

APPLICANT: Ann-Marie Walsh

BRIEF DESCRIPTION: change to approved rear alterations

APPLICABLE GUIDELINES:

A. *Madison Design Criteria* - Additions

B. *Madison Preservation Manual p. 94-95* - Additions to Historic Buildings in Traditionally Residential Neighborhoods

C. *Madison Design Criteria* - Standards & Guidelines - especially #9

STAFF COMMENTS:

Analysis:

Although the rear gable is further obscured with the continuation of the shed dormer to the right side of the house, its form is maintained by its ridgeline, portions of its down slopes, and the eave on the right elevation.

The change in roof form of the two story porch/stair allows the shed dormers to split which is necessary to preserve the gable. It also takes some of the mass out of the shed dormer

The windows are appropriate for an addition. **(confirm as wood and SDL)**

Attached are remarks with respect to the presentation provided with the application. While not necessary for the above analysis, it is necessary so that certain misconceptions and inaccuracies do not enter the record unchallenged.

Recommendation: Approval recommended with window elements confirmed.

PROJECT DESCRIPTION: 510 Foster Street

The applicant proposes extending the previously approved shed dormer to be the full width of the house.

The roof of the two-story porch/stair is changed to a gable removing the extension over the stair. The shed roof of the left most portion of the dormer now terminates at the plane of the back wall of the house.

Windows. There will be six light windows in either shed dormer end. The right side dormer will have paired six light windows on the rear elevation. The previously approved rear window is now a 6/6, dhs window.

The deck at the swim spa now surrounds three sides.

COMMISSIONER WORK SHEET

Setback:

Front Yard _____
Side Yard _____
Rear Yard _____

Materials:

Roofing _____
Siding _____
Windows _____
Doors _____
Lighting _____
Foundation _____
Porches _____
Decking _____
Steps _____
Ornament _____

Hardscape (size, design, placement, materials):

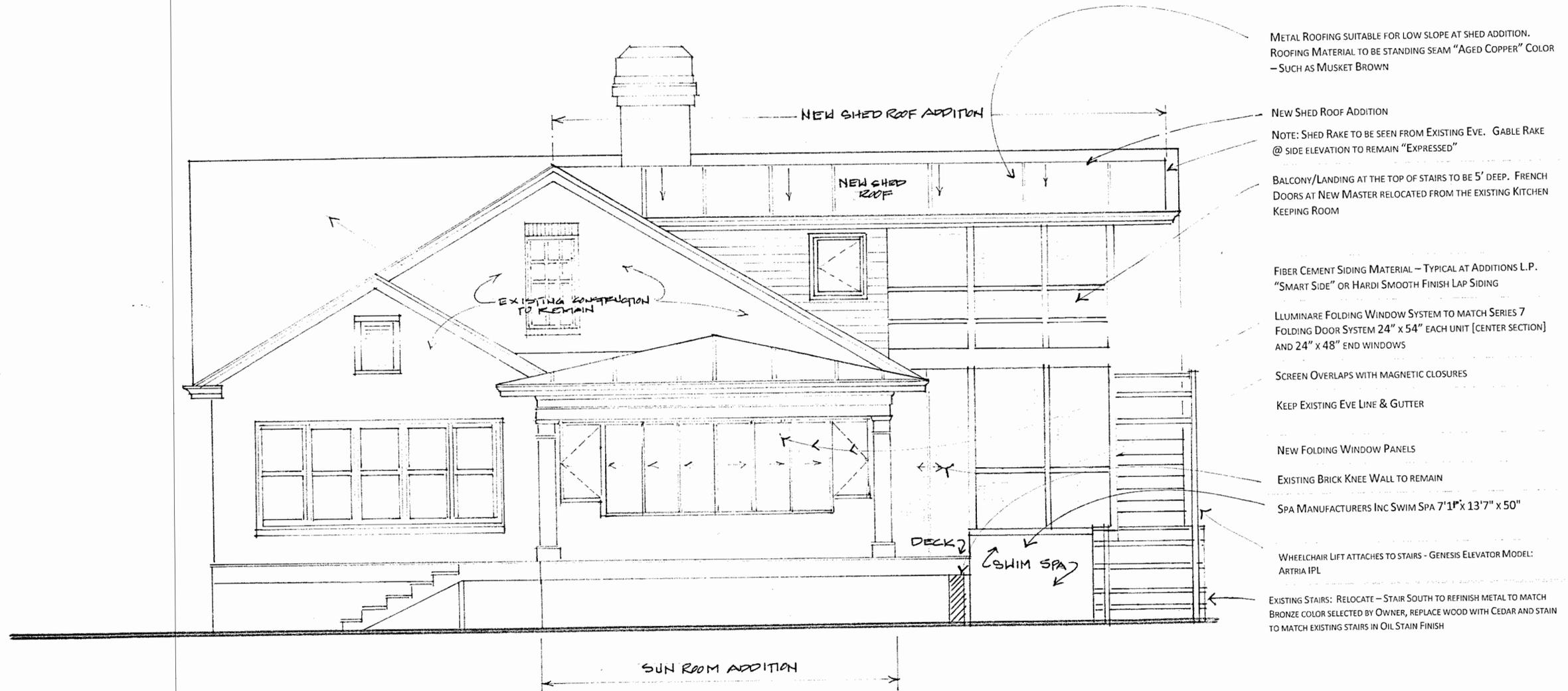
Walks _____
Drives _____
Fencing _____
Lighting _____

Notes:

I move to [approve, approve w/ conditions, or deny] the application dated 4/13/2021 for [state proposed, either all or part] at 510 Foster Street [as submitted or with the following conditions agreed to by the applicant:

I find [compliance or noncompliance] with the following guidelines: [refer to guidelines referenced in staff report or any that came up in discussion] and [state the following only if applicable] the following circumstances unique to the property: [unique features allowing the decision].

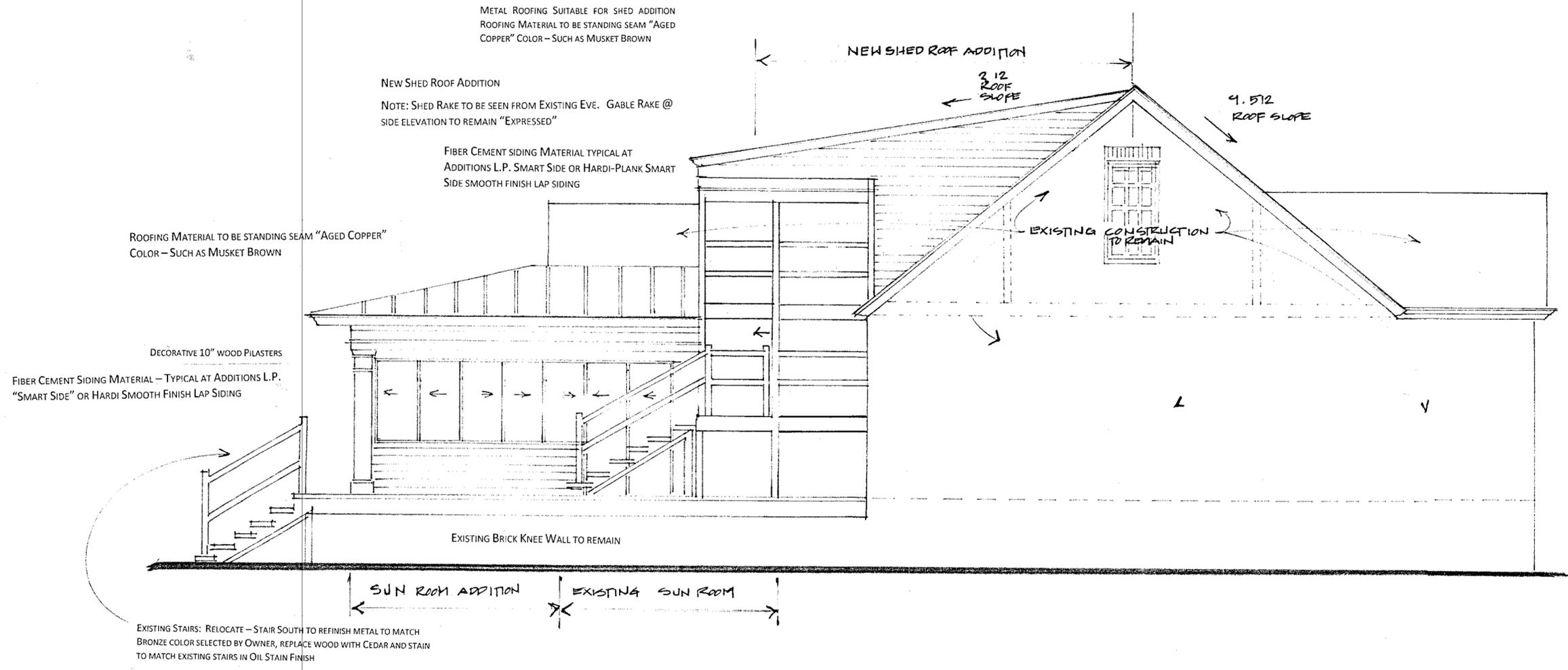
Previously approved rear elevation for comparison



1 SOUTH (REAR) ELEVATION
A2.1 1/4" = 1'-0"

SOUTH (REAR) ELEVATION		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: AMGW
DATE: 7.17.20		REVISED:
WALSH RESIDENCE - 510 FOSTER ST.		
	DRAWING NUMBER	1A2.1

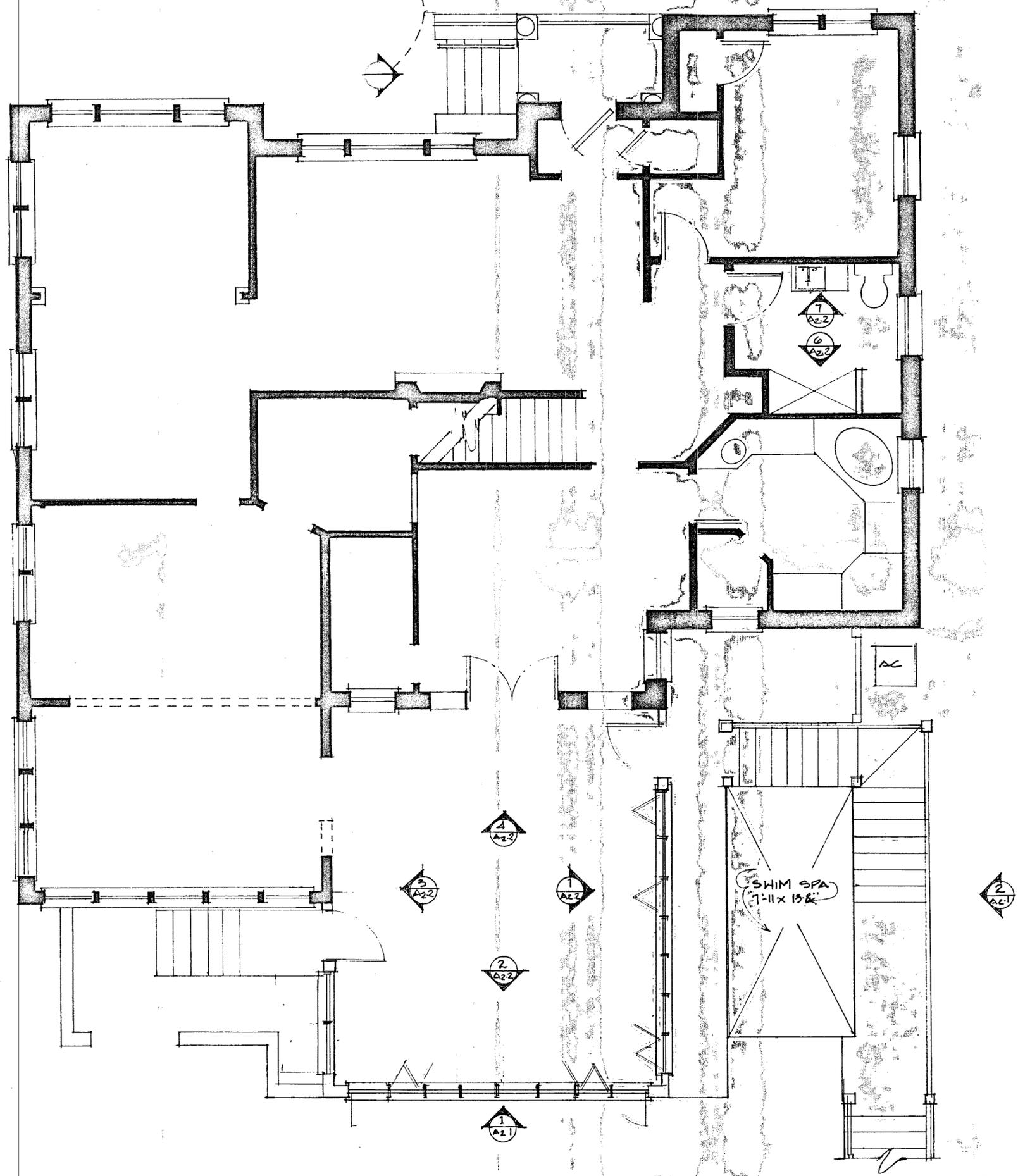
Previously approved left elevation for comparison



2 EAST (SIDE) ELEVATION
A2.1 1/4" = 1'-0"

EAST ELEVATION		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY AMGN
DATE: 7/17/20		REVISED
WALSH RESIDENCE - 510 FOSTER ST.		
		DRAWING NUMBER 2A2.1

Previously approved footprint for comparison



RENOV. PLAN @ FIRST FLOOR		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY AMGW
DATE: 7.20.20		REVISED
WALSH RESIDENCE - 510 FOSTER ST.		
KEY PLAN		DRAWING NUMBER A1.5

Notes on presentation included with application for 510 Foster Street, 4/13/2021 meeting.

This house was constructed for J. C. Spears in 1949. Using the Georgia State Historic Preservation nomenclature, this is an American Small House with elements of Colonial Revival.

The claim that the predominance of Historic Preservation decisions in Madison have been made regarding nineteenth century homes is presented without evidence and most likely untrue given the broad spectrum construction dates within the historic district. Take the ages of the properties at the current meeting as an example: two nineteenth century, three mid-twentieth century, one new construction. Nonetheless, preservation of material and design to the extent possible is the goal for any historic structure, no matter the era of construction. When new elements are introduced, the Secretary of the Interior's Standard #9 for Rehabilitation of Historic Properties is followed: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

It is stated that the primary focus of Historic Preservation in neighborhoods is to preserve the front view from the street close to the original. First, the HPC seeks to preserve historic design and materials which are often of a later date than the original. Secondly, while review is most rigorous on primary elevations and is increasingly flexible for secondary and tertiary elevations, it is a misconception that somehow rear elevations are sacrificial.

The word *precedent* is noted. The HPC does rely on precedent to a great extent in order to maintain consistent decisions. However, acknowledging that the field of historic preservation, both locally, nationally, and internationally is ever progressing, previous decisions are not slavishly adhered to as accepted preservation practice and community goals evolve. Elsewise, Madison would still be approving vinyl siding for historic buildings.

310 E. Washington Street – This example was constructed prior to the designation of the district and therefore cannot serve as precedent. Nonetheless, it is highlighted in the *Manual* as a potential model for an addition. Rightly so, as it does not destroy earlier additions, uses traditional form, yet is discernable through use of modern materials.

268 Pine Street – This was approved by the HPC in 1999 and 22 years later remains a good example. As with the above example, it does not destroy earlier additions or dormers, uses traditional form, yet is discernable through use of modern materials.

351 Pine Street – None of the additions visible in the photo were reviewed by the HPC. Most of these appear to be historic and would receive protection by the ordinance – even though on the rear. These additions serve as good examples.

288 E. Washington – “Little/none of original elements remain.” This statement shows a lack of knowledge of the history of this addition. In fact, the construction of this addition uncovered and preserved a great deal of *historic* elements. Non-historic and insensitive additions and alterations were removed, and the addition designed to have a sensitive scale and retained the siding, corner boards, most of the frieze boards (all previously covered by non-historic additions and aluminum siding), as well as a large portion of the rear roof slope. Compare before and after:

