

HISTORIC DISTRICT BOARD OF REVIEW

Minutes

June 23, 2025

The Madison City Historic District Board of Review held the regularly scheduled meeting on Monday, June 23, 2025, at 5:30 p.m. at 101 W. Main Street. William Jewell presided over the meeting with the following members present: Ken McWilliams, Happy Smith, Chris Cody, Jared Anderson, Ryan Rodgers, and Jed Skillman. Also present was Brenna Haley – Historic Preservationist.

W. Jewell 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. Haley will present the particulars on the project. The board will then go through a list of items to see if they meet the guidelines. W. Jewell added that at the end of each application, the board will vote.

05/27/2025 Minutes:

W. Jewell asked if everyone had a chance to read the minutes for the meeting on May 27, 2025, and had any corrections or additions.

K. McWilliams moved to approve the minutes. Seconded by J. Anderson.

Roll Call:

H. Smith	Approved
C. Cody	Approved
K. McWilliams	Approved
W. Jewell	Approved
J. Skillman	Approved
R. Rodgers	Approved
J. Anderson	Approved

Minutes stand approved.

Applications:

- 1. Tom McPherson – C. of A. to remove the rear addition and replace with a 8'x16' deck, extend the front porch across entire building front with steps on the side, extend roof to cover the deck, add French doors on side and back of building, and enlarge the front window.
Location: 123 Jefferson St. Zoned: Central Business District (CBD)

B. Haley explained that there was a staff request to table to application until after Zoning approval is granted. The McPhersons had agreed to the tabling prior to the meeting.

W. Jewell asked for a motion to table the application. K. McWilliams made the following motion, "I move we table the project at 123 Jefferson until the next meeting."

Seconded C. Cody.

Roll Call:

C. Cody	Approved
H. Smith	Approved
K. McWilliams	Approved

- J. Skillman Approved
- W. Jewell Approved
- R. Rodgers Approved
- J. Anderson Approved

The motion to table the application was approved.

B. Haley explained that the next application seen on the agenda, 412 Broadway St., had been withdrawn by the applicant’s request.

- 2. Nancy Burkhardt – C. of A. to enlarge concrete porch with wood deck-style porch.
 Location: 205 East St. Zoned: Historic District Residential (HDR)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Nancy Burkhardt was present.

N. Burkhardt explained that they just want to enlarge the existing porch and add a railing for safety and aesthetics. W. Jewell asked what kind of railings they would plan to use. N. Burkhardt said it would be something along the lines of a cable system to remain as transparent as possible.

J. Skillman asked if they intended to remove the existing porch. N. Burkhardt said that the new porch would go right over the top of the existing porch.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
14.0 Porches	p. 68-70	<i>Madison Historic District Design Guidelines – 14.0 Porches p. 68-70</i> <i>H. Smith – I think this meets our guidelines.</i> <i>C. Cody – I agree.</i> <i>J. Skillman – I agree.</i> <i>K. McWilliams – I agree.</i> <i>J. Anderson – I agree.</i> <i>R. Rodgers – I agree.</i> <i>W. Jewell – I agree.</i>

W. Jewell asked for a motion. H. Smith made the following motion, “I move that the Madison Historic District Board of Review grant a certificate of appropriateness Nancy Burkhardt for the porch design proposed for 205 East St.”

Seconded by K. McWilliams.

Roll Call:

- C. Cody Approved
- H. Smith Approved
- K. McWilliams Approved
- J. Skillman Approved
- W. Jewell Approved

R. Rodgers Approved

J. Anderson Approved

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

3. Mike Estes – C. of A. to replace and extend on Wall St. side and add railings to the Third St. side.
Location: 126 Wall St. Zoned: Medium Density Residential (R-8)

B. Haley showed photos provided by the applicant and explained the changes proposed by the applicant. Mike Estes was present.

M. Estes explained that about three times in the last six years, there have been trees falling on Wall Steet that have hit the porch. The recent storm resulted in another tree falling and taking out the railing on the porch. He was seeking approval to replace the railing and extend it along the whole porch. The work had been completed prior to attending the meeting. He was also requesting approval to add a similar railing to the side facing Third Street by the front door.

R. Rodgers asked if that was the final look, or if he planned to paint it. M. Estes said he didn't plan to paint it but might choose to stain it. R. Rodgers expressed concern with the stamped metal and the pressure treated lumber not matching the character of the house. C. Cody agreed with R. Rodgers. C. Cody suggested using wooden spindles to replace the current supports on the Third Street entrance porch, since the existing supports will need to be replaced anyways.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Guideline Page #	Discussion
14.0 Porches	p. 68-70	<i>Madison Historic District Design Guidelines – 14.0 Porches p 68-70</i> <i>J. Skillman – I'd say it does not meet the guidelines, but I would be willing to vote in favor of it because it's already up and will need to be changed anyways.</i> <i>C. Cody – I agree.</i> <i>K. McWilliams – I agree, same reasons.</i> <i>J. Anderson – I agree.</i> <i>R. Rodgers – I agree.</i> <i>H. Smith – I agree.</i> <i>W. Jewell – I agree.</i>

W. Jewell asked for a motion. J. Skillman made the following motion, "I move that the Madison District Board of Review approve the application to Mike Estes of 126 Wall St. for the proposed porch at this address."

Seconded by K. McWilliams.

Roll Call:

C. Cody Approved

H. Smith Approved

K. McWilliams Approved

J. Skillman Approved

W. Jewell Approved

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R. Rodgers Abstained
J. Anderson Approved

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

New/Old Business:

Nicole Schell spoke on behalf of staff to make a note of new business that the board wants to discuss. Since the city attorney could not be in attendance, the discussion should not go forward. Instead, she suggested a, organizational working session that will be advertised to the public, but not open for public comment. Anything that comes out of that session can then be put in the agenda to be voted on during the next meeting.

H. Smith moved to approve the holding of an organizational working session. Seconded by J. Anderson.

Roll Call:

H. Smith Approved
C. Cody Approved
K. McWilliams Approved
W. Jewell Approved
J. Skillman Approved
R. Rodgers Approved
J. Anderson Approved

Staff Report:

June 2025 Fast-Track Applications

Applicant	Address	COA
Dean DeTrou	705 W. Second St.	fence
Amy Eberwine	919 W. Second St.	gutters
Nikimura LLC	101 E. Main St.	sign
Elizbeth Van De Bogart	914 W. Second St.	roof
Scott Lynch	215 E. Main St.	sign
Joel Ferguson	723 W. Main St.	sign

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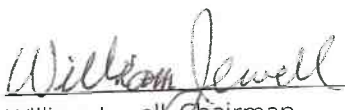
June 2024 COA Review

Applicant	Address	COA	Completed
Cathy Taylor	1014 W Main St	siding; doors	yes
Cathy Taylor	1010 W Main St	garage	yes
Lynne Burns	620 Spring St	chimney	yes
Playhouse Café LLC	833 W Main St	sign	yes

J. Skillman made a motion to adjourn the meeting – seconded by H. Smith.

Meeting adjourned at 6:07 p.m.

BY ORDER OF THE MADISON CITY HISTORIC DISTRICT BOARD OF REVIEW


William Jewell, Chairman


Brenna Haley, Historic Preservationist