



**Historic Preservation Commission  
COA Application Staff Report**

**Meeting Date:** January 10, 2023

---

**APPLICATION INFORMATION**

**ADDRESS:** S. Main Street

**APPLICANT:** Don Budd

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

---

**APPLICABLE GUIDELINES:**

A. *Madison Design Criteria* - New Construction

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

—

---

**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.

While the overall scale of is not necessarily in appropriate for this area of the district the massing of the building does not appear to meet the guidelines. Although a historic ranch house is across the street and another is across from Hill Park, they stand out as anomalies. Though the ranch house type is the closest historic prototype for comparison, the house presented departs from the ranch type in massing be in deeper than wide. This creates expansive side gables with no precedent in the district.

Other design difficulties:

- Slab foundation

- No openings in the right elevation

- Shallow front porch

Staff would not encourage this house plan to go forward.

---

**PROJECT DESCRIPTION: S. Main Street**

The applicant proposes constructing a one story house with a form similar to a ranch house. The roof is side gabled with a 5/12 pitch. There is a full width integrated front porch with Tuscan columns.

The front elevation has four 1/1 windows and a central six panel door. The rear has three paired sets of the same windows. The left elevation has one set of the same windows. The right elevation has no openings.

Materials (apparent): roofing - composite shingles; lap board; foundation: slab.

---

**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 1/10/2023 for [state proposed, either all or part] at 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].