



Application for a Certificate of Appropriateness (COA) to the Historic Preservation Commission (HPC) for a proposed change to a locally designated property

PLEASE NOTE:

Application Requirements:

All applications must be complete and include required support materials (listed on the reverse side of this application form). Incomplete applications will not be forwarded for to the HPC for review.

Application Deadline:

Applications and support materials must be submitted fifteen (15) days prior to the regular HPC meeting, usually the second Tuesday of each month. Applications must be submitted at City Hall.

Application Representation:

The applicant or an authorized representative of the applicant must attend the public hearing to support the application.

Building Permit Requirements:

In addition to a COA application, building permits must be acquired from the Building & Inspection Department. Building permits will not be issued without proof of a COA.

Deadline for Project Completion:

After application approval, the COA is valid for 12 months and null and void if construction does not begin within 6 months.

Office Use Only

received:
fee paid:
determined complete:
approved administratively
(must have signatures below)

staff/date

commissioner/date

PROPERTY

PROPERTY ADDRESS: 0 E Washington Street

PROPERTY OWNER\*: Alan Properties LLC

\*NOTE: If applicant is not the owner, a letter from the owner authorizing the proposed work must be included. Please include owner's telephone number and mailing address.

APPLICANT

APPLICANT: ALAN PROPERTIES LLC

BE SURE TO COMPLETE THE BACK OF THE FORM AS WELL!

TYPE OF PROJECT (CHECK ALL WHICH APPLY):

Construction

- X New building
Addition to building
Major building restoration, rehabilitation, or remodeling
Minor exterior change

Site Changes

- Parking area(s), driveway(s), or walkway(s)
Fence(s), wall(s), or landscaping
Mechanical system(s) or non-temporary structure(s)
Sign(s)
Demolition or relocation of building(s)

PROJECT

CONTRACTORS/CONSULTANTS:

Brookstone construction group

AUTHORIZATION

## DESIGN CRITERIA

The *Design Criteria* information packet contains succinct guidelines for the most commonly proposed changes. These guidelines are used by the Historic Preservation Commission as the design criteria when reviewing applications for Certificates of Appropriateness. The packet also includes sample applications and support materials. The *Design Criteria* packet is available at City Hall or on-line at [www.madisonga.com](http://www.madisonga.com).



The *Madison Historic Preservation Manual* is an illustrated handbook which offers a basic understanding of Madison's enduring qualities and provides suggestions for the protection and maintenance of its historic properties. Although out of print, copies of this National Trust for Historic Preservation Award winning document are on reserve for public use at City Hall and the Morgan County Library. They are also available on CD-ROM or on-line at [www.madisonga.com](http://www.madisonga.com).

### APPLICATION CHECKLIST

A complete application requires support materials. The following materials are **required** for a complete application. Incomplete applications may be removed from the HPC's agenda. Digital photographs and PDFs of plans/elevations may be emailed to [mhcallahan@madisonga.com](mailto:mhcallahan@madisonga.com).

#### New Buildings and New Additions

- site plan
- architectural elevations
- floor plan
- landscape plan (vegetation not required)
- description of materials
- photographs of proposed site and adjoining properties

#### Major Restoration, Rehabilitation, or Remodeling

- architectural elevations or sketches
- description of proposed changes
- description of materials
- photographs of existing building
- documentation of earlier historic appearance (restoration only)

#### Minor exterior changes

- description of proposed changes
- description of materials
- photographs of existing building

#### Site changes - parking areas, drives and walks

- site plan or sketch of site
- description of materials
- photographs of site

#### Site changes - fences, walls and systems

- site plan or sketch of site
- architectural elevations or sketches
- description of materials
- photographs of site

#### Site changes - signs

- approved sign application
- site plan or sketch of site
- description of materials and illumination

Applications should be submitted to the City of Madison, 132 N. Main Street, P.O. Box 32, Madison, Georgia, 30650. Please contact (706) 342-1251 ext.207 for information.

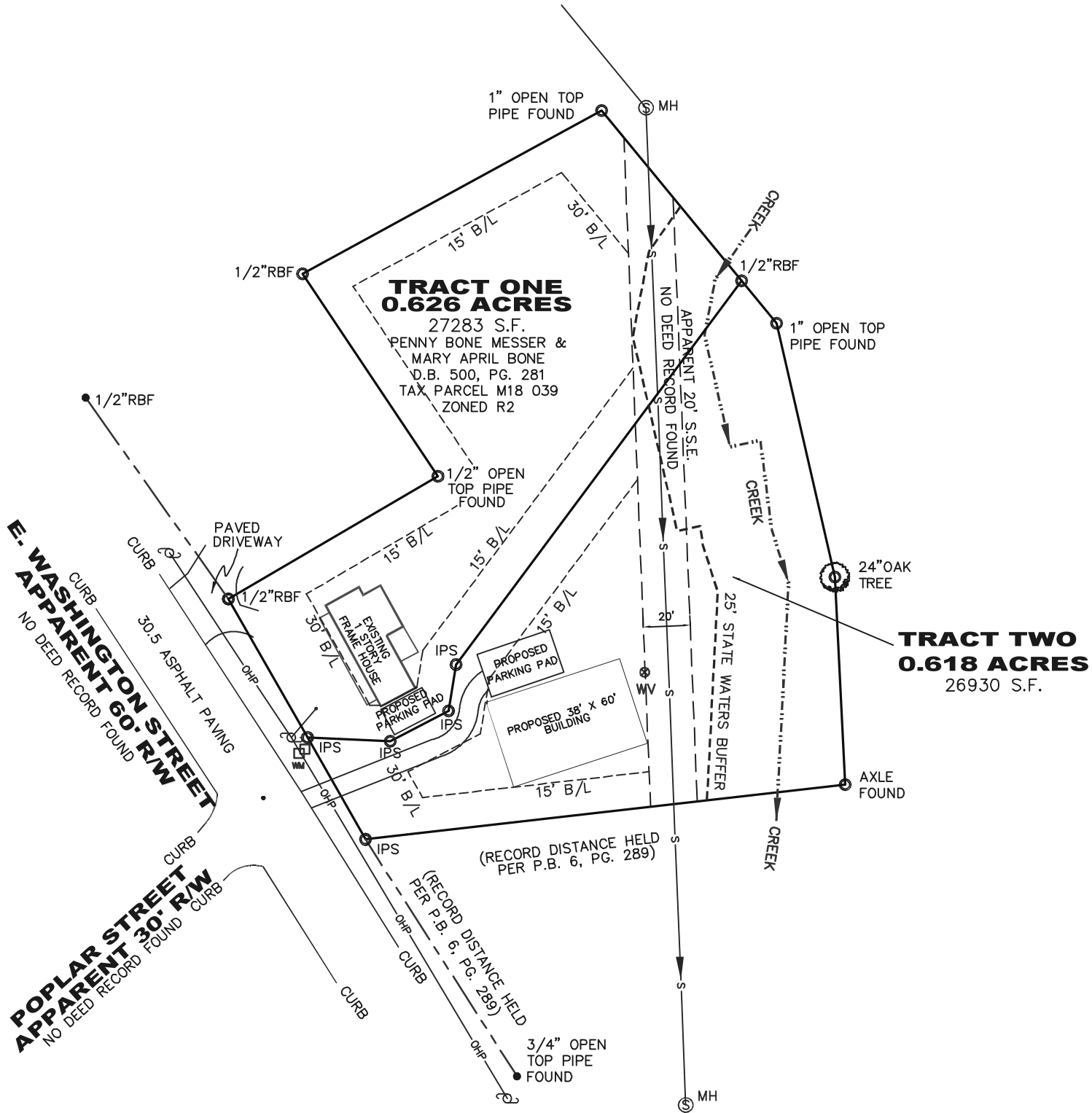
Describe the proposed project (attach additional sheets as necessary). The description should include proposed materials.

Please divide the description if the proposed scope of work will involve more than one type of project.

(example: 1) addition of storage and 2) installation of sign.

Plan is attached. Known as the sugarberry cottage designed by the Moser Design Group, LLC. Plan can be seen at [www.moserdesigngroup.com](http://www.moserdesigngroup.com). Material exterior to include concrete siding, architectural shingles, 4 over 1 windows (wood) brick skirt around crawl, and 6 light wood door. The house would be built with fascia & soffit & not the exposed rafter tails. Outside color would be white with black shutters. shared driveway (pea gravel) with 351 E Washington Street. parking pad to be placed on left side of house (looking at house). House will meet all city set backs and is attached to this application.

DCM. ARE 38W X 60 D



**TRACT ONE**  
**0.626 ACRES**

27283 S.F.  
PENNY BONE MESSER &  
MARY APRIL BONE  
D.B. 500, PG. 281  
TAX PARCEL M18 039  
ZONED R2

**TRACT TWO**  
**0.618 ACRES**

26930 S.F.

**E. WASHINGTON STREET**  
CURB  
CURB  
30.5 ASPHALT PAVING  
NO DEED RECORD FOUND  
APPARENT 60' R/W

**POPLAR STREET**  
CURB  
CURB  
NO DEED RECORD FOUND  
APPARENT 30' R/W

(RECORD DISTANCE HELD  
PER P.B. 6, PG. 289)

(RECORD DISTANCE HELD  
PER P.B. 6, PG. 289)

3/4" OPEN  
TOP PIPE  
FOUND

MH

1" OPEN TOP  
PIPE FOUND

1" OPEN TOP  
PIPE FOUND

1/2" OPEN  
TOP PIPE  
FOUND

24" OAK  
TREE

AXLE  
FOUND

25' STATE WATERS BUFFER

NO DEED RECORD FOUND  
APPARENT 20' S.S.E.

CREEK

CREEK

CREEK

1/2" RBF

1/2" RBF

1/2" RBF

PAVED  
DRIVEWAY

EXISTING  
1 STORY  
FRAME HOUSE

PROPOSED  
PARKING PAD

PROPOSED 38' X 60'  
BUILDING

IPS

IPS

IPS

IPS

IPS

IPS

IPS

IPS

IPS

IPS

IPS

IPS

15' B/L

30' B/L

15' B/L

15' B/L

15' B/L

15' B/L

30' B/L

30' B/L

15' B/L

30' B/L

30' B/L

15' B/L

15' B/L



TRACT ONE  
0.626 ACRES

TRACT TWO  
0.618 ACRES

CREEK

CREEK

CREEK

FRAME HOUSE  
1 STORY

PROPOSED  
PARKING PAD

PROPOSED  
PARKING PAD

PROPOSED 38' X 60'

E. WASHINGTON STREET  
60' R/W

CURB

CURB

257

20

10

221

222

245

1/2" RBF

WM

WM

OHP

OHP

OHP

WM

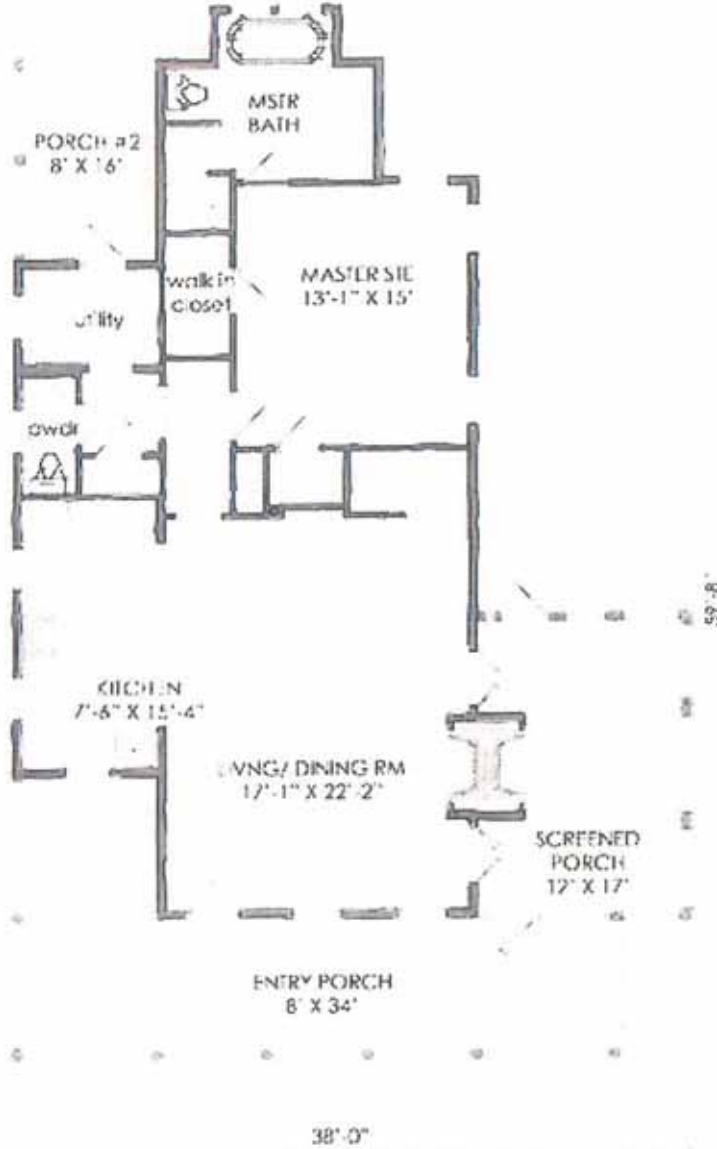
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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PLAN INFORMATION  
 3BR/2.5 BA DOWNSTAIRS MASTER  
 CEILING 9' FIRST FLOOR 9' SECOND FLOOR  
 1,097 HTD. SQFT 1ST FLR  
 694 HTD. SQFT 2ND FLR  
 1,791 TOTAL HEATED SQFT.

ADDITIONAL IMAGES

**TNH-SC-32DL**

TRADITIONAL NEIGHBORHOOD HOMES - SMALL COTTAGE COLLECTION

Specifications, materials, colors, fixtures, and finishes are subject to change without notice. Building in 50 miles or less of Beaufort, SC. The final set of construction documents may vary as have been updated from the conceptual designs. Please contact MDG if you have any questions.

# Sugarberry Cottage

Plan SL-1648



(https://w

media=%

houseplar

v2-

productio

1648\_FCI

SECOND LEVEL (635 sq. ft.)



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media=%  
houseplar  
v2-  
productio  
1648\_Hat



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