

HISTORIC DISTRICT BOARD OF REVIEW**Minutes****March 28, 2022**

The Madison City Historic District Board of Review held a regular meeting on Monday, March 28, 2022 at 5:30 p.m. at 101 W. Main Street. Josh Wilber presided over the meeting with the following members present: Owen McCall, Thomas Stark, and Mike Pittman. Also present was Brooke Peach – Historic Preservationist.

J. Wilber 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. J. Wilber added that at the end of each application the board will vote.

2/28/2022 Minutes:

J. Wilber asked if everyone had a chance to read the minutes for the meeting for February 28, 2022 and had any corrections or additions.

M. Pittman recused due to his absence from the February 2022 meeting.

T. Stark moved to postpone the vote on the minutes – seconded by O. McCall.

Roll Call:

M. Pittman	Approved
O. McCall	Approved
T. Stark	Approved
J. Wilber	Approved

Minute approval postponed until April 25, 2022 meeting.

Applications:

1. David Cheatham/Amy Eberwine – C. of A. to demolish and remove shed; demo 12’x32’ rear single-story addition and replace with 16’x32’ wood frame structure with gable roof (same pitch) to meet and match second story roof pitch and height.

Location: **815 & 817 W. Second St.** Zoned: **Historic District Residential (HDR)**

B. Peach explained the application had been withdrawn by the applicant.

2. Brian Marshall – C. of A. to build a 8’x24’ addition on the southeast corner of the structure.

Location: **411 Dowell St.** Zoned: **Historic District Residential (HDR)**

B. Peach showed photos provided by the applicant and explained the changes proposed by the applicant. Brian Marshall was present.

B. Marshall stated he wanted to update his application to include 1/1 vinyl windows rather than the staff approved aluminum clad wood windows. J. Wilber asked B. Marshall if he had received a PACE grant for the rehabilitation of the home and B. Marshall stated he had but that the aluminum clad windows were three- and one-half times as expensive as the vinyl windows; \$250 versus \$925.

J. Wilber asked what the purpose of the proposed addition was. B. Marshall stated the eastern foundation needed to be repaired due to sagging issues and he would prefer to tear off that portion of the home and rebuild an addition that would be wider than the current 12’ footprint so that it would be a more useable space. He further stated he wanted to use LP Smart siding with a 2-3’ course of faux stone façade on the bottom, a standing seam roof, and vinyl windows. B.

Page 2
Historic District Board of Review
March 28, 2022

Peach stated a staff COA had been issued for aluminum clad wood windows and the proposed siding.

T. Stark asked for a sample of the vinyl windows proposed by the applicant, but B. Marshall stated he did not have a sample or manufacturer specifications. M. Pittman asked if B. Marshall had ever used vinyl windows in another property and B. Marshall stated he had on a property on Saddle Tree Lane.

J. Wilber asked about what type of door the applicant proposed. B. Marshall stated he would prefer to use fiberglass doors with a Shaker style lite.

J. Wilber asked for public comments and noted none.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Residential Guideline Page #	Commercial Guideline Page #	Discussion
New Construction – Additions Doors & Entrances Windows	68		<p><i>T. Stark</i>– The fact this property is non-contributing, the location of the proposed addition is appropriate to the age and style of the home, despite the fact the guidelines recommend rear additions over front ones. The addition is secondary, simpler, is of a compatible design and roof shape, and does not imitate an earlier architectural style. The guidelines that address avoidance of damage or loss of historic materials and the utilization of existing openings to connect additions do not apply in this situation. The majority of the doors and entrances guidelines likewise do not apply because this is not a historic door or home. The HDBR has routinely approved fiberglass doors, so that also is appropriate. However, our guidelines do specify that vinyl windows are not appropriate, but otherwise the windows are in conformance (except materials obviously).</p> <p><i>M. Pittman</i> – I agree with T. Stark on everything but the windows. Considering the age of the home and the fact it is a non-contributing structure coupled with the fact the applicant has used these same windows on other properties without problem, the vinyl windows are okay.</p> <p><i>O. McCall</i> – I agree with T. Stark for the same reasons, especially considering you were awarded a significant PACE grant. Those funds are to help purchase high-quality materials that are compatible with the district as a whole.</p> <p><i>J. Wilber</i> – I agree with O. McCall.</p>

J. Wilber asked for a motion. T. Stark made the following motion, “Based on the preceding findings of fact, I move that the Madison Historic District Board of Review deny a COA to Brian Marshall for the proposed 8’x24’ addition on the southeast corner of the structure using vinyl windows, standing seam roof, and fiberglass doors located at 411 Dowell St.”

Seconded by O. McCall.

Roll Call:

- O. McCall Approved
- M. Pittman Deny
- T. Stark Approved
- J. Wilber Approved

The motion to deny the Certificate of Appropriateness was not approved. A Certificate will be issued for the entire project.

Page 3
Historic District Board of Review
February 28, 2022

- 3. Sarah Renfro – C. of A. to remove extra door on top and bottom unit and replace with siding; replace all windows with new vinyl windows; install siding on the front of the building.

Location: **118 Ferry St.**

Zoned: **Historic District Residential (HDR)**

B. Peach showed photos provided by the applicant and explained the changes proposed by the applicant. B. Peach also noted her disagreement with the NHL Survey date after a site visit and Sanborn Map research. Sarah Renfro was also present.

S. Renfro stated when she bought the property, it was originally a 4 unit studio apartment complex but that they have done some remodeling and were turning it into a 3 unit building with 2 one-bedroom apartments and 1 studio, so the extra doors were no longer necessary. She also stated there were currently several vinyl windows in the structure but they wanted to make all the windows uniform.

T. Stark clarified that the siding will only be installed on the front but that the stucco on the sides and rear facades would remain.

J. Wilber asked for public comment and noted none.

Certificate of Appropriateness Findings of Fact Worksheet

Building Element	Residential Guideline Page #	Commercial Guideline Page #	Discussion
Doors & Entrances	39-42		<p><i>M. Pittman</i> – Although technically, this building is older than fifty years which is the NPS standard to be considered historic, its construction date does not fall within the district’s period of significance. The Doors & Entrances guidelines really don’t fit this situation, but the proposed siding conforms to the siding guidelines because it is a frequently used and approved material. Because you already have vinyl windows, I also think putting in new vinyl windows is appropriate.</p> <p><i>T. Stark</i> – I agree for the same reasons.</p> <p><i>J. Wilber</i> – In our findings of fact, it’s noted that you are allowed to replace vinyl windows with vinyl windows, so I agree the windows and the rest of the project is in conformance.</p> <p><i>O. McCall</i> – I agree for the same reasons.</p>
Windows	60-63		
Siding	60		

J. Wilber asked for a motion for the porch railing. O. McCall made the following motion, “Based on the preceding findings of fact, I move the Madison Historic District Board of Review grant a COA to Sarah Renfro for the property at 118 Ferry St. to close two entrances and cover it with hardy board siding on the front, leaving the other three sides stucco, and install vinyl windows.”

Seconded by M. Pittman.

Roll Call:

- T. Stark Approved
- M. Pittman Approved
- O. McCall Approved
- J. Wilber Approved

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

Page 4
 Historic District Board of Review
 February 28, 2022

Old/New Business:

There was no new or old business before the HDBR.

Staff Report:

March 2022 Fast-Track Applications

Applicant	Address	COA
Bill Hiday	223 W. Second St.	Rear door replacement
David Cheatham	815 & 817 W. Second St.	Replace roof, repair/replace siding, repair/replace windows
Brian Marshall	411 Dowell St.	Replace siding, replace roof, replace windows
Sarah Renfro	118 Ferry St.	Replace siding
Sarah Grey	312 W. Third St.	Install 2 awnings over rear patio doors & install siding on gable peak of garage
Paul & Teresa Walters	618 E. Second St.	Install a 5"x10" bronze sign by the front door

March 2021 COA Review

Applicant	Address	COA	Completion Status
Madison Pilgrim Holiness Church	1016 Park Ave.	Install wood shed	No
Madison Pilgrim Holiness Church	1004 Park Ave.	Demolish cinder block chimney – save other chimneys	Yes* (all chimneys were demolished in violation of denied COA to demo historic chimneys)
Brian Martin	819, 823, & 825 W. First St.	Build a wooden rear deck	In progress
L & L Properties	1012 W. Main St.	Build a garage & shed style carport at rear of home	No

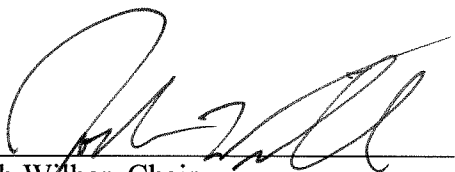
Page 5
Historic District Board of Review
February 28, 2022

L & L Properties	1018 W. Main St.	Replace the roof & windows; enclose a portion of the side porch	No
Matthew Benzer	1213 W. Main St.	Build a front porch	In progress

M. Pittman made a motion to adjourn the meeting – seconded by O. McCall.

Meeting adjourned at 6:12 p.m.

BY ORDER OF THE MADISON CITY HISTORIC DISTRICT BOARD OF REVIEW



Josh Wilber, Chair

Brooke Peach
Historic Preservationist

