

MADISON HISTORIC PRESERVATION COMMISSION
MINUTES

February 9, 2021

Attendance: Bush, Clyburn, Dorr, Eskew, Grant, Rice, Ryals
Staff: Kocher

The February 9, 2021, regular meeting of the Madison Historic Preservation Commission was held virtually via GoToMeeting at 5:30 p.m. The meeting was called to order by Chair Clyburn.

Item/Issue

Discussion/Action

Approval of Minutes

• Motion by Dorr to approve the January 12, 2021, minutes with noted corrections; second by Bush; vote to approve unanimous.

New Business:
COA application

Trevor Breedlove presented plans for installation of walks, drives, and parking. Kocher reviewed the staff report.

377 Plum Street
Trevor Breedlove

Mr. Breedlove clarified that the front walk was 4' wide and that the driveway apron would be concrete not brick. The commission had no further questions.

There were no comments from the public.

• Motion by Dorr to approve the application as submitted and presented, based upon the aforementioned reports, reasoning, clarification, and findings; second by Eskew; vote to approve motion unanimous.

New Business:
COA application

Preston Snyder presented plans for change in siding and alteration of a front porch. Kocher reviewed the staff report. Staff inquired about a railing on the deck. Mr. Snyder said there would be a railing matching that proposed for the front porch, i.e. top and bottom rails with square pickets.

221 E. Washington St.
Preston Snyder

Eskew asked about possibly using something larger than 4x4 posts. Mr. Snyder said that he was open to larger posts but that the size choice was based on historic engaged posts at 376 Poplar Street which is a similar house form. Noting this example, Eskew said the 4x4 posts were appropriate.

There were no comments from the public.

• Motion by Rice to approve the application as submitted and presented, based upon the aforementioned reports, reasoning, clarification, and findings noting the deck will have a simple railing similar to that used on the front porch; second by Grant; vote to approve motion unanimous.

New Business:
COA application

Chance Bridges & Kendall Newbury presented plans for alteration of openings. Kocher reviewed the staff report.

577 S. Main St.
Chance Bridges &
Kendall Newberry

There were no questions from the Commission

There were no comments from the public.

- Motion by Eskew to approve the application as submitted and presented, based upon the aforementioned reports, reasoning, clarification, and findings; second by Dorr; vote to approve motion unanimous.

New Business:
Conceptual Review
College Dr. (M16 034A)
Jeff Finch

Jeff Finch presented primary new construction plans for conceptual review. Kocher reviewed the staff report.

Dorr expressed concern about the scale of the house for this location. Bush asked for clarification about the foundation at the rear. Mr. Finch stated it would be open piers used as a garage.

Mr. Finch noted that raised cottages were built historically in the Piedmont region of Georgia. Clyburn wondered if a house of this massing would be appropriate for this small lot. Rice felt that the use of a house form with Piedmont Georgia examples, even without Madison examples, was acceptable. He said that he did not have concerns about the massing though the long rear slope roof seemed odd.

Eskew also wondered about the scale on this size lot. He noted that Madison examples of raised cottage were partially sunken and were one story. He also noted that Piedmont examples tended to be large Greek Revival houses. Mr. Finch said there were many examples of vernacular side gable raised cottages. Clyburn questioned the roof shape.

Public comment. Joe Smith noted vernacular houses tended to be raised only about 7.5 feet. He cautioned about the cap of 35' set by zoning. Speaking to the side elevation, he said it was odd that the chimneys are set forward of the ridge line.

Conceptual discussion only. No action taken.

New Business:
Conceptual Review
630 North Ave., Tract 2
Madison Development
Company, LLC

Jeff Royal presented primary new construction plans for conceptual review. Kocher reviewed the staff report. Mr. Royal noted that the measurements of the footprint were included in the application.

Rice asked if the chimney is to be stuccoed. Mr. Royal said it is. Dorr said the design, scale, and siting fit the location and relates well to the neighboring historic house. Rice said the front shutters will need to be confirmed as wide enough to cover the windows. An elevation at final review will answer this.

Conceptual discussion only. No action taken.

New Business:
Conceptual Review
630 North Ave., Tract 3
Madison Development
Company, LLC

Jeff Royal presented primary new construction plans for conceptual review. Kocher reviewed the staff report. Mr. Royal noted that the measurements of the footprint were included in the application.

Dorr said again the design, scale, and siting fit the location and relates well to the setting. Clyburn said that he has seen this model built elsewhere and the shutters at the door help visually center the door. Rice wondered if the batten shutters were a bit rustic. Bush agreed that the gable shutters should match.

Conceptual discussion only. No action taken.

New Business:
Conceptual Review
131 N. Second St.
Madison Development
Company, LLC

Jeff Royal presented primary new construction plans for conceptual review. Kocher reviewed the staff report.

Rice felt that the commercial/industrial character area could extend to the drive to the Godfrey warehouses. He said that the pilasters make the building more formally commercial, but the basic form could serve as a transitional structure. Dorr said that the building is too tall for a transitional building. Something not as tall or intensive is in order. Clyburn agreed with this statement.

Rice felt that the lack of a storefront qualifies the building as transitional and the massing is less important. Ryals said that filling the gap is desirable and asked if a commercial character is appropriate here. Dorr said commercial character is fine but the scale is not appropriate.

Mr. Royal noted that the lot was platted with Jefferson Square Parkside but there was no indication of what was intended for this lot architecturally. He said that in developing the plan it was felt that parking was needed and given the cost of commercial construction the square footage is what was needed. Staff corrected the statement that no the original development had no plan for this lot. The DDA had a development agreement with the original developer indicating a small cottage was to be built here. When the property went into foreclosure, the DDA failed to enforce this stipulation.

Rice reiterated the building is appropriate for the transitional area. Staff and Dorr disagreed noting the scale and massing. Rice noted the two story portion of the Creamery on Hancock Street. Staff noted that it is still lower and this portion is an addition. Rice said the plainness of the building is important.

Mr. Royal asked if a stepped building as proposed earlier, similar to Madison Markets, would work. Rice noted that these gabled building were given parapets to create mass.

Mr. Royal showed a potential residential character building as an alternative. Staff questioned the partial brick wall and the balconies on the front. Rice feared that this is a commercial building that is trying to look like a house. Clyburn said the scale is better.

New Business:
Required Comment

132 N. Main St.
City of Madison

Conceptual discussion only. No action taken.

Joseph Smith, architect representing the City of Madison, presented plans for alterations to openings and construction of a ramp for comment as required of undertakings in the Historic District by local governments. Mr. Smith began by outlining the project in general. Exterior changes include the addition of a public walk on the south side of High Street which will necessitate a reconstruction of steps in this location. On the opposite side of the building a later doorway will be removed and the former window restored. At center, a window will be converted to a door and a ramp added for accessibility. Flat canopies will be added to both side entrances. Lastly, a ramp will be added to the door of the former fire station. Staff noted that he had recommended no vegetation in front of the firehouse doors.

- The commission agreed to communicate support for the project as presented.

New Business:
Required Comment

132 N. Main St.
City of Madison

Nancy Bush, representing the Cemetery Stewardship Commission (CSC), presented plans for adding a raised footing as part of a restoration project to preserve the Titus Moody grave marker. The footing will serve to protect the marker from damage done in the past by lawncare equipment. The commission agreed that the change in design was necessary for protection of the marker.

Rice questioned the necessity for required comment on this project. The Executive Committee agreed to look into policy for interaction between the two boards. Monica Callahan, Director of Planning, noted that the CSC is a city board and felt that comment of HPC was appropriate. She thought development of a procedure was wise.

- The commission agreed to communicate support for the project as presented.

Committee reports

Status: the team is being scheduled for minimum maintenance inspections

Designation:

Richard Simpson presented a memo recommending that the parcels on Allen Street, Peters Street and Bowman Street, and North Main Street northeast of 762 N. Main Street beginning with 784 N. Main Street to the City be removed from the district. Acceptance of this recommendation would result in a de-designation report by staff to be considered by the commission and if approved forward to Mayor & Council.

Eskew asked about the survey Beacon Heights and potential NR nomination. Staff said that this neighborhood will be part of the Phase I survey and the outcome would determine whether to pursue an NR nomination. Eskew felt this area is an African-American version of Beacon Heights and should remain in the district. Rice felt that the neighborhood lacks cohesion including the houses

across the street. He suggested including the ranch at 784 N. Main to help tell that story.

- Recommendation from committee to direct staff to begin the de-designation process with a De-designation report; no second required; vote to approve motion passed 5-1, Eskew voting against for reasons stated.

Committee appointments:

Executive Clyburn, Dorr, Rice

Designation Dorr, Eskew, Ryals, Simpson*

Policy Dorr, Eskew, Rice

Status..... Bush, Grant, Hilsman*, Jenkins*, Ryals, Sittler*

Outreach..... Eskew, Grant

*non-commission member appointee

With no further business, Rice moved for adjournment.

Read and approved this 9th day of March 2021.