

MADISON HISTORIC PRESERVATION COMMISSION  
MINUTES

May 10, 2022

Attendance: Clyburn, Glover (arrives after start), Grant, Rice, Royal, Ryals  
Staff: Kocher

The May 10, 2022, 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 Royal to approve the March 8, 2022, and April 12, 2022, minutes with noted corrections; second by Grant; vote to approve unanimous.

New Business:  
COA application

Glover arrives.

342 Plum St.  
Melissa Klein

Melissa Klein presented plans for the alteration of an opening, addition of a walk, and construction of a ramp. Kocher presented the staff report. Staff noted that, if the application is approved that Ms. Klein would have to seek a variance on side setback. Kocher said that, unless otherwise indicated, the HPC would not recommend for or against any related zoning application for a variance.

Ms. Klein confirmed that after construction the area would be landscaped with screening vegetation. Rice asked the color of the ramp. Ms. Klein said that it would be the same color as the body of the house. Royal asked if there would be lighting. Ms. Klein said there would be but that it had not been chosen, but that she had hoped to replace the front porch lights and install a matching light in this location at that time. Clyburn reminded Ms. Klein to apply for a COA at that time. Rice asked about the door matching the existing. Ms. Klein said it would match the back door and basement door.

Public comment. Jeanne Campbell Turner of 370 Plum Street spoke. She said there was not room to place a ramp on the side. She suggested placing it at the rear. The Chair noted that if the ramp would not physically fit the area or was contrary to required setbacks, a building permit could not be issued. This is outside of the HPC's purview.

• Motion by Grant to approve the application as submitted and presented, based upon the aforementioned reports, reasoning, clarification, and findings with any exterior lighting to be reviewed by staff; second by Glover; vote to approve motion unanimous.

New Business:  
COA application

410 E. Central Ave.  
Shane & Emily Boyer

Cathy Best, representing the applicant, presented plans for demolition of an addition, construction of additions, and construction of a porch. Kocher presented the staff report.

Ms. Best said that the right side of the house is highly visible and wrapping the porch to the proposed addition on that side would soften the addition. She noted that the door onto the porch on the left side is a restoration as indicated by built-in shelves in this location using the former opening. She said that there is some concern about using wood for the sawn balusters since they would sit in a channel in the bottom rail. Ms. Best said they are considering alternative materials. She finished by explaining the placement of the rear addition.

The commission discussed the potential use of alternative materials for the sawn balusters and looked forward to reviewing it in the future. Additional discussion focused on the positive effects wrapping the porch to the proposed bathroom addition.

There were no comments from the public.

- Motion by Glover to approve the application as submitted and presented, based upon the aforementioned reports, reasoning, clarification, and findings; second by Ryals; vote to approve motion unanimous.

New Business:  
COA application

485 Old Post Rd.  
William Lamb

William Lamb, accompanied by Zack Sittler, contractor, presented plans for alteration of windows and construction of a chimney. Kocher presented the staff report. Mr. Sittler confirmed that no part of the chimney was visible from the outside below the roof.

Rice sought confirmation that the windows that are to be changed are all newer construction. Mr. Sittler confirmed this.

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; second by Glover; vote to approve motion unanimous.

New Business:  
Required comment

Hill Park, Main St.  
City of Madison

Staff presented plans for the Hill Park Restrooms. Kocher noted that the design references the historic pool house that once sat on the site. He also related that this building will be a template for restrooms in Wellington and Gilbert parks with some of the exterior materials and details changed. The commission found the design to be compatible with the property and district and by consensus stated a positive assessment of the design.

Other Business:  
Advisory discussion

Dan Belman  
921 S. Main St.

Dan Belman asked if he could have an advisory discussion with the commission about potential changes at 921 S. Main St. The commission agreed noting that the discussion would not be binding to either side. Mr. Belman related that he would like to install fencing, a pool, and a front

yard fountain. Clyburn & Rice noted that the granite posts in front may need to be preserved.

Staff noted that he had spoken with Mr. Belman's spouse, Randy Korando, about these elements and felt it appropriate to share that response. He said that the response at that time was that most elements were likely to meet the guidelines except the front yard fountain, which is not characteristic of the historic district.

Other Business:  
Advisory discussion

Jim Glover  
530 Academy St.

Jim Glover asked if he could have an advisory discussion with the commission about potential changes at 530 Academy St. The commission agreed noting that the discussion would not be binding to either side. Mr. Glover related to the commission several potential changes including a wellhouse, front columns, rear windows, and side entrance. After some discussion, the Chair said that it would be difficult for the commission to give advice due to the amount of work under consideration and the need for further information. It was suggested that a more formal discussion would require at least rough draft plans noting requested changes.

Staff reports

Kocher reported the recent administrative approvals.

- 537 Foster St. – change in non-historic porch railing
- 808 S. Main St. – installation of handrailing

Committee Reports

The Executive Committee is working on procedures for monitoring existing projects and for actions to be taken when work does not comply with the COA or when work occurs without a COA

The Outreach Committee reported on the Branches of History project, the upcoming Ice Cream Social and Awards Presentation, and the next round of History Sidebars.

The Chair urged all committees to take up their work:

Policy – update guidelines for garages, addition, alternate materials, and solar panels.

Status – continue inspections and reports.

Executive – begin work in next year's GT Ramble

With no further business, Rice moved for adjournment.

Read and approved this 14<sup>th</sup> day of June 2022.