



**APPLICATION INFORMATION**

**ADDRESS:** 399 N. Second Street

**APPLICANT:** Mike Torino

**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
- 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/Parking/Walkways
- B. *Madison Preservation Manual p. 110* - Driveways
- C. *Madison Preservation Manual p.101 - 102* - New Walkways

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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.

The form and elements are fairly traditional in nature except for the location of the garage which would need to move to the rear. The width of the house is out of scale with the character of the neighborhood meaning another room should not replace the garage. The front porch should have a depth of at least 8' on the right portion. The piers for the porch column should be brick. The foundation should be either stucco, thin brick, or full brick with the floor joist cantilevered beyond the slab so that the foundation is in the same plane as the siding.

Final application should include:

- All four elevations of the house and garage.
- To scale site plan.
- Specify muntin design of windows. (SDL)
- Complete exterior materials list including paving materials.
- All exterior lighting.

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**PROJECT DESCRIPTION: 399 N. Second Street**

The applicant proposes constructing a one-story house similar to an American Small house with Craftsman details. Overall footprint is 66'-10" x 50'. The height is 21'-5". The roof is side gabled with lower gables on each side. The left side gable connects to a front gable garage which projects forward of the front porch. There is a partial width front porch under a gable roof which extends at the entry with an overlapping gable. Porch roof supports are battered columns set on masonry piers.

A drive leads straight along the right side to an optional attached rear garage or parking area.

Additional images are attached.

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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 \_\_\_\_\_

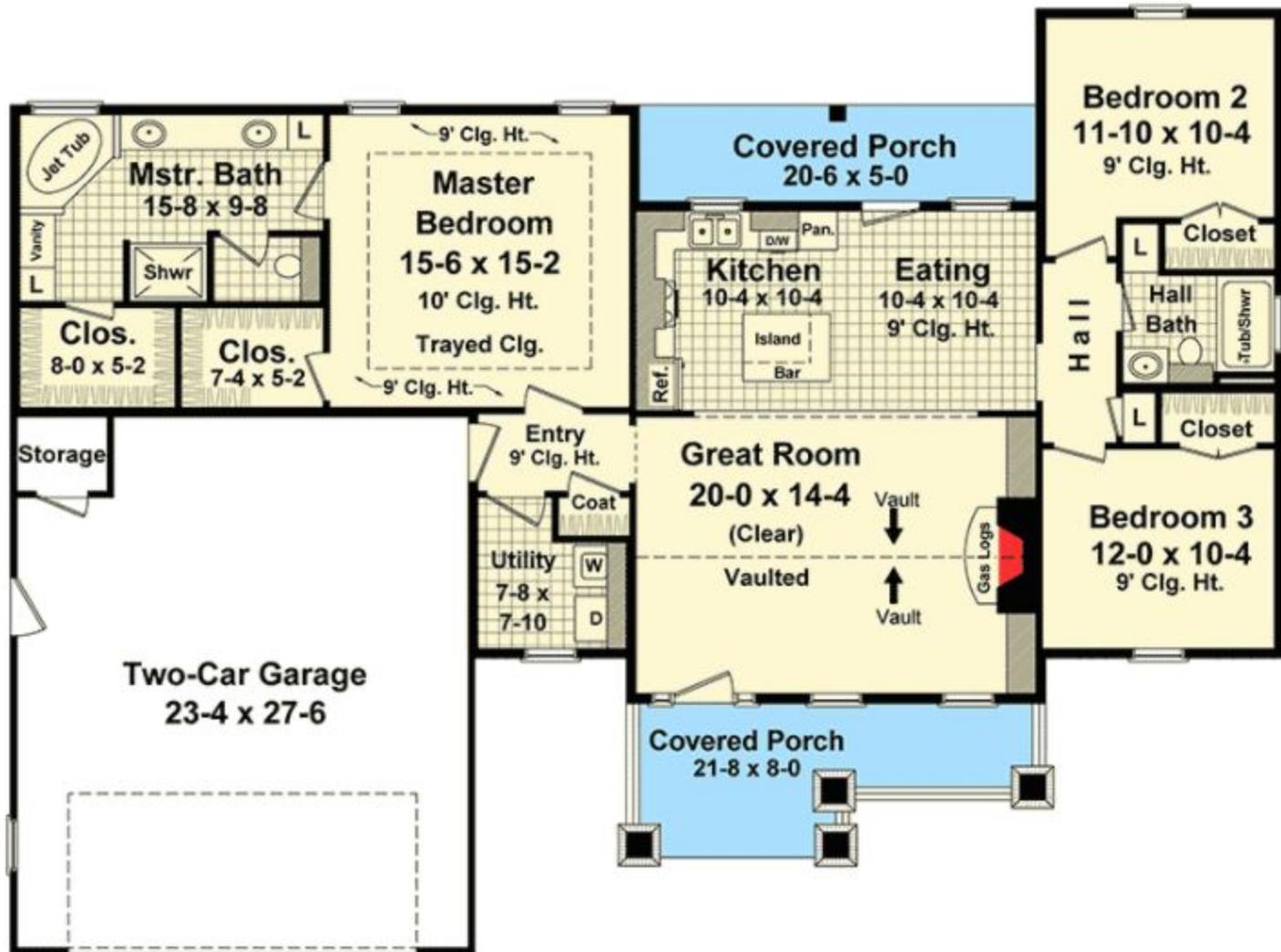
Fencing \_\_\_\_\_

Lighting \_\_\_\_\_

**Notes:**

I move to [approve, approve w/ conditions, *or* deny] the application dated 5/11/2021 for [state proposed, either all or part] at 399 N. Second 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].







REAR ELEVATION

