

MADISON HISTORIC PRESERVATION COMMISSION  
MINUTES

February 14, 2023

Attendance: Clyburn, Glover (arrives late), Rice, Ryals  
Staff: Kocher

The February 14, 2023, regular meeting of the Madison Historic Preservation Commission was held at 5:30 p.m. at the Public Safety Building in Meeting Hall. The meeting was called to order by Chair Clyburn.

Item/Issue

Discussion/Action

Approval of Minutes

• Motion by Rice to approve the January 10, 2023, minutes with noted corrections; second by Ryals; vote to approve unanimous.

Old Business:  
Removal of certain parcels  
from the edge of the historic  
district – public hearing

Staff presented the report from the Designation Committee which recommended removal of tax parcels M28 001 H, M20 085 A, M19 127, M20 085, M18 56, M18 059 A, M18 072, M08 041 C, M08 044 for removal from the Madison Historic District.

Prior to opening the public hearing, the Chair noted that a letter from the Historic Madison Coalition had been received that afternoon. Due to the late submission, the commission had not had time to read and consider it. He said the letter would be forwarded with the report to the Mayor & Council should the Commission recommend removal of these properties be removed from the district.

There were no comments from the public.

• Motion by Rice to forward the report Mayor & Council with a recommendation to remove the properties outlined therein; second by Ryals; vote to approve motion unanimous, the Chair voting.

Old Business:  
COA application

Rhonda & Monty Rutherford presented plans for installation of a pool. Kocher reviewed the staff report.

172 N. Second St.  
Rhonda & Monty  
Rutherford

Clyburn asked about the material of the decking. The Rutherfords said it would be concrete.

There were no comments from the public.

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

New Business:  
COA application

Tony Kines, representing the application, presented plans for construction of a primary structure. The applicant, Jessica Colclough was attending virtually. Kocher reviewed the staff report. Mr. Kines confirmed the windows as SDLs.

660 Foster Park Ln.  
Jessica Colclough

Rice noted the use of shutters on paired windows not meeting the “appear operable” standard. He also asked the width of the window casing. Mr. Kines said the casing would be 4”. Ms. Colclough suggested deleting the shutters from the plan. Mr. Kines clarified the drive would be concrete.

There were no comments from the public.

- Motion by Ryals to approve the application as submitted and presented, based upon the aforementioned reports, reasoning, clarification, and findings provided the shutters will be deleted and any exterior lighting will be reviewed by staff; second by Rice; vote to approve motion unanimous.

New Business:  
COA application

Tony Kines, representing the application, presented plans for construction of a primary structure. The applicant, Jessica Colclough was attending virtually. Kocher reviewed the staff report.

661 Foster Park Ln.  
Claude Pounds

Mr. Kines confirmed the windows as SDLs. He said the top of the columns would have a 3" wrap at the top and the 2x2 picket on the railing. Lastly, the shutters will be removed from this plan as well.

Rice noted the amount of void on the second floor of the right elevation. Mr. Kline said a window could be added here. He also suggested centering the window above the stoop.

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 provided the shutters will be deleted, one or two windows will be added to the second story of the right side, staff will approve the front porch railing and column design, the paired windows on the right side above the stoop will be centered on the gable of the stoop, any exterior lighting will be reviewed by staff; second by Ryals; vote to approve motion unanimous.

New Business:  
Conceptual Review

Glover arrives.

W. Washington St.  
M09 007 et al  
Mike Torino

Mike Torino presented plans for primary new construction for conceptual review. Kocher reviewed the staff report.

Clyburn noted his early concern about the scale of the building. He said offsetting the two sections of the building addresses this concern by reducing what is seen from Washington Street from the west. Clyburn also noted that revisiting the site revealed that from the east the building will be largely concealed by the railroad embankment. He also visited the former Avado building and found the scale and placement similar.

Rice said the ramp suggests a loading dock which is appropriate to an industrial character building. Staff noted the appropriate use of modular brick. Staff suggested that an elevation of the retaining wall would be helpful at final review. Richard Nelson, the architect, said a representative photo will be available.

Clyburn noted for the record that the HPC is not looking at zoning requirements only adherence to the guidelines.

Clyburn asked if the roof deck was still on the table. Mr. Torino said it was aspirational but would like it reviewed. Rice said visibility was the main factor. Mr. Nelson said that it would have low visibility. It may be a later add on. Clyburn expressed concern over visibility. Mr. Nelson offered to include site line studies at final review.

Discussion only. No action taken.

New Business:  
COA Application

Vic & Denise Peeples presented plans for exterior lighting. Kocher reviewed the staff report.

596 Old Post Rd.  
Vic & Denise Peeples

Rice said that given the location a single gas lamp would appear to meet the guidelines. He said this would not be true if it was a pole lamp rather than wall mounted.

There were no comments from the public.

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

New Business:  
COA Application

Kebby Holden presented plans for construction of an outbuilding and construction of a fence. Kocher reviewed the staff report. Ms. Holden clarified that the doors and windows would be wood.

933 Dixie Ave.  
Reg & Kebby Holden

Ryals asked about the shape of the picket tops. Ms. Holden said they would be pointed. Rice noted that if the applicant wished to use batten shutters on the barn, this would be appropriate and could be staff approved.

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 provided the windows and doors will be wood, the cupola and window boxes will be deleted, the louvered shutters will be deleted but staff reviewed, batten shutters may be used, any exterior lighting will be reviewed by staff; second by Ryals; vote to approve motion unanimous.

New Business:  
Conceptual Review

No one was present to represent the application. The application was considered withdrawn.

815 College Dr.  
Robyn & Jeff Lenhart

New Business:  
COA Application

Glover recused himself to present the application for his property.

530 Academy St.  
Jim Glover

Jim Glover presented plans for construction of outbuildings and change in openings. Kocher reviewed the staff report. Mr. Glover said that he looked to historic examples for the design of the wellhouse and folly. Clyburn received clarification that the folly will be the same as the wellhouse without the well.

Mr. Glover said that he felt the window was appropriate for the house. It is the same size as the other windows on the floor and is of the same era as the historic renovation of the house. Mr. Glover noted that Poullain Heights has a stained glass window in the same area. Clyburn said he had no objection to adding some type of window in this location. Ryals agree that the size and the age of the window were okay. Both felt the style was not appropriate to the house. Rice noted that Poullain Heights is Neoclassical Revival where as this house is

primarily Greek Revival. He said stained glass does not fit Greek Revival. He suggested a simpler window and hanging the stained glass on the interior.

Mr. Glover asked if an arched window would be acceptable. Ryals said a Greek revival should have a rectangular window.

There were no comments from the public.

Glover left the room. Ryals reiterated that the style of the window does not match the house. Rice suggested approving a rectangular window. Ryals felt that the flared roof of the outbuildings was not appropriate.

- Motion by Rice to approve the application as submitted and presented, based upon the aforementioned reports, reasoning, clarification, and findings provided the roofs of the outbuildings will not have flared eaves, the window and casings for the reopened rear window will match the adjacent existing windows; second by Ryals; vote to approve motion unanimous.

#### Staff reports

Kocher reported the recent administrative approvals.

- 398 Park St. – changes to an approved COA

With no further business, Rice moved for adjournment.

Read and approved this 11<sup>th</sup> day of April 2023.

