



Historic Preservation Commission
COA Application
Commissioner Work Sheet & Staff Report

APPLICATION INFORMATION

September 10, 2019

ADDRESS: Foster Park

APPLICANT: Brad Good

BRIEF DESCRIPTION: construction of one primary structure and two alternative elevations (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

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:

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 COA APPLICATION OF PRIMARY NEW CONSTRUCTION. THEREFORE, IS NOT A COA APPLICATION.

Elevation C

The scale appears appropriate. There is some concern about the massing. While combining various building block keeps the overall mass down, until all elevations are available, it is unclear how they all come together - especially the attached garage. Detail elements are appropriate.

Alternate elevation for plan approved for Lot 1 - to be used on another lot.

Scale appears appropriate. The use of a side gable roof creates a very different facade than the plan approved for Lot 1 (622 Foster Street). There are few full width, two story porches in Madison. One historic example is Dovecote. One new example - 786 Old Post Road. (actually a relocated historic house). Bonar Hall has as partial width, two story porch. How will the rear of the house be executed?

Alternate elevation for plan approved for Lot 19 - to be used on another lot.

The use of a hipped roof positively reduces the mass of the house as well as creating a very different facade from the approved plan for Lot 19. Again, there are few full width, two story porches in Madison. How will the rear of the house be executed?

Final application should include:

Scaled site plan showing placement and features such as walks, drives, and fencing - must be on a specific lot.

Scaled elevations (all four).

Scaled footprint or floor plan (houses 1&2).

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

All exterior lighting.

PROJECT DESCRIPTION: Foster Park

Elevation C. A one-story cottage with a cross hip/gable roof. Overall footprint is 44'x 56' with a rear ell and a garage ell. The left elevation has a hip roof dormer. The height is 27'-10" The front roof slope has a triangle dormer. There is a full width front porch with columns. A rear porch is shown.

Materials: roofing - architectural shingle (main) and metal (porches); siding - lap siding; foundation - continuous brick. Windows are 2/2, dhs. Front door is 3/4 glazed.

The hypothetical lot shows a straight drive on the right with a wide apron/parking area at the garage. The walk leads straight from the street to the porch.

Alternate elevation for plan approved for Lot 1 - to be used on another lot. A two-story with a front elevation similar to an I-house. The height is 34'-5". The roof is side gabled. There is a full width, two-story front porch with boxed columns.

Materials: roofing - architectural shingle (main) and metal (porches); siding - lap board; foundation - continuous brick. Windows are 4 /1, dhs. Front door is 8 light, 3/4 glazed. The upper porch has two doors.

Alternate elevation for plan approved for Lot 19 - to be used on another lot. A one-and-a-half/two-story house. The height is 31'-6". The roof is hipped with a large clipped gable on the left elevation and a large front, cross gable. The left elevation has a rectangular bay. The garage is located in a right rear ell. There is a partial width, two story front porch with columns.

Materials: roofing - architectural shingle (main) and metal (porches); siding - lap siding (main), board and batten in the front gable; foundation - continuous brick. Windows are 2/1, dhs. Front door is 3/4 glazed. The upper porch has a similar door.

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 9/10/2019 for [state proposed, either all or part] at Foster Park [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].