



**Historic Preservation Commission  
COA Application Staff Report**

**Meeting Date:** September 14, 2021

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**APPLICATION INFORMATION**

**ADDRESS:** 518 Plum Street

**APPLICANT:** Bruce Conner

**BRIEF DESCRIPTION:** construction of additions

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**APPLICABLE GUIDELINES:**

A. *Madison Preservation Manual p. 94-95* - Additions to Historic Buildings in Traditionally Residential Neighborhoods

B. *Madison Design Criteria* - Additions

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**STAFF COMMENTS:**

**Analysis:**

The proposed additions meet the Site Planning considerations of placement, orientation and coverage.

The proposed additions meet the Architectural considerations of scale, form, and facade. With respect to siding, either option appears to meet the criteria. The wavy shingle is a continuation of the current design. The wide lap board continues the horizontal lines of the existing siding. The commission has approved the use of lap siding on additions to brick mid-twentieth century houses. This appears to be a similar situation. Further the shed addition at the left rear uses this siding. Confirm design of the window casings.

**Recommendation:** Approval recommended.

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**PROJECT DESCRIPTION: 518 Plum Street**

The applicant proposes the construction of two additions.

1. A small gable ell addition on the right side at the rear corner. The footprint is 8'x13'. There will be a single window facing the side.
2. An 11' extension of the right rear gable ell. There will be a window on each side and two on the rear.

Materials for both: Roofing - asphalt shingles to match existing;  
 Siding - fiber-cement lap board with a 7" exposure (confirm smooth) or fiber-cement Wavy Siding Shingle (mimics asbestos shingle); Foundation - continuous brick to match the existing; Windows - wood, 1/1, dhs size matching those on right side of house. Confirm casing will match those of the historic windows.

**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 9/14/2021 for [state proposed, either all or part] at 518 Plum 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].**