



APPLICATION INFORMATION

ADDRESS: 762 Foster Street

APPLICANT: Kevin Meeler

BRIEF DESCRIPTION: demolition of a primary structure

APPLICABLE GUIDELINES:

A. *Madison Design Criteria* - Demolition & Neglect - The Basics

B. *Madison Preservation Manual p. 131* - Demolition of Historic Buildings

STAFF COMMENTS:

Analysis: (of "The Basics" questions)

Visual Characteristics

This is the removal of a historic, contributing building. The integrity of the building is poor to moderate. The building has significance as one of the few remaining African-American resources protected in the district.

Circumstance Considerations

The condition of the house is poor. The neglect occurred prior to the current ownership. It is a minor public safety hazard. The property does not appear to be capable of earning an economic return on its value as appraised. The tax assessment notes the building as having a value of \$17,773. The inspection report (attached) indicates that the condition is such that rehabilitation costs would exceed the end value.

Visual Impact

The loss of the property will have a small effect on the district due to its setting among new construction. This section of Foster Street beyond Horse Branch may need to be reevaluated for continued inclusion in the district.

The commission should consider the balance of the above considerations. Generally, the higher the significance the greater the effort (financial and otherwise) should be taken to preserve the resource. In the present case, economic considerations would appear to outweigh significance and visual impact.

The ordinance seeks review of post demolition plans largely to prevent speculative demolition. The applicant has no current plans for the lot other than greenspace. This lot is adjacent to the applicant's residence.

Recommendation: Approval recommended.

PROJECT DESCRIPTION: 762 Foster Street

The applicant proposes demolition of the existing structure.

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 7/13/2021 for [state proposed, either all or part] at 762 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].