

HISTORIC DISTRICT BOAD OF REVIEW

Minutes

August 28, 2023

The Madison City Historic District Board of Review held the regularly scheduled meeting on Monday, August 28, 2023 at 5:30 p.m. at 101 W. Main Street. Mike Pittman presided over the meeting with the following members present: Owen McCall, Carol Ann Rogers, and Sandy Palmer. Also present was Brooke Peach – Historic Preservationist.

M. Pittman gave an overview of what to expect for those who have never been to a Historic District Board of Review meeting. Once the application is announced the applicant or representative will come up to the microphone to answer any questions. B. Peach will present the particulars on the project. The board will then go through a list of items to see if they meet the guidelines. M. Pittman added that at the end of each application the board will vote.

8/2/2023 Minutes:

M. Pittman asked if everyone had a chance to read the minutes for the meeting for August 2, 2023 and had any corrections or additions.

O. McCall moved to approve the minutes. Seconded by C. Rogers.

Roll Call:

M. Pittman Approved

O. McCall Approved

C. Rogers Approved

S. Palmer Abstain

Minutes stand approved.

Applications:

1. Keith Acree/Mark Timmons – C. of A. to add on to existing deck 24’x8’ on front but set back 4’.

Location: **810 E. Second St.**

Zoned: **Historic District Residential (HDR)**

B. Peach showed photos provided by the applicant and explained the changes proposed by the applicant. Mark Timmons was present.

M. Timmons explained they wanted to have more usable space. C. Rogers verified the deck expansion would be set back about four feet front the front of the existing deck and the new railing will match the existing railing.

M. Pittman asked for public comment and noted none.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
9.0 Doors & Entrances	59-61	S. Palmer – Locate decks only on the rear ground level of historic buildings or other ground level where the deck is not visible from public view to help reduce the visual impact. The deck should be recessed or set back. This one is set back but it is perfectly visible. Design decks to eliminate physical or visual damage to the significant historic architecture. I assume since there’s already a deck there, this would be in conformance with that because it’s attaching to the deck that’s already there. Decks are not historically accurate and this location is prominent as people come in to the city. It’s a significant structure, so I don’t agree with adding a deck on the front, but in this case, you’re expanding what’s already there. I would say it is not in

		<p>conformance had the original application for the deck that’s in place now come before us, but in this case, since you’re adding to what’s already there, it’s not going to detract any more than it already does.</p> <p><i>M. Pittman</i> – I agree.</p> <p><i>O. McCall</i> – I agree. Since the deck that is already there is architecturally inappropriate as it is and this application is to extend that deck, it’s not going to have any further visual impact than already exists especially when viewed from the street level, so I would say the COA should be granted.</p> <p><i>C. Rogers</i> – I agree.</p>
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M. Pittman asked for a motion. C. Rogers made the following motion, “Based on the preceding findings of fact, I move the Madison Historic District Board of Review grant a COA to Mark Timmons for the proposed addition to the existing deck of 24’x8’ on the east side and set back 4’ front the front.”

Seconded by O. McCall.

Roll Call:

- S. Palmer Deny
- M. Pittman Approved
- O. McCall Approved
- C. Rogers Approved

The motion to approve the Certificate of Appropriateness was approved. A Certificate will be issued for the entire project.

- 2. Keith Acree/Mark Timmons – C. of A. to increase western door opening to 7’x9’ & install overhead door.

Location: **213 E. Second St.**

Zoned: **Central Business District (CBD)**

B. Peach showed photos provided by the applicant and explained the changes proposed by the applicant. Keith Acree was present.

B. Peach noted the applicant had contacted the mural artist to fix the mural after the installation of the new door opening if approved. M. Pittman asked how often the door would be open and used. K. Acree stated it would be used often to move golf carts in and out.

C. Rogers noted the door in question had been previously infilled and asked what the original size would be. B. Peach stated the infill was of a standard entry door. K. Acree added the previous owners had reopened the doorway.

M. Pittman asked for public comment and noted none.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
26.0 New Construction	106	<p><i>C. Rogers</i> – Historic doors should be retained, but this is not a historic door. Replacement doors should match the original, but the size is being increased to an overhead door. New doors should be located on side or rear elevations and this will be. We don’t know what the original door would have been but the proposed new overhead door is in conformance and given the historic function of this building as a warehouse, the increase in size is also in conformance.</p> <p><i>O. McCall</i> – I agree.</p> <p><i>M. Pittman</i> – I agree.</p>

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		<i>S. Palmer – I agree.</i>
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M. Pittman asked for a motion.

S. Palmer made the following motion, “Based on the preceding findings of fact, I move the Madison Historic District Board of Review grant a COA to Keith Acree for the installation of an overhead door at 213 E. Second St.”

Seconded by C. Rogers.

Roll Call:

M. Pittman	Approved
O. McCall	Approved
C. Rogers	Approved
S. Palmer	Approved

The motion to approve the Certificate of Appropriateness was approved. A Certificate will be issued for the entire project.

- 3. Johnny Russell – C. of A. to replace primary entrance door; install black chain link fencing along metal railings; install black chain link gates at entrance to elevated balcony.

Location: **117 Ferry St.** Zoned: **General Business (GB)**

B. Peach showed photos provided by the applicant and explained the changes proposed by the applicant. Johnny Russell was present.

J. Russell stated he wanted to simply replace/repair the chain link fencing that had been there previously and still was in some areas for safety reasons. C. Rogers verified the proposed new door would be the same size as the existing door. B. Peach noted the proposed replacement door would be located on the non-historic southern addition.

M. Pittman asked for public comment and noted none.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
9.0 Doors & Entrances	88-90	<p><i>O. McCall</i> – If historic doors are missing or deteriorated beyond repair, install replacement doors that match the originals, but in this case, we don’t have original doors anywhere, so there’s nothing to match. Replacement doors should be in keeping with the style of the building. This used to be an industrial button factory from a long time ago, but you don’t need to try to match whatever kind of door a button factory might’ve had even if we could figure that out. The proposed door is a Craftsman style door, which is not the style of the time period, but again, it’s being converted into a residence, so I don’t see a problem with having a Craftsman style door if that’s what appeals to you. Although it’s technically not in conformance with the guidelines, I think it’s okay. Contemporary or utilitarian fences are not appropriate. Inappropriate materials include chain link, but in this case, it’s what was there and still is there in some locations, so I don’t feel like we can at this point ask you to tear it all down and put up something that would be in conformance with our guidelines. This project proposal may be in technical violation of the guidelines but should be approved nonetheless for the reasons I’ve stated.</p> <p><i>S. Palmer</i> – I agree.</p> <p><i>M. Pittman</i> – I agree.</p>
20.0 Fences	59-61	

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R. Bateman stated the submitted drawings were the footprint of the 1844 Archibald Taylor residence. He also noted the additions that were added in the 1880s. R. Bateman described the research he'd done as part of this restoration project including dendrology reports and construction details. He also noted the home's importance to the Underground Railroad.

R. Bateman stated the material list was not finalized but that he desired wood siding and historic windows but that if those were not possible, he would work with staff to ensure all materials met federal SOI standards and local guidelines.

O. McCall noted the chimney in the elevation drawings and asked if the historic chimney was still present. R. Bateman stated it was and that it would be kept.

S. Palmer stated the HDBR would prefer a specific list of materials when issuing a COA so that there would be no confusion as to materials. R. Bateman stated his goal at this time was to simply get the HDBR approval for his proposed strategy of restoring the home to its original footprint but that if possible, he would like to get an overall project approval so that he could work with staff if necessary on specific materials like siding and windows.

M. Pittman asked for public comment and noted none.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
26.0 New Construction	106	<p><i>O. McCall</i> – New additions guidelines may sound a bit odd, but they are the best fit for this project. New additions should be compatible with the existing building's height, scale, size, and mass so they do not overpower the building. These do not apply because you're going back to the original footprint. The massing and size will be appropriate for that reason. The design elements will be compatible because they are going to be consistent with the 1840s building. The windows, doors, and roof form are placed by historic evidence, so these are also appropriate. Vinyl siding and pressed wood are not appropriate materials and the applicant wants to use either wood or materials that adhere to SOI and local guidelines. Wood windows are the most appropriate and that's what the applicant is proposing. The project is in 100% conformance.</p> <p><i>O. McCall</i> – I agree. <i>M. Pittman</i> – I agree. <i>K. McWilliams</i> – I agree. <i>C. Rogers</i> – I agree.</p>

M. Pittman asked for a motion.

S. Palmer made the following motion, "Based on the preceding findings of fact, I move the Madison Historic District Board of Review grant a COA to Ron Bateman for the restoration of the 1844 footprint and design at 627 Walnut St to comply with the Secretary of Interior standards and local guidelines."

Seconded by M. Pittman.

Roll Call:

M. Pittman Approved

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K. McWilliams Approved

C. Rogers Approved

Staff Report:

July 2023 Fast-Track Applications

Applicant	Address	COA
Darrell Summers	811 E. First St.	replace existing aluminum siding with LP smart siding; replace rear west side non-historic door with new wood 1/2 lite door; replace rear existing non-historic French doors with new wood French doors; replace existing non-historic windows with 6/6 aluminum clad wood windows
Theresa Hitchcock	323 E. Main St.	install 4'x4' wood sign at right angle on building
Jeff Matheney	708 E. Second St.	Install full-view storm doors on front & front side door; install fabric awning above front door & transom
Rachel Fox	129 E. Main St.	Install vinyl signage on front windows; install polymetal sign at right angle on front of building

July 2022 COA Review

Applicant	Address	COA	Completion Status
Lyle & Michele Pennington	227 W. Main St.	Install sign on window & on front of building at right angle	Yes
Catherine Burress	410 W. Second St.	Install privacy fence in rear yard	Yes

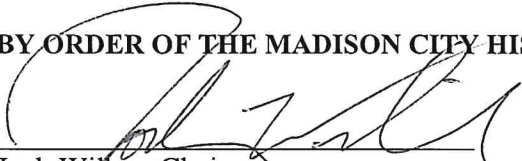
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Sandy Bailey	736 W. Third St.	Replace vinyl shutters with wood shutters	No
Scott Axline	214 E. Third St.	Install a vinyl window on third floor	Yes
Elyse Detmer	104 E. Third St.	Replace a standing seam metal roof with asphalt shingle roof	Yes
Raymond & Donna Godward	513 W. Main St.	Replace the windows, doors, & steps on the rear porch addition	Yes
Riverfront Development	120+ E. Vaughn Dr.	Build new viewing platform	In progress
Kevin Watkins	222 W. Second St.	Replace wood windows on front with aluminum clad windows	Yes
Pamela Brown	620 West St.	Build a new front porch & rear two-story addition	No
Carl Adkins	1016 W. First St.	Demolish a non-historic accessory building	Yes
Todd Calvert	1016 W. Main St.	Build a new rear addition & porch	In progress

M. Zink made a motion to adjourn the meeting – seconded by C. Rogers.

Meeting adjourned at 6:27 p.m.

BY ORDER OF THE MADISON CITY HISTORIC DISTRICT BOARD OF REVIEW


 Josh Wilber, Chairman


 Brooke Peach
 Historic Preservationist