



**Historic Preservation Commission
COA Application Staff Report**

Meeting Date: March 8, 2022

APPLICATION INFORMATION

ADDRESS: 699 Foster Park Lane

APPLICANT: Jon Roby

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/Parking/Walkways

B. *Madison Preservation Manual p. 110* - Driveways

C. *Madison Preservation Manual p.101 - 102* - New Walkways

STAFF COMMENTS:

Analysis:

House.

Site Planning. The proposed construction appears to meet the criteria for **Placement, Orientation, Coverage, and Site Features**. At conceptual review, the commission acknowledged the need for a curving drive due to the location on a cul-de-sac.

Architectural Design. The proposed construction appears to meet the criteria for **Scale, Form, Facade, Materials, and Details**.

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

Size: the garage meets the size required to meet code which the commission has acknowledge as larger than the 30' width in the Criteria. Add-ons: 3-car garages are precluded from having an add-on shed.

Recommendation:

Approval recommended.

PROJECT DESCRIPTION: 699 Foster Park Lane

The applicant proposes constructing a one-story house based on a Georgian cottage plan. Overall footprint is 78'x 68' though the house is massed with small sections. The height is @ 28'. The roof is side gabled with lower side gables and a rear cross gable. There is a partial width, gabled front porch with boxed columns and a porte cochere on the right side.

See materials list in application.

A three-car garage is located at the right rear of the lot. The footprint is 36'x 22' with the third bay set back 2'. There is 3'-4"x 12'-8" shed on the right elevation. The roof is hipped. Note: the side shed has been deleted from the plan.

A drive leads to through the porte cochere to the garage. The drive is pea gravel with a concrete apron, a concrete approach and turnaround at the garage, and pavers in the porte cochere. A concrete walk leads from the stoop to the public walk and another from the back to the 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 3/8/2022 for [state proposed, either all or part] at 699 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].