



**APPLICATION INFORMATION**

**ADDRESS:** 621 Foster Park Lane

**APPLICANT:** Homebilt

**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

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**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.

This is the 622 Foster Street plan using the form originally proposed for that site. The massing created by front gable compared to the historic examples on the that street was seen as having an adverse effect leading to the use of a hipped roof. In this location, the front gable may be an asset rather than a detriment. The proposed lot for this house is within site of 622 Foster and the different massing differentiates the two houses. As they are on perpendicular streets, their orientations are 90% from each other so that their facades are never viewed together. There are other differentiations: the porch gablet is removed, windows are 2/1, and the front range of porch posts are paired.

The facade walls are board and batten. This should be limited to the gable. Staff continues to suggest Craftsman elements such as knee braces in the gable, 3/1 or 4(vertical)/1 windows, and/or columns with brick piers. It is suggested that the chimney be shouldered at the second floor. No pork chops at the gable eaves.

Final application should include:

Scaled elevations (all four) for both house and garage.

Scaled footprint or floor plan.

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

All exterior lighting.

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

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**PROJECT DESCRIPTION: 621 Foster Park Lane**

The applicant proposes constructing a two-story with a front elevation similar to an American Foursquare. Overall footprint is 30'x 40'(L)/60'(R). The height is less than 35'. The roof is front gabled with a rear gable ell. There is a full width, wrapping front porch with boxed columns, some paired, and a right side porte cochere of similar design. A rear porch is at the left rear of the main block.

Materials: roofing - architectural shingle (main) and metal (porches); siding - board and batten (front), lap siding (sides and rear); foundation - continuous brick, brick pier (front porch). Windows are 2/1, dhs. Front and side doors are 3/4 glazed. Rear porch doors are double leaf full glazed.

No site information submitted.

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**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 11/10/2020 for [state proposed, either all or part] at 621 Foster Park Lane [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].**