



Historic Preservation Commission
COA Application
Commissioner Work Sheet & Staff Report

APPLICATION INFORMATION

September 10, 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, Form, Materials, and Details appear to be appropriate. Facade: There is some lack of void on the left elevation which should be discussed.

Garage. The garage appears to meet the guidelines with respect to Placement, Form, Materials, and Details.

Recommendation:

Approval recommended provided the commission feels that the solid area on the left elevation does not rise to the level of substantial negative effect.

PROJECT DESCRIPTION: Lot 7 Foster Street

A two-story with a front elevation similar to a gable ell house. Overall footprint is 53'x 46' including the wrapping front porch. The height is 34'-1". The roof is side gabled with a front cross gable. There is a partial width, wrapping front porch with boxed columns. The rear has a partial width porch with boxed columns.

Materials: roofing - architectural shingle (main) and metal (porches) **confirm color**; siding - smooth fiber-cement lap siding with 5 1/4" exposure; foundation - continuous brick. Windows are wood, 3/1 (**confirm, contradiction with note**), dhs, SDL. Front doors are double-leaf, single light, 3/4 glazed, wood. Rear and sided doors are wood, single light, full glazed.

Garage is side gabled, two car, set to the right behind the house. Footprint is 24'x 22'-6" with a height of 18'-3". The front has a doublewide opening with doors that resemble either two sets of doors or bi-fold doors. The side elevations have no openings. Materials match the house.

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 with a short connector from the side of the porch to the drive. **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 9/10/2019 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].