



**Historic Preservation Commission
COA Application Staff Report**

Meeting Date: May 10, 2022

APPLICATION INFORMATION

ADDRESS: 342 Plum Street

APPLICANT: Melissa Klein

BRIEF DESCRIPTION: 1) alteration of an opening; 2) addition of a walk; 3) construction of a ramp

APPLICABLE GUIDELINES:

Opening

A. *Madison Design Criteria* - New Construction

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

Walk

A. *Madison Design Criteria* - Pavement: Parking, Driveways, Walkways

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

Ramp

A. *Madison Design Criteria* - Special Properties: Preservation Pointers

B. *Madison Preservation Manual p. 125* - Porch repairs and changes

STAFF COMMENTS:

Analysis:

This house is non-historic. Therefore the window pattern on the side elevation is not protected and any change would need to conform to New Construction guidelines. Both the door and the bracketed shed roof meet these guidelines.

Side and rear locations are preferred for ramps. For historic buildings, minimizing the visual impact is often achieved by painting the ramp to match the foundation and screening with vegetation. As this house is non-historic, this is less of a concern though the application includes screening vegetation.

The walk appears to meet guidelines.

Recommendation: Approval recommended with staff review of the light fixture.

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PROJECT DESCRIPTION: 342 Plum Street

The applicant proposes creating a new entry on the right side of the house. An existing window will be converted to a doorway with a full glazed door (confirm material). The entrance will be sheltered by a shed roof set on brackets. The roofing will be metal (confirm color).

Access to the entrance will be by a ramp and landing with a railing to match the front porch railing. Screening vegetation is mentioned.

The ramp will be reached via a 4' wide walk connecting to the main front walk.

An exterior light is mentioned but not specified.

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 5/10/2022 for [state proposed, either all or part] at 342 Plum 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].