



**Historic Preservation Commission
COA Application Staff Report**

Meeting Date: February 14, 2023

APPLICATION INFORMATION

ADDRESS: 815 College Drive

APPLICANT: Robyn & Jeff Lenhart

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

APPLICABLE GUIDELINES:

House & Garage

A. *Madison Design Criteria* - New Construction

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

C. *Madison Design Criteria* - Garages

STAFF COMMENTS:

As a conceptual review staff will note areas of concern, in need of discussion, possible alternatives, and additional items required for final review. NOTE: THIS IS A PRECONDITION FOR A COMPLETE COO APPLICATION OF PRIMARY NEW CONSTRUCTION. THEREFORE, IS NOT A COO APPLICATION.

The house does not raise many concerns. While 73' over all width would be concerning, the overall massing reduces the perceived width at the front. Madison does not have many Tudor houses, but it does have a few. The largest is 555 S. Main Street. Others are generally smaller English Vernacular Cottages such as 1033 Eaton ton Road. College Drive is adjacent to Bills Avenue which is somewhat eclectic in styles and forms. The steeply pitched roof is appropriate for a Tudor style house. A metal roof is less so. The use of board and batten on a garage connected to the house should be discussed.

Final application should include (same as provided for this review):

Scaled elevations (all four) with overall height indicated of both the house and garage.

Scaled footprint or floor plan.

All exterior materials and paving materials (doors, siding material, etc.).

Munition design should be indicated (SDI).

Siding exposure should be indicated.

All exterior lighting.

Scaled site plan showing placement and features such as walks, drives, and fencing.

PROJECT DESCRIPTION: 815 College Drive

The applicant proposes constructing a one-and-a-half story with a Tudor form and styling. Overall footprint is 73'x 86'. However, this includes the garage. The front width is @62 which includes the wrap of the porch. The height is unclear. The roof is side gabled with lower side gables and a front cross gables. There is a partial width front porch which wraps to the right side. The entrance to the porch is masonry with the remainder supported with boxed columns and sawn brackets. There is a partial width, shed roof, rear porch.

Materials: the applicants have indicated the possibility of lap board siding or painted brick (no stone) and a metal roof.

A 21.5'x 23.5' garage is connected to the right rear of the house. It is side gabled with two carriage style overhead doors. The siding is board and batten.

Site features were not submitted.

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 2/14/2023 for [state proposed, either all or part] at 815 College Drive [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].