



Historic Preservation Commission
COA Application
Commissioner Work Sheet & Staff Report

APPLICATION INFORMATION

August 13, 2019

ADDRESS: 512 Candler Lane

APPLICANT: Jan Manos

BRIEF DESCRIPTION: alteration of front porch

APPLICABLE GUIDELINES:

A. *Madison Design Criteria* - New Construction

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

STAFF COMMENTS:

Analysis: The building is not historic (technically a historic house moved from outside the district making it new construction and not protected) which allows changes to any elevation provided the design and materials meet new construction guidelines. The guidelines allow new porches of simple, traditional design. The proposed changes to the porch appear to meet the guidelines. Traditionally, steps onto the porch tended to be on axis with the door. In fact, prior to relocation, this was the configuration of this house. The proposed railing is high style Victorian but not incongruous with the decorative treatment of the gables. Metal safety rails on the steps meet the guidelines.

Recommendation: Approval recommended.

PROJECT DESCRIPTION: 512 Candler Lane

The applicant proposed shifting the steps and entrance of the porch to be in line with the location of the front door. Posts and piers will shift for even spacing. The simple railing will be replaced with turned balusters topped with sawn work. The walk will be relaid in front of the new steps.

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 512 Candler Lane [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].