

MADISON HISTORIC PRESERVATION COMMISSION  
MINUTES

March 24, 2021

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

The March 24, 2021, called 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.

<u>Item/Issue</u>	<u>Discussion/Action</u>
Approval of Minutes	Minutes were not available for review.
New Business: Conceptual Review Jasper St. (M10 032 C&D)  Ryan Cathey	<p>Ryan Cathey presented primary new construction plans for conceptual review. Kocher reviewed the staff report.</p> <p>Clyburn asked Mr. Cathey if he was amenable to moving the garage to the rear. He said he was, adding that this was preferred. Discussion then focused on moving the master suite and further wrapping the porch. Mr. Cathey asked if there was a preference between attached or detached. The guidelines indicate no preference.</p> <p>Mr. Cathey asked if the commission thought there was a need to push the house back on the lot because of the scale. No one indicated this as necessary. Dorr asked about the topography of the site noting the example photos had some high foundations due to grade change. Mr. Cathey said the site is flat and the foundation would be consistent.</p> <p>The commissioners felt the concept is viable.</p> <p>Conceptual discussion only. No action taken.</p>
New Business: Change to a COA 510 Foster St. Ann-Marie Walsh	<p>Ann-Marie Walsh presented plans for a change to an approved COA. Kocher reviewed the staff report.</p> <p>Ms. Walsh explained that the gable was causing structural issues. She stated that previously approved projects in the district – 268 Pine St., 310 E. Washington St., 351 Pine St., 617 Dixie Ave. – obscured the rear of houses setting precedent. Ms. Walsh said the windows on the previous addition were more 19<sup>th</sup> century indicating a lack of pure preservation on the house.</p> <p>Bush asked why there is a change proposed. Ms. Walsh said that, in addition to the structural issue, more room was needed for a bathroom. Rice said that first task is to decide how significant the rear gable is since it will be completely removed. He said that he is not completely familiar with the rear of the houses at the addresses mentioned, but he was unaware of approved changes to the rear of houses that change the basic shape of the</p>

house. Rice said the engineering challenges are not germane to the HPC's decision. Dorr said that there would need to be more information provided regarding the examples given as precedent as well as the structural issues.

Ms. Walsh presented an alternative plan that preserves the face of the gable. The commission felt that the plan had potential, but more information was needed such as side elevations and a roof plan. It was suggested that the current application which removes the gable be withdrawn and a new application with the alternate plan, supported by sufficient information, be reviewed at the April meeting. Ms. Walsh withdrew the application.

#### Committee reports

##### Status:

Reported that the minimum maintenance inspections have taken place and reports with recommendations will be reviewed at the April 13, 2021 meeting.

##### Designation:

Reported that the N. Main Street de-designation report is in progress.

##### Outreach:

Reported that, due to COVID19 in lieu of the Ice Cream Social will not be held. Video of individual award presentations will be made and posted on the website. Reported that the April-May city newsletter will be dedicated to Historic Preservation. Reported that the History Sidebar sidewalk plaque is installed at the Broughton Building. Reported that in May that pewter ornaments will be placed in trees of city parks for people to find and keep. The program is called Branches of History.

##### Policy:

The following was suggested for this committee to work on: garages, synthetic materials, and size of additions.

##### Executive:

Reported that a draft policy with regard to HPC comment on work be the Cemetery Stewardship Commission has been sent to the CSC for review and should be available for a vote at the April meeting.

With no further business, Rice moved for adjournment.

Read and approved this 13<sup>th</sup> day of April 2021.