



**Historic Preservation Commission  
COA Application Staff Report**

**Meeting Date:** October 13, 2020

---

**APPLICATION INFORMATION**

**ADDRESS:** 313 E. Washington Street

**APPLICANT:** Richard Simpson

**BRIEF DESCRIPTION:** 1) alteration of a rear porch; 2) alteration/installation of drive and parking

---

**APPLICABLE GUIDELINES:**

A. *Madison Design Criteria* - Minor Alterations - Alteration to Porches

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

---

**STAFF COMMENTS:**

**Analysis:** The rear porch/addition is non-historic (note the lack of brick piers within the concrete block). Therefore the guidelines for new porches apply. The proposed change appears to meet these guidelines. Applicant should take care to set the new corner board beneath the frieze of the kitchen wing rather than the shed of the porch.

The drive and parking meet the guidelines for placement, size, and material. The Criteria seek for drives to be straight. The current drive is somewhat curved. As there is an existing curbcut, to place the parking as indicated the drive must curve around the tree. The short distance appears to mitigate this design. However, should commissioners have concerns, it may be possible to locate the parking adjacent to the side lot line rather than the house. Either location should be screened from the street with evergreen vegetation.

**Recommendation:** Approval recommended with discussion of drive design and the condition that the parking is screened with evergreen shrubbery with a mature height at least 3' reached within three years.

----

---

**PROJECT DESCRIPTION: 313 E. Washington Street**

The applicant proposes removing the siding from a rear enclosed porch/addition and replaced with screening supported by wood framing. A window on the adjoining wall will receive the same treatment.

Also proposed is redefining the drive and parking. Parking will be immediately adjacent to the house. The drive will use the existing curbcut then shift to go around a pecan tree and then to the parking area. A turnabout is included. Both elements will be gravel, either crush and run or pea gravel.

**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 10/13/2020 for [state proposed, either all or part] at 313 E. Washington 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].