



**Historic Preservation Commission
COA Application Staff Report**

Meeting Date: February 8, 2022

APPLICATION INFORMATION

ADDRESS: 560 Fourth Street

APPLICANT: Michael Raymond

BRIEF DESCRIPTION: construction of a garage, construction of a side porch

APPLICABLE GUIDELINES:

Garage, Drive, & Walk

A. *Madison Design Criteria* - Garages

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

C. *Madison Design Criteria* - Pavement - Driveways

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

Stoop

A. *Madison Design Criteria* - New Construction

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

STAFF COMMENTS:

Analysis:

Garage: Appears to meet the guidelines for placement, height, form, materials, and details.

Paving: Appears to meet the guidelines for placement, design, and material. There is some concern about the amount of paving concentrated in a limited area. The commission may wish to discuss a narrowing of the drive.

The turnabout should be screened with evergreen vegetation as it is likely that from time to time it will be used as parking.

Stoop: Appears to meet the guidelines.

Recommendation: Approval recommended with discussion of drive width and the condition that the turnabout is screened with evergreen shrubbery with a mature height at least 3' reached within three years.

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PROJECT DESCRIPTION: 560 Fourth Street

The applicant proposes the construction of a 24'x 22" hipped roof 2-car garage with a height of 18'.

Materials: roofing - composite shingles or metal (**confirm color**); siding - smooth fiber-cement lap board with a 6" exposure; foundation - slab on grade. The front elevation has two garage door openings (applicant seeks staff approval of final design). No other openings with an option for two windows on each side elevation to match the house.

An 18' wide drive, which widens in front of the garage, runs directly from Fourth Street to the garage. There is a turnabout on the right side of the drive. A 5' wide walk connects the turnabout to the side entrance of the house. All elements are concrete.

Also proposed is a 6'x 6' stoop on the left side of the house. The stoop will have a gabled roof supported by wood boxed columns. (**confirm material of steps**)

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 2/8/2022 for [state proposed, either all or part] at 560 Fourth 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].