



Historic Preservation Commission
COA Application Staff Report

Meeting Date: May 11, 2021

APPLICATION INFORMATION

ADDRESS: 801 College Drive

APPLICANT: Mike Torino

BRIEF DESCRIPTION: construction of a primary structure (conceptual review)

APPLICABLE GUIDELINES:

House & Garage

A. *Madison Design Criteria* - New Construction

B. *Madison Preservation Manual p. 91-93* - New Buildings in Traditionally Residential Areas

C. *Madison Design Criteria* - Garages

D. *Madison Preservation Manual p. 100* - New Garages and other Secondary Buildings for Non-Historic Properties Areas

Drive & Walks

A. *Madison Design Criteria* - Pavement - Driveways/Parking/Walkways

B. *Madison Preservation Manual p. 110* - Driveways

C. *Madison Preservation Manual p. 101 - 102* - New Walkways

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STAFF COMMENTS:

As a conceptual review staff will note areas of concern, in need of discussion, possible alternatives, and additional items required for final review. NOTE: THIS IS A PRECONDITION FOR A COMPLETE COA APPLICATION OF PRIMARY NEW CONSTRUCTION. THEREFORE, IS NOT A COA APPLICATION.

The form and elements are not very traditional. The overall impression of the house is coastal. The garage would need to move to the rear - the site plan shows the garage moved to the left rear. The width of the house is out of scale with the character of the neighborhood and may not be able to achieve minimum side setbacks. The front setback is 60' the minimum for R-2. The commission should discuss whether this should be shallower. The foundation should be either stucco, thin brick, or full brick with the floor joist cantilevered beyond the slab so that the foundation is in the same plane as the siding.

Final application should include:

All four elevations of the house and garage.

To scale site plan.

Specify muntin design of windows. (SDL)

Complete exterior materials list including paving materials.

All exterior lighting.

PROJECT DESCRIPTION: 801 College Drive

The applicant proposes constructing a one-story house with no historic antecedents except possibly Ranch houses. Overall footprint is 73'-6" x 64'-4". The height is 27'. The roof is side gabled with a lower gable on the left side and cross gables. There is a shed dormer centered over the entrance. There is a partial width, shed roof front porch, an integrated rear corner porch, and a gabled rear porch.

A drive leads straight along the left side to an optional attached rear garage or parking area.

Additional images are attached.

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 5/11/2021 for [state proposed, either all or part] at 801 College Drive [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].