



**Historic Preservation Commission
COA Application Staff Report**

Meeting Date: December 13, 2022

APPLICATION INFORMATION

ADDRESS: 548 S. Main Street

APPLICANT: Jon Roby

BRIEF DESCRIPTION: hardscape changes

APPLICABLE GUIDELINES:

- A. *Madison Design Criteria* - Pavement - Driveways/Walkways
- F. *Madison Preservation Manual p. 110* - Driveways
- G. *Madison Preservation Manual p.101 - 102* - New Walkways
- D. *Madison Design Criteria* - Fences & Walls - Open Fences, Privacy Fence
- E. *Madison Historic Preservation Manual* - Wood Fences - p.103
- F. *Madison Design Criteria* - Landscape & Landscape Elements

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STAFF COMMENTS:

Analysis: The stone patio, fence, gate, brick edging, and fountain. There is some concern about the pea gravel patio as it would seem to invite parking putting the amount of parking over the allowed amount. The approval of the pea gravel for the previous owner was for a 5' walk from the parking pad to the back parking area. The expansion of the parking pad appears to meet guidelines though it may be contrary to zoning. Any approval should stipulate that the HPC is not overriding any zoning requirement.

Recommendation: Approval recommended for all but the pea gravel patio depending on the commission's view as to whether this is vehicular or pedestrian and whether it is appropriate as either.

PROJECT DESCRIPTION: 548 S. Main Street

The applicant proposes hardscape changes in the right side yard including parking, fencing, drives, walks, fountain, and patio.

1. Add one addition 10x17 parking space to existing parking pad. Materials to match.
2. Add brick edging to the existing pea gravel drive and expand it as a patio between the parking pad and a proposed fence and gate.
3. Construct fencing and gate. Gate will be wood framed with brick columns and wing walls.
4. Construct a flagstone patio between the well house and rear porch stairs. Install a water fountain at the end of the existing stair landing.
5. Connect the new patio to the driveway through the new gate with pea gravel walk.

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 12/13/2022 for [state proposed, either all or part] at 548 S. Main 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].