

**September 25, 2023**

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.

M. Pittman asked for public comment and noted none.

Building Element	Guideline Page #	Discussion
24.0 New Construction - Outbuildings	101-102	<p><i>M. Zink</i> – Garages and outbuildings should be compatible with the dwellings and blend with the architectural style and scale of the dwelling and this one does. The set-backs should be at least 1/3 of the total dwelling and this is in conformance. The mass and height should be appropriate to the buildings on the lot and this one is. It should typically be a wood siding and texture and this one is visually compatible. Roof ridges and eaves should not be higher than the primary building and this one will not be. The project is in conformance.</p> <p><i>M. Pittman</i> – I agree.</p> <p><i>O. McCall</i> – I agree.</p> <p><i>C. Rogers</i> – I agree.</p> <p><i>K. McWilliams</i> – I agree.</p> <p><i>S. Palmer</i> – I agree.</p>

Seconded by S. Palmer.

S. Palmer	Approved
M. Pittman	Approved
O. McCall	Approved
C. Rogers	Approved
K. McWilliams	Approved
M. Zink	Approved

2. Jacque Buchinsky – C. of A. to add a shade shelter in the back corner of the back yard.  
Location: **405 E. Second St.** Zoned: **Central Business District (CBD)**

J. Buchinsky stated the photo provided was an inspiration photo, but the drawings represented the actual structure. S. Palmer asked which walls would serve as the fence walls. J. Buchinsky stated the north and east walls. K. McWilliams asked about the 3' setback requirements for HDR zoning and J. Buchinsky stated they were unaware of the setbacks until they received a note from zoning staff at the City. J. Buchinsky stated they had a pending application before BZA. K. McWilliams asked if they did not get approved if they would move the structure back and J. Buchinsky stated they would. K. McWilliams asked why the applicants did not set the building to be similar to their neighbor's setbacks and C. Barkman stated their lot was 32' and too small and shallow to do that without removing what little usable space there was. J. Buchinsky stated they would have to put a fence back up to replace the one they removed if they had to move the structure back.

Page 3  
Historic District Board of Review  
September 25, 2023

O. McCall asked what crown glass was and C. Barkman stated it looked similar to the bottom of a coke bottle. C. Barkman stated they chose that to give it a more historic look to blend with the home.

M. Pittman asked for public comment and noted none.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
24.0 New Construction - Outbuildings	101-102	<p><i>O. McCall</i> – The size should be compatible, should blend with the architectural style and scale of the building and this does. Plus, the crown glass gives it that more historic look to blend with the home. New accessory buildings should be sited at the rear and this one is. It will not be visible from the front of the building. Accessory buildings should not be taller or wider than the primary building and this one is not. Materials used on exterior facades should be compatible and this one is. Eaves and roof ridges should not be higher and these are much lower. Accessory buildings visible from the public right-of-way should be appropriate to the style of the house and this one is. This project is in conformance.</p> <p><i>C. Rogers</i> – I agree.</p> <p><i>M. Pittman</i> – I agree.</p> <p><i>S. Palmer</i> – I agree.</p> <p><i>K. McWilliams</i> – I do not agree because the setback is not appropriate.</p> <p><i>M. Zink</i> – I agree.</p>

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 Jacque Buchinsky at 405 E. Second St. to add a shade shelter at the back corner of the back yard.”

Seconded by M. Zink.

Roll Call:

- |               |          |
|---------------|----------|
| M. Pittman    | Approved |
| O. McCall     | Approved |
| C. Rogers     | Approved |
| S. Palmer     | Approved |
| M. Zink       | Approved |
| K. McWilliams | Approved |

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

3. Lee Ann Angell – C. of A. to demolish existing garage and build new 20’x24’ metal garage.
- |                            |   |
|----------------------------|---|
| Location: 807 W. Third St. | Zoned: Residential Medium-Density (R-8) |
|----------------------------|---|

B. Peach showed photos provided by the applicant and explained the changes proposed by the applicant. Lee Ann Angell and Larry Angell were present.

M. Pittman asked for public comment and noted none.

Building Element	Guideline Page #	Discussion
24.0 New Construction – Outbuildings	101-102	<i>K. McWilliams</i> – Demolition should only be chosen as a last resort and this is. Historic resources should be documented prior to demolition but this is not historic. Architectural features should be salvaged but again this is not historic. Ground-disturbing activities should be minimized and I’m confident the applicants also desire that. Mature trees should be retained but there are no trees that will be impacted. The design of new garages should be compatible and blend with the architectural style and scale and this one is in relation to the other garages along that alley. New garages should be sited appropriately and this one will be. Metal garage doors may be appropriate. This project is in conformance.
32.0 Demolition	116-117	<i>S. Palmer</i> – I agree. <i>M. Pittman</i> – I agree. <i>C. Rogers</i> – I agree. <i>O. McCall</i> – I agree. <i>M. Zink</i> – I agree.

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 Lee Ann Angell at 807 W. Third St. to demolish the existing garage and build a new 20’x24’ metal garage.”

## Roll Call:

M. Pittman	Approved
O. McCall	Approved
C. Rogers	Approved
S. Palmer	Approved
M. Zink	Approved
K. McWilliams	Approved

4. Alex Hammock/Roger Welch – C. of A. to build top floor addition on north side of structure.

**Zoned: Open Space (OS)**

## Certificate of Appropriateness Findings of Fact Worksheet

Page 5  
Historic District Board of Review  
September 25, 2023

M. Pittman asked for a motion.

K. McWilliams made the following motion, “Based on the preceding findings of fact, I move the Madison Historic District Board of Review extend the application to the next meeting.”

Seconded by O. McCall.

Roll Call:

M. Pittman	Approved
O. McCall	Approved
C. Rogers	Approved
S. Palmer	Approved
M. Zink	Approved
K. McWilliams	Approved

*The motion to extend the application was approved. The application will be tabled to the next meeting.*

Old/New Business:

K. McWilliams proposed a procedural change to require applicants to provide detailed renderings and drawings of proposed new structures.

Staff Report:

September 2023 Fast-Track Applications

Applicant	Address	COA
Brian Deeley	411 E. Third St.	Replace existing horizontal slat wood fence with fence of same material & design but deleting one gate
Roger Welch	509 E. Third St.	Replace existing wood replacement windows w/ aluminum clad wood windows of same shape, size, & design
Philip LeGrand	417 W. Second St.	Replace existing deteriorated non-historic porch w/ a new porch to be built as a restoration of the original historic porch based upon historic photographical evidence
Kimm Hollis	203 Mill St.	Replace existing fiberglass door w/ new wood door

<b>Tim Callis</b>	801 W. First St.	Install 4'x50' wood fence with stone columns in rear yard
-------------------	------------------	---

September 2022 COA Review

<b>Applicant</b>	<b>Address</b>	<b>COA</b>	<b>Completion Status</b>
<b>Scott Axline</b>	214 E. Third St.	replace the existing octagon window with a more appropriate window that matches the rest of the vinyl windows on the home	Yes
<b>Lucy Dattilo</b>	1048 W. Main St.	Build the proposed new residential structure on the site of the former residence	In-Progress
<b>Bryan Scheid</b>	947 W. Second St.	Install new fence in rear yard w/ dimensions ranging from 7'-9' tall on western slope & constructed of wood & Hardie board; removing 10" from gate transom on west side; 4' wrought iron fence on southern slope of yard	Yes
<b>Melissa Lee-Miller</b>	315 E. First St.	Remodel exterior to include Smartsiding, 2/2 wood windows in Italianate style, block foundation, shingle roof, & keeping chimneys	Yes
<b>William Jewell</b>	601 Walnut St.	Replace 2 existing store windows w/ double-hung 2/2 aluminum clad wood windows of 96"x76" w/ 2 windows in each opening	Yes
<b>John &amp; Melanie Harrell</b>	313 W. Third St.	Replace existing windows; metal roof overhang	Yes
<b>Steve McCue</b>	912+ W. First St.	New storage building	No – approved COA for new home

S. Palmer made a motion to adjourn the meeting – seconded by C. Rogers.

Meeting adjourned at 6:16 p.m.

**Page 7**  
**Historic District Board of Review**  
**September 25, 2023**

**BY ORDER OF THE MADISON CITY HISTORIC DISTRICT BOARD OF REVIEW**

---

Mike Pittman, Vice-Chairman

---

Brooke Peach  
Historic Preservationist