



APPLICATION INFORMATION

ADDRESS: 660 Foster Park Lane

APPLICANT: Jessica

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

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

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.

With respect to Site Planning (Placement, Orientation, Coverage, Site Features), no red flags are apparent.

There is a concern about the Architectural Design, specifically the Form of the building. The use of an extremely wide side gable does not comport with the guideline that new buildings should be patterned after historic building forms. It is suggested that the width of the side gable be lessened, the right rear ell lengthened, and a second ell added at the left rear. This would break up the massing of the structure.

Final application should include (same as provided for this review):

Scaled elevations (all four) with overall height indicated of both the house and garage.

Scaled footprint or floor plan.

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

Muntin design should be indicated (SDL).

Siding exposure should be indicated.

All exterior lighting.

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

PROJECT DESCRIPTION: 660 Foster Park Lane

The applicant proposes constructing a one-story house with a front elevation similar to Victorian cottage forms. Overall footprint is 47'x 66'. The height is unclear. The roof is side gabled with two front cross gables. There is a partial width, shed roof front porch with boxed columns, a gabled side stoop, and a partial width, integrated rear porch.

Materials: see list provided.

A 22'x 22' garage is located at the right rear of the property.

The drive is from the street along the left side and accesses the garage. A front walk extends to Foster Park Lane from the front porch with a "T" to the drive. A rear walk connects the rear porch 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 1/10/2023 for [state proposed, either all or part] at 660 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].