



Historic Preservation Commission
COA Application Staff Report

Meeting Date: March 9, 2021

APPLICATION INFORMATION

ADDRESS: 630 North Avenue, Tract 3

APPLICANT: Madison Development Co., LLC

BRIEF DESCRIPTION: construction of a primary structure (final review)

APPLICABLE GUIDELINES:

A. *Madison Design Criteria* - New Construction

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

Drive & Walks

A. *Madison Design Criteria* - Pavement - Driveways

B. *Madison Preservation Manual* p. 110 - Driveways

STAFF COMMENTS:

Analysis:

Site Planning. The proposed construction appears to meet the criteria for Placement, Orientation, Coverage, and Site Features. **The front walk should be straight to the property line or street with a "T" to the drive. Confirm wide of main section to be at least 4'. Confirm drive material.**

Architectural Design. The Scale, Form, Materials, Facade, and Details appear to be appropriate. **Confirm roof color, siding texture, and window muntins (SDL). The transom window of the front door should be simple rather than a fanlight.**

Recommendation:

Approval recommended provided the above confirmations are made, the transom window is a single pane, and the front scone design assigned to staff for review.

PROJECT DESCRIPTION: 630 North Avenue, Tract 3

The applicant proposes constructing a one story house which references an Extended Hall-Parlor cottage. The house is front gabled with small squared bay on the left side. The overall footprint, including porches, is 28'x 57'-8". The height is 21'. The front porch is full width and integrated under the main roof with chamfered posts. The rear porch is partial width with a hipped roof, boxed columns, and screened.

Materials: roofing - standing seam metal (confirm color); siding - fiber-cement lap siding (confirm smooth); foundation - infilled brick pier (main), open brick piers (porches). Windows are wood, 6/6 (4/4 in gable), dhs (confirm SDL) and shuttered. Shutters are batten type including gable (shown as louvered in elevation).

The house is sited slightly to the right. A 12' wide drive is straight along the left side terminating with a 20'x 20' parking pad to the right (confirm concrete). A paver walk leads from the back porch to the parking pad - note, the stairs are reversed from what is shown on the elevation. A gravel path leads from the front porch to the drive.

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 3/9/2021 for [state proposed, either all or part] at 630 North Avenue, Tract 3 [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].