

Historic District Board of Review

June 22, 2020

New Applications:

- 2. SEI Real Estate LLC – C. of A. to replace standing seam roof with an exposed fastener metal roof.
 Location: **1214 W Main St.** Zoned: Residential Medium Density (R-8)

N. Schell showed photos provided by the applicants and explained the changes proposed by the applicants. Jason Pattison was present and stated the roof was leaking and causing the porch to cave in. J. Pattison stated the roof would match the color of the existing standing seam roof. J. Pattison noted several other homes that had the same exposed fastener metal roof in the neighborhood.

B. Lyman asked if the applicant had read the guidelines. J. Pattison noted it had been a while since he read the guidelines. B. Lyman stated the guidelines state the board should consider “Roofs with standing seam metal should be repaired. If replacement is necessary the new roof should match the historic one as closely as possible in dimensions, seam crimping, and seam spacing”. B. Lyman asked if the applicant had the measurements of the existing and proposed material. J. Pattison stated he did not. A member from the audience stated the proposed panels are 37 ½ inches wide.

M. Pittman stated from his experience with standing seam roofs, the cost is prohibitive and is about double. Terry Crank stated they would be replacing the porch columns. N. Schell stated they did not need approval for that replacement due to the use of the same materials and design. T. Stark asked if the standing seam roof could be repaired. J. Pattison answered no. T. Crank added that the existing roof was resealed about three years ago.

O. McCall asked if the Sanborn maps showed the roof type. N. Schell stated that neighborhood does not appear on the Sanborn maps but guessed the standing seam is original. O. McCall asked if a shingle roof would be superior to a barn metal roof. J. Pattison stated he had not looked at a shingle roof. T. Crank stated the roof would also need to be sheeted. M. Pittman stated a shingle roof would cost more than the proposed material. M. Pittman and S. Schmidt expressed agreement to stay with a metal roof.

J. Wilber asked for public comments.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Residential Guideline Page #	Commercial Guideline Page #	Discussion
Roofs	53, 54	47	M. Pittman – Even though the guidelines state to try to maintain these roofs, my fear is that if they don’t take action on this project quickly then we will lose the historic structure. The damage is significant and there are a significant number of exposed fastener metal roofs in that neighborhood. I agree with the change. K. McWilliams – I agree for the same reasons. S. Schmidt – I agree for the same reasons. O. McCall – I agree for the same reasons. B. Lyman – I don’t think I have enough information. I would have liked to see a sample with measurements of the original roof. I am following the recommendation of the staff that says the project isn’t following as close as possible in dimensions, seam crimping, and seam spacing. T. Stark – I agree for the same reasons with the majority of the board. J. Wilber – The guidelines state that historic roofing materials including standing seam should be preserved and repaired as much as possible. The applicant has tried to do that but now the roof needs to be replaced. Replacements should match and what staff is saying is that it is about the seam spacing.

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J. Wilber asked for a motion. K. McWilliams made the following motion:

“I move that a COA be approved for 1214 W Main St to replace the standing seam metal roof with an exposed fastener metal roof.”

Motion was seconded M. Pittman.

Roll Call:

- J. Wilber Approved
- O. McCall Approved
- T. Stark Approved
- B. Lyman Disapproved
- K. McWilliams Approved
- M. Pittman Approved
- S. Schmidt Approved

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

J. Wilber stated the COA was approved and the applicant could go ahead with the project pending the requisite permits were filed.

- 3. Harold Dixon - C. of A. to replace modern siding with vinyl siding
 Location: **716 Saddle Tree Ln.** Zoned: Historic District Residential (HDR)

N. Schell showed photos provided by the applicants and explained the changes proposed by the applicants. Harold Dixon and Shane Smith (contractor) were present and provided a sample for the board to review.

J. Wilber asked for an explanation of the existing siding. S. Smith stated it was a fiber board with asphalt shingles. M. Pittman stated he has removed that same material from a house, and it ruins the wood underneath. S. Smith agreed.

B. Lyman asked if the siding would be horizontal. S. Smith answered yes. B. Lyman asked if it came in a smooth texture. S. Smith stated he hasn't seen the proposed materials in anything but the textured siding. M. Pittman added that the texturing adds rigidity to the siding. S. Schmidt asked if the building was contributing. N. Schell answered no.

J. Wilber asked for public comments.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Residential Guideline Page #	Commercial Guideline Page #	Discussion
Siding	56 - 58	---	K. McWilliams – This structure is a non-contributing house. The applicant is asking to remove the current siding of the house and install with vinyl siding. S. Schmidt – I agree for the same reasons. O. McCall – Since this is a non-contributing structure, they should be allowed to install vinyl siding even if though the guidelines do not allow vinyl B. Lyman – I agree. The guidelines state that synthetic siding should not cover any trim and would hope that would be the case on this structure. T. Stark – I agree with B. Lyman. I would prefer the smooth vinyl siding over the textured.

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Building Element	Residential Guideline Page #	Commercial Guideline Page #	Discussion
Additions		62	B. Lyman – I agree for the same reasons. It has minimal damage to the historic walls. The guidelines are met in the commercial guidelines on page 62. T. Stark – I agree for the same reasons. M. Pittman – I agree for the same reasons. K. McWilliams – I agree for the same reasons. S. Schmidt – I agree for the same reasons. J. Wilber – I agree for the same reasons.

J. Wilber asked for a motion. T. Stark made the following motion:

“I move that a COA be approved for the addition of the shed or gabled roof at the rear of the property at 313 Broadway Street.”

Motion was seconded M. Pittman.

Roll Call:

- J. Wilber Approved
- O. McCall Approved
- T. Stark Approved
- B. Lyman Approved
- K. McWilliams Approved
- M. Pittman Approved
- S. Schmidt Approved

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

J. Wilber stated the COA was approved and the applicant could go ahead with the project pending the requisite permits were filed.

New Business:

J. Wilber asked the board to think about adding changes to non-contributing structures for staff review. K. McWilliams asked if that structure was in the secondary area. K. McWilliams asked for the board to consider the areas at the next meeting.

Old Business:

T. Stark asked about the July training. N. Schell stated the board would be doing basic training at 4:30pm on July 27th. B. Lyman stated she was reading the overlay ordinance and noticed the section on public notice. B. Lyman asked if that applied to staff review. N. Schell stated she would discuss it with D. Sharpe. T. Stark asked about how the board would know if an application has been fast tracked. N. Schell noted that all fast track applications that have been approved are on the city’s website along with included on her monthly report. N. Schell stated people can call the office to check on projects.

Business – Staff Report:

Historic District Board of Review: COA Approved by Staff

Applicant	Address	Date of Approval	Building Element
Trevor and Van Crafton	505 Walnut St	6/8/2020	Restoration
Trevor and Van Crafton	507 Walnut St	6/8/2020	Restoration

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Historic District Board of Review: Fast Track Applications

Applicant	Address	Date of Approval	Material
John Bargerhuff	619 W Main St	6/1/2020	Wood fence
Scott Axline	214 E Third St	6/1/2020	wood fence
Milford and Carol Williams	842 W Third St	6/1/2020	Windows
Link Ludington and Bob Corum	611 Mulberry St	6/8/2020	Restoration
Robert and Kyleen Center	938 W Second St	6/8/2020	wood fence
Historic Madison	301 W Second St	6/15/2020	wood and iron fence
Donald McKay	614 W Second St	6/17/2020	siding

Historic District Board of Review: 2019 COA Review

Applicant	Address	What Was Approved	Done According to COA?
Cornelius, Brenda	119 E. Third St.	<ul style="list-style-type: none"> replace standing seam metal roof with metal roof. 	Yes
CottageGreen LLC	613 Mulberry St	<ul style="list-style-type: none"> construct a 16-ft x 30-ft carriage house. 	In Progress
Kiesel, Jennifer	408 Presbyterian Ave.	<ul style="list-style-type: none"> replace two lower windows and one upper window with 6/1 aluminum clad wood windows. 	Yes
D-5 Inc. (A Dattilo Fruit Co)	213 W Main St	<ul style="list-style-type: none"> replace doors with metal doors with an 18-inch lower opaque section and the multi pane glass will be converted to a single pane glass. 	Yes
West Madison United Methodist Church	1100 W Main St.	<ul style="list-style-type: none"> to place a 16-ft x 40-ft shed behind church. 	Not Started
LaBolt, Jered and Kristin	833 W Third St	<ul style="list-style-type: none"> replace windows with 6/6 aluminum clad windows on North side. Add 6/6 window over door on North side. Replace windows with 1/1 vinyl clad on West, South, and East sides. Remove side door on East side. Replace doors on South and North sides with wood doors. 	Yes
Lockridge, Rodney	844 East St	<ul style="list-style-type: none"> build a 4-ft x 12-ft deck over existing broken concrete steps. 	Yes

No further business to be brought before the board.

M. Pittman made the motion to adjourn - seconded by M. Pittman.

Meeting adjourned at 6:22p.m.

BY ORDER OF THE MADISON CITY HISTORIC DISTRICT BOARD OF REVIEW

Josh Wilber, Chair

Nicole M Schell
City Planner – Preservation Coordinator