

MADISON HISTORIC PRESERVATION COMMISSION
MINUTES

August 10, 2021

Attendance: Bush, Clyburn, Eskew, Grant, Rice
Staff: Kocher

The August 10, 2021, regular meeting of the Madison Historic Preservation Commission was held at 5:30 p.m. at the Public Safety Building in Meeting Hall. The meeting was called to order by Chair Clyburn.

Item/Issue

Discussion/Action

Approval of Minutes

• Motion by Rice to approve the June 8, 2021, minutes with noted corrections; second by Bush; vote to approve unanimous.

Old Business:
COA application

Kevin Meeler presented plans for demolition of a primary structure. Kocher reviewed the staff report.

762 Foster St.
Kevin Meeler

Mr. Meeler imparted to the commission the process by which he came to the decision to apply for demolition. He stated that demolition was not his initial intent, but after extensive inspection of the structure he concluded that the building would essentially be a replacement once all deteriorated materials were replaced. He noted that the report from Tom Reynolds came to the same conclusion.

Eskew thanked Mr. Meeler for his consideration of repairing the structure. He noted that the breadth of Madison's history is important. He said this is the only shotgun house in the district. Eskew wondered if the location in which the house is surrounded by new construction is unfairly tipping the scale against the building.

Rice noted that the commission does consider hardship which is not an assessment of the owner's means rather than whether the condition of the building requires such a large amount of work that the cost is considered unreasonable. Bush commented that retaining a diversity of resources should be a consideration.

Public comment. Pat Reams suggested relocation to another site, possibly the grounds of the African American Museum.

Rice noted that relocation is not a preferred action though could be considered as a last resort. There was discussion of relocation on the site. Mr. Meeler doubted that, given the structural condition, the building could survive a move. With respect to relocation on site, this only increases the cost of repair. Eskew said that he had not seen the sills but felt the sag seen on the floors inside were not surprising and may not mean the sills were completely failed.

Rice proposed that the applicant amend the application to removal of specific elements of the building (outlined in the motion below) which may allow opportunity for further assessment of structural elements. This would not preclude returning with a demolition request. Mr. Meeler stated that he was unclear how the proposal did not meet the commission's guidelines. After discussion, Mr. Meeler agreed to amend the application as suggested by Rice.

- Motion by Rice to approve the application as amended, based upon the aforementioned reports, reasoning, clarification, and findings the amendment being: demolition/removal of the side addition, the front porch, the wheelchair ramp, the Masonite siding, and the metal foundation cover.; second by Eskew; vote to approve motion passed 4-1, Clyburn voting against.

New Business:
COA application

169 N. Main St.
Karim Ali

Karim Ali presented plans for construction of an addition and alteration of openings. Kocher reviewed the staff report. The applicant agreed to the conditions mentioned in the staff report.

Rice said that the concrete block was appropriate and not hard stucco. Eskew had concerns about the side addition's affect on the form of the building, suggesting moving that square footage to the rear. The applicant noted that the side addition are reach-in coolers and could not be at the rear. He also asked if the enameled sheathing would be retained. The enameled metal will be retained. Rice said that such additions were typical on gas stations and the setback appears to protect the overall form.

There were no comments from the public.

- Motion by Rice to approve the application as submitted and presented, based upon the aforementioned reports, reasoning, clarification, and findings provided the addition will be painted concrete block not E.I.F.S. or artificial stone and the infill of the garage bays will replicate the doors as a fixed wall, storefront system should use a 3 panel x 4 panel pattern with the bottom row being solid panels rather than glass with the color of the aluminum similar to the current doors; second by Eskew; vote to approve motion unanimous.

New Business:
COA application

271W. Washington St.
Jill Nunn

Jill Nunn presented plans for alteration of an opening and construction of a deck. Kocher reviewed the staff report. Ms. Nunn said that the current windows had decayed which prompted the change.

Eskew noted that the deck is similar to that of the unit next door. Ms. Nunn said this also provides a more usable emergency egress. Rice suggested adding the option for cross bracing between the posts.

There were no comments from the public.

- Motion by Rice to approve the application as submitted and presented, based upon the aforementioned reports, reasoning, clarification,

and findings with the option for cross bracing; second by Grant; vote to approve motion unanimous.

New Business:
COA application

Cynthia Simmons presented plans for replacement of windows. Kocher reviewed the staff report. Ms. Simmons noted that the request was spurred by both energy concerns and poor condition.

969 S. Main St.
Cynthia Simmons

Rice said, in his experience, these types of windows can be nearly impossible to repair and cannot be purchased new. However, he agreed that any replacement should be similar if not exact match as far as design of the window. Clyburn agreed that the horizontality of the windows is important. He said that maintaining design intent is always important. Ms. Simmons asked if the proposed windows do not achieve this. Eskew noted the verticality of some of the proposed windows.

Clyburn felt the color was important. Eskew disagreed. Clyburn window frames are allowed to be painted. Rice said that would not be the case on materials never intended to be painted as is the case with these windows. He felt the color was important.

There were no comments from the public.

- Motion by Rice to approve the application as submitted and presented, based upon the aforementioned reports, reasoning, clarification, and findings provided that the cladding of the windows be an aluminum/silver color, the windows noted as #4, 5 6, 7, & 9 in the staff report are approved as submitted, the windows note in the staff report as #1, 3, & 10 will be double-hung sash, and the windows noted as #2 & 8 in the staff report will be casements having horizontal and vertical divisions similar to the existing windows; second by Grant; vote to approve motion unanimous.

New Business:
Conceptual review

Michael Raymond presented plans for primary new construction for conceptual review. Kocher reviewed the staff report.

560 Fourth St.
Michael Raymond

It was agreed that the garage should be to the rear and that the house should be sited to lessen the size difference between the historic houses on Fourth and the proposed house.

There were no comments from the public.

Discussion only. No action taken.

Staff reports

Kocher reported the recent administrative approvals.

- 651 N. Main St. – construction of a rear yard fence
- 577 S. Main St. – construction of a rear yard patio
- 351 N. Second St. – construction of a rear yard retaining wall

Staff informed the commission that review of the Nodal Zoning text amendment is anticipated for potential comment next month.

Public comment

Carol Winslow suggested creation of a grant for repair of historic resources in lower income areas.

With no further business, Rice moved for adjournment.

Read and approved this 14th day of September 2021.