

Page 2
Historic District Board of Review
December 20, 2021

T. Stark asked for public comments and noted neighbor Paul Lee. P. Lee pointed out all the changes to the structure since 2013 including removal of a chimney, overhang and gutters, and noted the major changes to the architectural design of the home including the addition of a porch and notable changes to the roofline; none of which were done in accordance to HDDBR guidelines. P. Lee continued to state the lack of approved plans, inspections, and construction oversight causes concern for the stability of the structure. He further stated he witnessed exterior bricks knocked out and portions of exterior walls fall due to the improper construction and urged an inspection due to safety concerns. P. Lee cited previous damage to neighboring structures due to excavations at the Wells property and damage at nearly every corner of the property due to unauthorized construction or demolition. P. Lee also asked about a timeline for completion because the ongoing construction in a residential area is disruptive. K. McWilliams stated he was sympathetic to P. Lee but that the HDDBR purview was simply exterior changes. P. Lee stated he also has addressed other City boards.

B. Peach asked for a five-minute recess. T. Stark stated the HDDBR would take a brief recess.

T. Stark called the meeting back to order and invited D. Wells to respond to P. Lee’s comments.

T. Stark called a brief recess during the findings of fact discussion at the request of D. Wells then called the meeting back to order when D. Wells returned.

Certificate of Appropriateness Findings of Fact Worksheet

| Building Element | Residential Guideline Page # | Commercial Guideline Page # | Discussion |
|------------------------------|-------------------------------------|------------------------------------|---|
| New Construction - Additions | 68 | | <p><i>M. Pitman</i> – Additions should be cited where they will not be visible from the street. If you look at the front of this addition, it will be visible. Additions should be secondary, smaller, and simpler and this is. It does not follow the building scale, size, or placement. This addition changes the roof shape tremendously and the porch columns have changed the front. The addition does not mimic earlier architectural style. There seems to be quite a bit of both removal of historic materials and addition of new materials. My summary is, I do not think this application conforms to any of the guidelines.</p> <p><i>K. McWilliams</i> – I agree for same reasons.</p> <p><i>J. Vernon</i> – I agree for same reasons.</p> <p><i>T. Stark</i> – I agree for same reasons.</p> |

T. Stark asked for a motion. K. McWilliams made the following motion, “Based on the preceding findings of facts, I move the Madison Historic District Board of Review grant a COA to Dale Wells at 1037 W. Main St. for the proposed changes and additions to this building.”

Seconded by M. Pitman.

Roll Call:

- J. Vernon Approved
- K. McWilliams Deny
- M. Pitman Deny
- T. Stark Approved

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

2. **Historic Madison, Inc.** – C. of A. to: infill a rear door (not originally a door) and remove 1990s wood trim.

L. Joyner stated the shed addition is deteriorated and is beginning to cause damage to the original historic structure. We will have to reconstruct some of the openings. Because the property line is at the shed, we will also be constructing a fence near where the gate is but allowing the City access to the pool property until a long-term relationship and agreement is made. This is a long-term renovation plan on this building, so we do not want to repair or replace any windows yet, which is why we're asking for the wood infill, but all the windows will eventually be either repaired or replaced as appropriate.

T. Stark clarified the fragments of windows left inside the current shed are on the south side but the windows on the north side are mostly intact. L. Joyner stated the windows on the front 1890s portion of the building on the north side are mostly intact, but most of the windows on the 1905 rear addition are boarded up already. K. McWilliams clarified that there was no current plan to repair or replace any windows, but that it was indeed part of a long-term plan. L. Joyner stated the renovation plan would be formed within the next few months.

T. Stark asked for public comment and noted there was none.

Certificate of Appropriateness Findings of Fact Worksheet

| Building Element | Residential Guideline Page # | Commercial Guideline Page # | Discussion |
|-------------------------|-------------------------------------|------------------------------------|---|
| Demolition | | 71 | <i>J. Vernon</i> – After reading the guidelines, this project is in conformance to all of them. |
| Doors & Entrances | | 40-42 | <i>O. McCall</i> – I agree for same reasons. |
| Brickwork/ Masonry | | 36 | <i>J. Wilber</i> – I agree for same reasons. |
| Windows | | 56-59 | <i>J. Wade</i> – I agree for same reasons. |

J. Wilber asked for a motion for the demolition. K. McWilliams made the following motion, “Based on the preceding findings of fact, I move the Madison Historic District Board of Review grant a COA to John Morgan for the project at 100 Elm St. to demo the lean-to on the south side of the building and to infill and seal the building with the appropriate building materials.”

Seconded by M. Pittman.

Roll Call:

- T. Stark Approved
- M. Pittman Approved
- J. Vernon Approved
- J. Wade Approved

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

Old/New Business:

There was no new or old business before the HDBR.

Page 5
 Historic District Board of Review
 December 20, 2021

Staff Report:

December 2021 Fast-Track Applications

| Applicant | Address | COA |
|---|-------------------|--|
| Todd Boone, Brent & Catherine Evans / Kevin Carlson | 107 E. Second St. | Sign 32"x42" (9.33ft. ²) |
| Judy Koehler / Bumper Johnson | 200 Cottage Lane | Add on to existing previously approved fence by 25' on eastern property line |

December 2020 COA Review

| Applicant | Address | COA | Completed to COA |
|-----------------|-----------------|--|------------------|
| John Bargerhuff | 619 W. Main St. | Amend previous COA to include standing seam metal roof & stone veneer on foundation of widened carport | Yes |
| Robert Smith | 146 W. Main St. | Demolish block accessory structure & build 30'x30' metal frame structure at rear of property | Yes |

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

Meeting adjourned at 7:00 p.m.

BY ORDER OF THE MADISON CITY HISTORIC DISTRICT BOARD OF REVIEW


 Thomas Stark, Vice-Chair

 Brooke Peach
 Historic Preservationist

