



Historic Preservation Commission
COA Application
Commissioner Work Sheet & Staff Report

APPLICATION INFORMATION

August 13, 2019

ADDRESS: 321 N. Second Street
APPLICANT: Ron Erwin
BRIEF DESCRIPTION: construction of additions

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
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STAFF COMMENTS:

Analysis:

The additions appear to meet the guidelines for Site Planning. Concerning the addition on the right, the turning of the gable negates the long telescoping form often seen. It also is a strong juxtaposition between old and new. The retention of the corner board at the hyphen also achieves a recognizable break. The is true for the addition on the left as well. The guidelines for Architectural Design generally appear to be met. At-grade foundations are generally not approved, however the topography of the lot recommends it. Additions on the neighboring house were approved with such foundations for the same reason.

Recommendation: Approval recommended with confirmations sought in the project description.

PROJECT DESCRIPTION: 321 N. Second Street

The applicant proposes a 6' extension of the right rear ell. The roof, walls, and foundation will be in the same plane as the existing. There are single windows on both side elevations of this extension. Corner board will remain in place. This extension acts as connector to a cross gable addition with a footprint of 20'x 20'. There will be two windows on the right elevation and two windows on the rear elevation. The left elevation will have an 8' deep screened porch with 6x6 posts and railings with square balusters. The French door open onto the porch (material and design needed).

The left rear ell (remnant) will be extended 8'-8". The corner board will remain in place. There will be a single side elevation window and two windows on the rear elevation.

Windows are wood, 1/1, dhs, either 6'x 2' or 2'x 1'-6" (confirm locations). Roofing - asphalt shingles. Siding - wood (confirm exposure). Foundation is assumed to be at grade due to topography of the lot. Confirm window casing dimensions.

The option to re-establish the brick chimney is sought.

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 8/13/2019 for [state proposed, either all or part] at 321 N. Second 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].