



Historic Preservation Commission  
COA Application  
Commissioner Work Sheet & Staff Report

**APPLICATION INFORMATION**

June 11, 2019

**ADDRESS:** 596 Old Post Road

**APPLICANT:** Denise Peeples

**BRIEF DESCRIPTION:** construction of a playscape

**APPLICABLE GUIDELINES:**

A. *Madison Design Criteria* - Modern Site Features - Recreational Structures

B. *Madison Historic Preservation Manual* - Other Secondary Buildings - p.100

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**STAFF COMMENTS:**

**Analysis:** The guidelines generally prohibit such structures in the front yard, staff finds there to be mitigating circumstances unique to this property that suggests consideration of this location:

1. The location is not between the house and the street.
2. The location is in line with two play structures on this block face, although these are the rear yards of those properties.
3. The structure will be largely screened by the tree which is not deciduous.
4. A rear yard location on this property may be more visible than the proposed location.
5. There is an historic example of a playhouse, though not a tree house, placed forward of the primary structure at 408 S. Main Street.

Staff notes that T1-11 is generally not an approved material for outbuildings. In this instance, there is so little actual wall space, its use would not seem to have a negative impact.

**Recommendation:** Approval recommended with the condition that the structure be painted a dark color and the screening be a dark color.

**PROJECT DESCRIPTION: 596 Old Post Road**

The applicant proposes constructing a “tree house”/raised playhouse within the magnolia tree at the front left corner of the lot (applicant has set flags indicating location). The structure will be 8’x 10” with a height of 6’. It will be set on 8’ posts giving it an overall height of 14’. The form is front gable with an integrated front porch. The walls are screens over reverse board-and-batten (T1-11) with 1x4 corners. The roofing will be either composite shingle (gray) or cedar shakes. The front will have a stair or ladder.

**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 6/11/2019 for [state proposed, either all or part] at 596 Old Post Road [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].**