



**Historic Preservation Commission  
COA Application Staff Report**

**Meeting Date:** April 12, 2022

**APPLICATION INFORMATION**

**ADDRESS:** 847 Dixie Avenue

**APPLICANT:** Stephen Leanos

**BRIEF DESCRIPTION:** construction of a fence; construction of an outbuilding

**APPLICABLE GUIDELINES:**

- A. *Madison Design Criteria - Outbuildings*
- B. *Madison Preservation Manual p. 98-100 - Outbuildings*
- C. *Madison Design Criteria - Fences & Walls - Open Fences*
- D. *Madison Historic Preservation Manual - Wood Fences - p.103*

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**STAFF COMMENTS:**

**Analysis:** These changes were completed without a COA. The ordinance directs the commission to "review the application without prejudice, as if no work had been completed." If the application is approved the change may remain in place. If approved with conditions the change may remain provided the conditions are fulfilled. If denied the applicant must return the property to the prior condition.

Horizontal board fencing is limited to side and rear yards. The proposed fence is all in the front yard albeit towards the side. The property is unique in that the house has an extremely deep setback although there are also large areas to the sides and rear of the house. Given this distinct layout, there may be some provision for use of horizontal board fencing forward of the house provided there are some mitigation measures. The present proposal is probably further forward of the house than the flexibility of the uniqueness of the lot provides. Staff suggests the fenced area be reduced to the area behind the ivy covered tree. The appearance of chain link fencing is required to be mitigated by being a dark color and screened with evergreen vegetation. The former is proposed (slate gray or black) and the latter should be considered.

The outbuilding appears to meet the Site Arrangement criteria (Orientation, Coverage). It does not meet Placement. Like the fencing, outbuildings are expected to be to the rear of the primary building. The uniqueness of the property described above applies here. Given the size of the property and low visibility of the site, the Placement may be acceptable.

The outbuilding appears to meet the Architectural Design criteria (Scale, Facade, Materials, and Details). Compliance to form is questionable as the roof pitch is well below historic examples. However, it may not rise to the level of substantial negative effect, especially given the low visibility.

**Recommendation:** Approval recommended with the above conditions.

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**PROJECT DESCRIPTION: 847 Dixie Avenue**

The applicant proposes construction of a horizontal board fence to the right of the drive between the facade line of the house and 20 yards from the street. Height is not provided. The fence will be stained slate gray or black.

A 12'x 20' side gabled shed is proposed. The shed location is not indicated on the site plan but appears to be in the right, rear corner of the fenced area. The structure has vertical board siding, double barn doors on the front, and metal windows on the front. Side and rear elevations are not provided. It is presumed they are blank. The building is set more or less at grade.

**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 4/12/2022 for [state proposed, either all or part] at 847 Dixie Avenue [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].**