



Historic Preservation Commission
COA Application
Commissioner Work Sheet & Staff Report

APPLICATION INFORMATION

August 20, 2019

ADDRESS: Lot 7 Foster Street

APPLICANT: Brad Good

BRIEF DESCRIPTION: construction of a primary structure (final 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

D. *Madison Preservation Manual* p. 100 - New Garages and other Secondary Buildings for Non-Historic Properties 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 parking area should be screened with evergreen vegetation along the street edge. **Confirm drive and walk material.**

Architectural Design. The Scale appears to be appropriate. Form: The foundation appears to be too low, less than two bricks in height. **Height should be added to the foundation.** Facade: the window pattern of the left elevation should be a point of discussion. **It does not appear to be close enough to a tradition pattern due to the amount of windowless wall toward the front of the building. The commission has allow blank space to occur toward the rear but not the front.** Materials: 7" is a wider siding exposure than typically found in Madison. **A 5 1/4" exposure is appropriate for this house form.** Details: the "pork chop" at the eaves does not meet guidelines. **The soffit should end flush with the gable wall and the rake of the eave should be open.** The porch foundation is monolithic. **The should be pier-like protrusions beneath the columns.**

Garage. The garage door is double wide which is allowed if the doors mimic two sets of doors. **False hinges should be removed as it appears one door hinges on another.** The garage door pushes into the main portion of the house. **Extending the garage ell to move away from the main roof is needed. A divider board is suggested beneath the end of the gable rake.**

Recommendation:

Approval recommended provided the noted contradictions to guideline noted above are corrected:

- | | |
|-------------------------|---|
| Foundation height | Left elevation solid-to-void |
| Siding exposure | Pork chops |
| Porch foundation design | False hinges and garage door placement. |

PROJECT DESCRIPTION: Lot 7 Foster Street

A two-story with a front elevation similar to a gable ell house. Overall footprint is 38' x 44' with a garage ell on the rear. The height is 34'-1". The roof is side gabled with a front cross gable. There is a partial width, wrapping front porch with Tuscan column. The rear has a partial width porch with Tuscan columns. The garage ell at the right rear has two carriage style doors.

Materials: roofing - architectural shingle (main) and metal (porches); siding - smooth fiber-cement lap siding with 7" exposure; foundation - continuous brick. Windows are wood, 2/2, dhs, SDL. Front doors are double-leaf, single light, 3/4 glazed, French doors. Rear door is wood, single light, full glazed.

The drive is straight from the street along the right side of the house. A wide apron is in front of the garage doors with a 2-3 car parking area opposite the garage. The walk runs straight from the street/sidewalk to the porch. **Confirm material or walk and 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 8/20/2019 for [state proposed, either all or part] at Lot 7 Foster 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].