



**Historic Preservation Commission  
COA Application Staff Report**

**Meeting Date:** December 13, 2022

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**APPLICATION INFORMATION**

**ADDRESS:** 577 S. Main Street  
**APPLICANT:** Jon & Kim  
**BRIEF DESCRIPTION:** construction of an outbuilding

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**APPLICABLE GUIDELINES:**

- A. *Madison Design Criteria - Outbuildings*
- B. *Madison Preservation Manual p. 98-100 - Outbuildings*

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**STAFF COMMENTS:**

**Analysis:**

The outbuilding appears to meet the Site Arrangement criteria (Placement, Orientation, Coverage) as well as the Architectural Design criteria of Scale and Materials. There is one concern with regard to form: the foundation at the front should be at least 18” including the porch. Staff suggests that the front porch foundation be open piers. With respect to Details the size of the window head casings should be reduced by half and the skirt board removed to reflect the simple nature of the outbuilding. Also, the brick foundation should be in line with the wall above (see attached sheet). Lastly, the commission may wish to discuss whether a blank wall on the side elevation is appropriate.

The fence appears to meet guidelines especially given its limited span and location.

**Recommendation:** Approval recommended with the conditions relating to foundation design, front foundation height, front porch foundation, skirt board, and window head casings outlined above.

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**PROJECT DESCRIPTION: 577 S. Main Street**

The applicant proposes a 29'x24' side gabled residential outbuilding at the rear of the property 30' from the property line. The height is @18'. The front has a partial width, shed roof porch and the rear has a full-width, shed roof porch. The porches has box columns. The front is shown as at-grade and the rear is raised due to change in grade.

Materials (per applicant e-mail): roofing - metal, black; siding - fiber-cement lap board, smooth (check exposure); foundation - continuous brick. The front elevation has a centered, half-glazed, wood door and two 2/2, dhs, wood windows. The rear elevation has a centered, half-glazed, wood door with paired 2/2, dhs, wood windows to either side. The right elevation has one of the same type window. The right elevation has no openings.

Also proposed is a length of fence in the rear yard creating an entrance to pool area. The fence will span between the rear porch of the house and an existing picket fence along the drive. The fence will be iron fencing set on brick coping between brick columns (4?). There will be a gate more-or-less centered.

**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 12/13/2022 for [state proposed, either all or part] at 577 S. Main 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].**