



APPLICATION INFORMATION

ADDRESS: 453 N. Main Street

APPLICANT: Joseph Smith

BRIEF DESCRIPTION: alteration of rear of house; change in driveway, change in fencing, construction of a garage

APPLICABLE GUIDELINES:

A. *Madison Design Criteria* - Additions

B. *Madison Preservation Manual p. 94-95* - Additions to Historic Buildings in Traditionally Residential Neighborhoods

C. *Madison Preservation Manual p.96-97* - Decks, Sun rooms, and Porches for Historic Buildings: New Porches

D *Madison Design Criteria* - Garages

E. *Madison Preservation Manual p. 98-99* - New Garages and other Secondary Buildings for Historic Properties in Traditionally Residential Areas

F. *Madison Design Criteria* - Pavement - Driveways

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

STAFF COMMENTS:

Analysis:

House. The proposed changes to the approved COA appear to meet the guidelines.

Garage & Fence. The guidelines limit two car garages to one dormer and no shed (or vice versa) though allowing a shed and a dormer combined on a an elevation with limited visibility. The great distance from the street would seem to meet the limited visibility requirement. Additionally, as noted, the commission this design previously in a visible location. All other aspects meet the guidelines as does the fence gate.

Paving. The criteria allow for the use of a semicircular drive for deeply set, two-story houses. The proposed drive is a loop and the house is one story. The guideline is not directly on point. There is a similar looped drive at 651 N. Main though it is in the side yard. However, this example house is three times closer to the street than the present case. The section closest to the front property line at center of the house is 40 feet. This appears to be a unique situation that can accommodate this loop. The commission should discuss whether the parking should push back and needs screening vegetation. Asphalt is not an approved paving material. This is the first proposal for tar and chip. As this treatment has the same appearance, more or less, as gravel, it appears to meet the guidelines.

Recommendation:

Approval recommended with the following with possible conditions on the location and screening of the parking.

PROJECT DESCRIPTION: 453 N. Main Street

The applicant proposes the following changes to the previously approved COA: size of the new chimney to meet approval conditions; continuous foundation for the addition and rear porch executed with thin brick (original design was faux brick piers with stuccoed infill - main, lattice - porch); brick pavers for porch floor.

Change driveway to loop in front of the house as well as a leg proceeding along the right side of the house to the rear yard and garage

The applicant proposes the construction of a 24’x 22’ side gable roof garage with a height of 20’-6” at the right rear of the lot. Materials: roofing - architectural shingle; siding - smooth fiber-cement lap board with a 5” exposure; foundation - slab on grade. The front elevation has two overhead, steel, carriage style doors. The rear elevation has narrow shed dormer with three awning windows. The rear has a 6’ shed extension with an awning window and a half glazed wood entry door. The right side elevation has two, 1/1, dhs windows, one above the other and a 5 paneled door leading into the shed. The left elevation is the same with the exception that a door rather than a window is in the gable. A wood stair leads to the door.

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 3/14/2023 for [state proposed, either all or part] at 453 N. 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].