



**EXECUTIVE**  
**HISTORIC DISTRICT BOARD OF REVIEW**

10/28/13

The City of Madison Historic District Board of Review met in Executive Session at 5:00 p.m. in City Hall.

Per Indiana Code 5-14-1.5-6.1 (b)(2)(B) for discussion concerning initiation of litigation that is either pending or has been threatened specifically in writing.

Attendees:

Ron Hopper, Chairman, Historic District Board of Review  
Robert Schoenstein, member, Historic District Board of Review  
Mike Pittman, member, Historic District Board of Review  
Ann Roller, vice-chairman, Historic District Board of Review  
Sarah Elizabeth (Libby) Mann, member, Historic District Board of Review

Mark Johnson, Madison City Building Inspector  
Julianne Steger, Madison City Historic Preservation Coordinator  
Mike Hensley, attorney for Madison City Historic District Board of Review  
Joe Jenner, City of Madison attorney  
Louann Waller, secretary for Madison City Historic District Board of Review  
Camille Fife, previous Madison City Historic District Board of Review Preservation Coordinator

Absent Historic District Board members:  
David Powell and Pam Newhouse



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Louann Waller, Secretary  
Historic District Board of Review

## HISTORIC DISTRICT BOARD OF REVIEW

Minutes

October 28, 2013

The City of Madison Historic District Board of Review held a regular meeting on Monday, October 28, 2013 at 5:30 p.m. in City Hall. Ron Hopper, chairman, presided over the meeting with the following board members present: Libby Mann, Ann Roller, Mike Pittman, and Bob Schoenstein. Also present were: Mark Johnson, Building Inspector; Julianne Steger, Preservation Coordinator; Mike Hensley, attorney; and Louann Waller, secretary.

There were no additions or corrections to the August 26, 2013 meeting minutes. M. Pittman made a motion to approve the minutes – seconded by A. Roller – roll call – all ayes.

*August 26, 2013 minutes approved as recorded and distributed.*

There were no additions or corrections to the minutes of the September 23, 2013 meeting.

Ann Roller made the motion to approve the minutes – seconded by M. Pittman- roll call – all ayes.

*September 26, 2013 minutes approved as recorded and distributed.*

There were no additions or corrections to the October 9, 2013 special meeting. B. Schoenstein made the motion to approve the minutes – seconded by A. Roller – roll call – all ayes.

*October 9, 2013 special meeting minutes approved as recorded and distributed.*

### New Applications:

1. **Dwight Inskip** – C. of A. to install six (6) new vinyl windows.

Location: **221 W. Fifth St.**

Zoned: Historic District Residential (HDR)

J. Steger explained that Mr. Inskip wants to install six (6) new vinyl windows on the east and west side of his house; wants vinyl windows; according to the Guidelines “A storm window should be retained, maintained, and if needed, or repaired.” However, according to the survey this house is considered noncontributing to the historic district because of the large addition in the back so that might be something to take into consideration.

Mr. Inskip told the board members as they could see in the picture, his front windows are already vinyl windows and he just wants the rest of them to match. M. Pittman stated to Mr. Inskip that he thought it is good Mr. Inskip is putting some money into it. Mr. Inskip said he is trying, trying to make it better. B. Schoenstein asked Mr. Inskip in this is his dad’s old house. Yes, per Mr. Inskip. Again Mr. Inskip said he just wants everything to match and the windows on the side are in very, very bad shape; the elements from the wind and from the west, all of the elements has made it hard to keep those windows in any kind of good shape; wants to make sure he has energy efficient windows and in the winter time cold air is not blowing in.

No further questions or comments from the board members. No questions or comments from the audience.

Ann Roller made the following motion –

“I move that the Madison Historic Board of Review find as a fact that if the proposed improvement submitted on September 24 and discussed on October 28 is within the Madison Residential Design Guidelines, pages 60 to 63; this house is noncontributing and therefore the window replacement discussed would be appropriate. A Certificate of Appropriateness should be granted.”

Motion seconded by B. Schoenstein – roll call – all ayes.

***Application approved in accordance with motion and vote.***

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**2. Richard and Sherry Eblen** – C. of A. to remove slate roof, fix box gutters, install either a standing seam roof or slate appearance shingles of a composite nature.

Location: **411 W. First St.**

Zoned: Historic District Residential (HDR)

J. Steger explained that the applicants want to remove all of the existing slate and put up either a standing seam or a slate looking material; according to the Guidelines it says "Historic materials such as metal standing seam, clay tiles, or slate should be repaired and preserved. If repair is no longer practical, replacement with an appropriate substitute material is appropriate." Further, she stated that the applicants did get a quote on how much it would cost to replace  $\frac{3}{4}$  of the roof with slate and it was \$129,000.00 roughly and that's only  $\frac{3}{4}$  of the roof.

Mr. Eblen said he would like to keep it, passed around some pictures that the board members can tell that the roof is really in sad shape. Mr. Eblen also brought with him samples of several different roofing materials.

R. Hopper asked Mr. Eblen if the estimate was for replacement rather than...so they can't be repaired? Mr. Eblen answered that "they" were going to bring him some used ones, would be used slate that Durable Slate; this will be for  $\frac{3}{4}$  of the roof because there is still existing slate up there that might be usable on the east side of the house, which he is scaffolding right now, scaffolding the back part, going up and take the back off and start from there, but when he gets around to the east side he still might have some that he can leave but doesn't really know if he wants to leave part of it slate, thought he wants to go ahead and do the whole thing. Also, he said he is still waiting to get a sample, he really likes "this" sample real well. In viewing a product sample, L. Mann asked what it is made of. Mr. Eblen answered that it's metal and also he has been looking all over the place and came across another option which he can't use because it's a shingle, right at \$108.00 a square because of the cut, he can't use it because he has insulation blown in his attic and it touches his roof, can't put shingles up against that, have to have air flow behind it. Mr. Eblen then showed another sample – metal – had a brochure on it, has seen it used in northern Indiana, when you drive by from the road it looks just like shingles, it's a heavy metal product. Mr. Eblen showed another shingle sample, a composite that is like a car bumper.

Mr. Eblen told the board members that his roof is coming off; if he doesn't take it off it's coming off anyway, it's sliding off and going through his box gutters; so right now he has scaffolding on the back side, going to take that roof off, going to tar paper it, but is going back on with a metal or a composite; has not decided which one of these. Mr. Eblen explained that he is waiting to try to work out a deal on "that" one. The cost would be about \$280.00 a square on "that." He does not have a total cost as have to figure in a lot of other stuff but was thinking in material it would be 18-20 square. A. Roller asked if any of the products last longer. Mr. Eblen said supposedly 50 yrs. on all of them, basically they are all about a 50-yr. warranty except for the shingles and they're probably 15 to 25 yrs which he can't go with anyway, just wanted to show the board the cut on them so the board would know they are out there, have to have people look for them.

Mr. Eblen said he plans to put on the roof himself along with some help; has put on a lot of metal roofs. A. Roller asked Mr. Eblen if the metal roof clip together. Yes, it snaps together and you nail it per Mr. Eblen. He told the board members there is a house with this type of roof over near Royer, right before you get to Dugan Hollow Road there is a little road that goes off in there, the guy snuck one in last year. As a matter of that, this is where Mr. Eblen got the sample; it's a good looking roof, didn't know how many colors it comes in but his will probably be black. L. Mann asked Mr. Eblen if it is put on like a standing seam metal.

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Well, yea, per Mr. Eblen, it is put on basically the same way as a regular metal roof would be put on, actually the one he just showed the members, you hook it over and go in to the end of it, the way it goes on you actually go in them in an angle and then screw to the one on top just like a regular roof – this is just using sheets of metal rather than regular shingles.

Mr. Eblen advised the board members he will use “this” or metal and he doesn’t know which one actually, knows the board probably likes both of them so he is looking for a “yes” for either one. Doubts he will use the slate roof asphalt shingle.

In response to L. Mann’s question about the box gutters, Mr. Eblen said he will re-line what he can with metal and probably will put a rubberized material around them.

No further questions or comments from the board members. No questions or comments from the audience.

L. Mann made the following motion:

“I move that the Madison Historic District Board of Review find as a fact that the proposed remodel project at 411 W. First Street if constructed as to the application submitted on October 4, 2013 and discussed on October 28, 2013 is compatible with the character of the Madison Historic District based upon the Residential Design Review Guidelines, pages 53 and 46 (gutters and roofs) and should receive a Certificate of Appropriateness.”

Motion seconded by M. Pittman – roll call – all ayes.

***Application approved in accordance with motion and vote.***

**3. Paul Asher** – C. of A. to erect storage building for lawn mowers.

Location: **1017 E. First St.**

Zoned: General Business (GB)

***Applicant requested for the application to be extended.***

B. Schoenstein made the motion to extend application – seconded by M. Pittman – roll call – all ayes.

***Application extended.***

**4. Tom Woodburn** – C. of A. to repair front porch, change column material, install two vinyl windows, replace front door, and widen door on the east side.

Location: **723 E. Second St.**

Zoned: Historic District Residential (HDR)

Application presented by Mark Johnson, Building Inspector, explaining that Mr. Woodburn has had the interior gutted and there are some bad floor joists on the backside that will require a building permit; both porch repairs are maintenance and repair; columns are also maintenance and repair. A. Roller noted that the columns are gone. M. Johnson confirmed this but noted that the owner still has them, they were deteriorated, the whole bottom of the porch is deteriorated, deterioration on bottom of the columns; both Julianne and himself went to the property.

Ann Roller noted that the application says to change the columns. M. Johnson noted they will be the same style. J. Steger also noted they will be round, material might be a little bit different, believes it will be a composite material; Mr. Woodburn had them in the house but she couldn’t recall the material but they looked practically identical. L. Mann questioned if they are the same size. Pretty much, per M. Johnson. Then A. Roller asked if the previous columns are gone, deteriorated to the point they can’t be used. M. Johnson said he didn’t remember Mr. Woodburn saying anything about that. J. Steger said in order to determine if they are structurally viable, she was not sure but the whole porch was just falling apart, there wasn’t a lot of it left. M. Johnson asked the board if the columns are salvageable that the columns need to be located – he can look at them and see but knows the front porch is all moisture, even the stuff around the posts had deteriorated. A. Roller said from the photographs she received the bases looked bad but when

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she went by to look at the house the columns were gone so she couldn't evaluate. J. Steger noted she took the pictures last week. However, A. Roller commented that she went to the house today. M. Johnson said he would try to locate the columns and see if they are salvageable. M. Pittman asked if with the new columns you won't be able to tell any appearance change from the street. No, per M. Johnson, same style, will appear the same.

M. Pittman said he couldn't find the door on the east side that the applicant wants to widen. M. Johnson said there is a porch on the east side that is a 36 opening and the applicant wants to go to a 42. M. Pittman commented that it's not visible from the street, not from what he saw. J. Steger explained it is a recessed porch so the door is really not visible from the street. But, M. Johnson said that Mr. Woodburn is going to repair that porch.

In regards to the front door, M. Johnson said it is too short. J. Steger said there is about a 2 – 3 inch gap between the porch floor and the bottom of the door. M. Johnson said that Mr. Woodburn had mentioned the possibility of going to HMI to see if he can find a door that is longer, if not M. Johnson suggested to Mr. Woodburn to build on the bottom of it, will try to use it.

M. Johnson said the only other thing is the window situation. J. Steger said there is a vinyl widow in the bathroom that the applicant wants to replace with another vinyl window and there is a window on the east side that she didn't think is visible from the street that Mr. Woodburn wants to replace with a vinyl window; the rest of the windows will be retained, they are wood. R. Hopper asked J. Stenger if those are the front windows. Yes, per J. Stenger – M. Johnson also stated that the front windows will remain the same. A. Roller added that the owner plans to keep one east side window – two front windows and one east side. J. Stenger explained that there are two windows on the east side of the house and one of them the owner is maintaining but the one that is further down, more towards the back of the house, owner wants to replace with vinyl.

No further questions or comments from the board members. No questions or comments from the audience.

M. Pittman made the following motion:

"I move that the Madison Historic District Board of Review find as a fact that the proposed porch, door, and window project at 723 E. Second Street if constructed as to the application submitted on October 2, 2013 and discussions on October 28, 2013 is compatible with the character of the Madison Historic District based upon the Residential Design Review Guidelines, pages 51 to 52, 39 to 42, and 60 to 63 and should receive a Certificate of Appropriateness." Motion seconded by L. Mann – roll call – all ayes.

***Application approved in accordance with motion and vote.***

5. **William Adams** – C. of A. to install three Pella windows on the rear and east sides of the house.

Location: **705 W. Third St.**

Zoned: Historic District Residential (HDR)

J. Stenger reviewed that the applicant wants to install five windows; utilizing a Power Point picture, J. Stenger pointed out two of the windows on the west side, wants to move one of the wood windows; Jack Patchin will be repairing some of the wood windows; replace some of the wood windows as well.

Applicant, Mr. Adams, explained that the windows in the front will be the same and then the ones that are original to the street will be wood and the others will be vinyl; front will stay like it is with restoration by Jack Patchin. Mr. Adams added that the house has aluminum siding and

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aluminum gutters, doors are metal, has been this way for years. M. Pittman told Mr. Adams that the house looks nice, is a good looking house.

Mr. Adams asked if the wood window cannot be salvaged can he have the option doing vinyl windows for those as well, except for the front, so he won't have to come back again if he can't get them out and make them work. R. Hopper stated that the applicant may amend his application. M. Pittman asked Mr. Adams if he would replace with the Pella window, Pella vinyl? Yes, per Mr. Adams – right – three windows; the one in the front will be repaired or left like it is – if can't repair it, will leave it like it is, won't be moved, won't be vinyl, will be wood. Ann Roller confirmed with Mr. Adams that the front window won't change at all. Again Mr. Adams said the front window will be restored or leave it like it is and noted that the only window that is really visible is the front one. B. Schoenstein confirmed with Mr. Adams that Jack (Patchin) will be doing the work and said if they are repairable...M. Johnson said he remembered this house and the west side windows were vinyl that were being put in, is that what is being said, are they Pella vinyl windows in there now? Yes, per Mr. Adams. M. Johnson asked Mr. Adams if he was saying Pella wood windows. No, per Mr. Adams.

R. Hopper asked if there were any further questions or comments from the board members and/or audience. No response. L. Waller made the request that the motion be very specific as to what window is going on which side of the house.

Ann Roller asked Mr. Adams to further explain the project. Mr. Adams said that the windows that are wood...A. Roller then asked Mr. Adams – redo "those" but if he can't redo those he wants vinyl. Three of them, one in the front would not change per Mr. Adams. A. Roller also asked the applicant if the front one is included in the four. Yes, per Mr. Adams, will either repair or leave it as is. A. Roller said then there are nine windows altogether the way she reads the application and one in the front will remain wood no matter what. Correct, per Mr. Adams. Ann Roller then said that the others that are wood that can be repaired, will be repaired, if can't be repaired wants to replace with vinyl, that would be a total of three there's a chance could not be repaired, and then five would go from wood to vinyl, so a total of nine. Correct, per Mr. Adams.

J. Steger said, again, just to clarify the windows on the west side, both of these windows on the west side are going to be wood if they can be repaired. Hopefully, right, per Mr. Adams. J. Steger also asked if the window on the east side will be wood, the one closet to the street, then the two behind it will be vinyl, and back windows will be vinyl as well. Right, per Mr. Adams. J. Steger said so the most visible windows will hopefully be repaired. That's correct, per Mr. Adams.

Audience member, John DeLuca, said he thought Pella only made wood windows – asked Mr. Adams if he was talking about wood frame with vinyl cladding or talking about 100% vinyl window – he didn't care either way but thought Pella is a number one window and it would be easier for the board members to understand or accept it if this is plastic cladding. Mr. Adams said he didn't know which one it is but knows they are the same as those approved last month. Mr. DeLuca then commented that he knew they are very expensive, good ones.

No further questions or comments from the board members or audience.

M. Pittman made the following motion:

"I move that the Madison Historic District Board of Review find as a fact that the proposed window project at 705 W. Third if constructed as the application submitted on October 2 and the discussions and the amended application which is the one wood window in the front will be repaired and retained; the remaining windows wood windows will try to be repaired, if not, we

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will allow them to be replaced with the Pella vinyl window. And further more this is compatible with the character of the Madison historic district based upon the Residential Design Review Guidelines and should receive a Certificate of Appropriateness.”

Motion seconded by L. Mann – roll call – all ayes.

***Application approved in accordance with motion and vote.***

**6. Frankie Long** – C. of A. to demolish existing garage and build a new 2-car garage.

Location: **946 W. Main St.**

Zoned: Medium Density Residential (R-8)

Utilizing PowerPoint J. Steger pointed out the structure in which Ms. Long wants to demolish and showed a picture of the desired new garage; explained that the only difference from the picture and the new garage and that there will not be “this” window on top of the garage door, will be solid.

Ms. Long amended her application by stating she now plans to put a porch on the side, will go the length, will be inside the yard, 28-ft. long and 6-ft. out, but otherwise will look just like the picture. M. Pittman asked if it will have a solid roof or come out flat. Ms. Long explained that it will come out 6-ft., will be at a slant, 6-ft. out, same roof line. L. Mann asked if the porch will be on the back. Ms. Long stated it will be on the left side, west side. Colors will match the house – black roof, taupe, and white. Further Ms. Long explained that the side porch will have a concrete floor, posts, and a window. B. Schoenstein said he assumed there will be a small entry door somewhere. Yes, per Ms. Long – pointed to the entry door location.

Audience member, John DeLuca, wanted to know the exterior siding material. Ms. Long told Mr. DeLuca it will be metal, all of it.

No further questions or comments from the board members or audience.

Ann Roller made the following motion:

“I move that the Madison Historic Board of Review find as a fact that the proposed demolition and construction submitted on Oct. 7 and discussed on Oct. 28 is within the Madison Residential Design Review Guidelines, pages 80, 81, 69-71 and under the Historic District Ordinance 151.32. This garage does not contribute to the historic character of the district and the new construction meets the Guidelines for new construction. Therefore, a Certificate of Appropriateness should be granted.”

Seconded by B. Schoenstein – roll call – all ayes.

***Application approved in accordance with motion and vote.***

**7. Erik Grove/Madison Apothecary** – C. of A. to extend back of residence above pharmacy to enclose staircase and have an entrance on the ground level.

Location: **835 W. Main St.**

Zoned: Local Business (LB)

Jr. Wynn, contractor, presented this application – explained that Mr. Grove wants to tear off the existing stairs and wants to rebuild a two-story, just like that right there out six to eight-foot, enclose the stairs, and have a storage room too.

R. Hopper confirmed with Mr. Wynn that the staircase will be inside and then storage on the bottom of that. Mr. Wynn added that there will also be storage on the top. A. Roller questioned Mr. Wynn if they will be living in it or using it just for storage. Mr. Wynn said he understood it will be just for storage. L. Mann said and just have the stairway inside with the door entry at the bottom. This is correct per Mr. Wynn.

Board members looked at project drawings.

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L. Mann wanted to know the outside material. Mr. Wynn answered that it will be vinyl, just the same as the building. R. Hopper said that basically it's just coming out. J. Steger explained that there will be a pass-through underneath. Mr. Wynn added that there will be a 4-ft. breezeway where the mechanics are and then a 2-story will go to the house, instead of having to move all of the mechanics will just leave it open.

No further questions or comments from the board members. No questions or comments from the audience.

L. Mann made the following motion:

"I move that the Madison Historic District Board of Review find as a fact that the proposed request to extend the back of the residence above the pharmacy, to enclose the staircase, to have a ground level entrance to the property located at 835 W. Main Street be granted a C. of A. based on the Guidelines on the Commercial Design Review book, page 68 regard fire escapes and stairwells. This application was submitted on Oct. 8, 2013 and discussed Oct. 28, 2013 and is compatible with the character of the Madison historic district."

Motion seconded by M. Pittman – roll call – all ayes.

***Application approved in accordance with motion and vote.***

**8. Dick and Marcia McCracken** – C. of A. for new Marvin wood windows and new wood shutters.

Location: **521 E. Main St.**

Zoned: Specialty District (SD)

J. Steger explained that the McCracken's are wanting to replace their windows with Marvin wood windows and repair and/or replace some of their shutters so they are identical because some of them have different designs. Also, J. Steger said it had been brought to her attention that it appears as though most of the windows are the original 19<sup>th</sup> century windows and have the original glass in them.

Mr. McCracken was accompanied by their general contractor, Roger Welch. A. Roller asked Mr. McCracken if their windows have deteriorated. Mr. McCracken answered that the windows are obviously old windows, tried to open them when they first moved into the home six years ago and the border sash is rotten/dry rotted so they didn't open anymore windows for fear they would have a lot of problems in doing so.

J. Steger said that Mr. & Mrs. McCracken had provided the cost of what it would cost to replace the windows verses repair, a little over \$3,000.00 difference; appreciated the McCracken's showing the figure. J. Steger stated that all the windows will be replaced including the six over six that are there now and the two over two so they will be cohesive; estimating it will cost about \$1,000.00 per sash plus \$200.00 per unit for installation totaling just a little over \$20,000.00 just for these windows, they are high quality wood windows.

R. Hopper said he guessed this would be a question for Roger (Welch) since he is going to do the project, if the windows are damaged beyond repair because our Ordinance states that unless the windows are 80% deteriorated we don't recommend replacing the original windows and since these are the original windows, that would be his question, are they beyond...Mr. Welch replied by saying they are way past and what is going on with the sash, two sash make a window and your top sash of your bottom rail of your top sash, and then your stiles that come down which is a mortise and tendon joint there, well those are gone so when you have to replace "this" stile and this rail then your main stile, two stiles, and your bottom rail which is more than 80% gone so really there's where the mortise and tendon, which is the structural holding power of the sash, and it's always your bottom rail of your top sash and your bottom rail of your bottom sash that

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go first because what happens there with the storm window and a sash then you have condensation and that starts the process of rotting your double hung windows. Mr. McCracken said he would like to add to that, they have very ugly white aluminum storm windows on these windows, they are unattractive, they are not in sync with what you want and they are dysfunctional; what they want is to have a historic looking window, want that to be intact, and also want the ability to have ventilation in their home besides opening the front door in the middle of the night; so there are security issues, there are ventilation issues, and Marcia and he are very proud of this, by the way, it's a great home and they want to make sure it stays great for a long, long time. Mr. Welch stated that with a storm window what you're doing is basically hiding the beauty of your sash, then you get some of these replacement windows, which there is a whole market of them, they come in and the other great fascination of any structure is not so much the sash that you see but it's your jamb and your brick mold, that's what...so what they're doing is going to be putting in a high end wood window which will be directly in line with what is there of the 19<sup>th</sup> century, double hung, two over two directly behind the original blind stop, which a blind stop is really where your shutters which \_\_\_\_\_. Mr. McCracken said in fact what they are doing they are going to keep the 19<sup>th</sup> century look intact completely with a 21<sup>st</sup> century product. Right, per Mr. Welch. In addressing Mr. Welch, A. Roller said so he is saying they are deteriorated the 80%? Oh yea, per Mr. Welch. A. Roller also asked Mr. Welch if they will be two over two and will have the wood profile just exactly like the old. Yes, per Mr. Welch. J. Steger said just as a added note, if she had been told correctly, Roger will be retaining the sashes. Yes, per Mr. Welch, all of that comes in handy on another project. R. Hopper commented if the windows have the old glass, they would want to save that. Mr. Welch said oh yes, I'd do that anyway – yea.

M. Pittman asked Mr. McCracken, you also mentioned shutters, right? Mr. McCracken answered that they have wood shutters on the newer part of their old home, those shutters are deteriorated, two or three of them are already down and the slats are falling apart and the hinges are gone, and they have asked Roger to rebuild the shutters in mahogany and be repainted to the color of the other trim pieces on the house.

Ann Roller said that she appreciated Roger (Welch) being here because it is very difficult for this board with windows, and to know that they are deteriorated from an expert is very, very helpful. Mr. Welch said where a lot of people go wrong with windows is they cover up with all this aluminum and vinyl which you can pick that up real quick, and then on top of that you take away from the appearance of the brick mold, which is a profile, and your jamb which is very substantial and then really all you've got is a window sash which is only about 2-in. A. Roller said for her looking at the window, they look fine. Yea, exactly, per Mr. Welch. Try to open them and see, stated by Mr. McCracken. A. Roller responded by saying that she understood. Mr. Welch said this is going to be interesting.

R. Hopper said this application is another reason that he thought the board needs to move forward with the Planning office to get a panel of experts that would give the board guidance because like Ann (Roller) said, when they go and look at the window they aren't on the inside and they can't try to raise them and if the board had Mr. Welch's expertise and a couple of other people on a committee that would be able to look at these windows and then give the board direction because certainly the board appreciates the McCrackens wanting to maintain the 19<sup>th</sup> century look but at the same time the board has to be mindful of the Guidelines and Ordinance that says unless a window is 80% deterioration replacement is not recommended; so applauds Mr. Welch's service to this application.

No further questions or comments from the board members. No questions or comments from the audience.

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B. Schoenstein made the following motion:

“I move that the Madison Historic District Board of Review find as a fact that the proposed Dick and Marcia McCracken project at 521 E. Main Street if constructed as to the application submitted on 10/9/13 and discussed at today’s meeting of 10/28/13 is compatible with the character of the Madison Historic District and the Residential Design Guidelines, page 68, and should receive a C. of A.”

Motion seconded by M. Pittman – roll call – all ayes.

***Application approved in accordance with motion and vote.***

**Business – Old or New:**

M. Hensley said he would just mention briefly, at the special meeting in October was discussed changing some of the language on our applications in view of the 30 day requirement on Certificate of Appropriateness; and unfortunately he did not get around to this until today and he has written some language and thought there are some ideas that he has about the procedure but would like to talk to Julianne and Louann before he gives anything to the board members because they might have some thoughts about how he is thinking about handling this. He added that it will be something similar to how the board did tonight when tabling an application.

M. Johnson said he had a couple of updates – over on 714 E. Second St. he classifying a repair that’s going to go there, actually it was a car verses a house, the front two rooms was knocked about 2-ft. off of the foundation, what is going to happen is that they are going to bring those front two rooms down to nothing, it’s not quite a demo but you have to start from the bottom and bring it up, and then they are going to reframe, reroof everything exactly the same, they are going to remove all of the aluminum off the entire house and then put all new aluminum siding back on; so, they are choosing to do that because there is an electric box involved, new electric service and things like that so have to put the new aluminum siding on and then the box; Julianne and himself have conversed about this; the contractor came in today and he understands – contractor is very sensitive, he works for Paul Davis Restoration, is very sensitive to the historic district.

Another situation that has arisen, per M. Johnson, this is a public service announcement – probably every house down here has lead based paint in it so if anybody wishes to see if their paint is lead based he has testers that he will come and test the paint for them, there is a certain way, you can’t just scrape it off, if it gets in the water system and somebody finds out about it the EPA will be on you.

M. Johnson said he recently put a Stop Work order at the corner of Broadway and Third Street, there is a new structure being built on the outside, no Building Permit, and it is still a little unclear whether it’s an exact replica of what’s being done, so that is in the workings, so if board members go by there will see what he is talking about.

Also, M. Johnson said that back in May it was reported to him that there was illegal activity at 311 Elm Street, he checked it out at that time, was in the early stages of interior work/remodel going on which a building permit is required and exterior which needs to come before the Historic Board; that started in May and two Stop Work orders later, which were removed from the premises, it still wasn’t taken care of – so, it is in the process of being handled by Mr. Rod Houston from Scottsburg, he is pursuing the State of Indiana Building Code permit request and also the Historic District exterior work without coming before this board; a letter has been written, he has showed M. Hensley the letter, so the process has begun; so will have to wait and see; there is more work being done continually, will see what happens with this.

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M. Johnson said he also had another report – on Third Street, this is a situation where thought vinyl siding was put on and windows replaced – well, half of that is right – there is a very nice paint job; he called, left a message and the gentleman called back, they just repainted the siding but did put in new windows. M. Johnson went on to say that he still has not found the contractor but has seen the vehicle around town that was the identity that was given to him, and as soon as he sees that person he will be in contact; didn't think could do anything about the windows that have already been put in; that contractor is not registered with the City of Madison either.

M. Johnson thanked the general public for informing him of illegal things going on, trying to get a handle on all this stuff.

M. Johnson said the last thing – he is at this point asking the blessing of the Historic Board from the standpoint of an unsafe building situation, this has been a long process, the building is 213 Cravens Street, thought last year someone went up and looked at this situation, he has a letter that has been written by John Stacier who recommends this building to come down because it is unsafe; thought R. Hopper had visited and his opinion is...M. Pittman and B. Schoenstein commented that they also had looked at the structure. M. Johnson stated that he would be taking this to the Board of Public Works the next meeting after Mr. Jenner looks at it, there is a certain criteria there and thought between Louann and himself this is all taken care of – how to go about it – it is a non-owner, the taxes aren't paid, there was a false address given where to send the taxes and our certified letters; he has a very good bid to bring it down; the brick is going to be donated (or they want it) to HMI, there is some limestone in the basement that HMI would like to have, the steps are also rock and thought there are a couple of windows that somebody might be able to take out and salvage the frames; it's funny has it's protected – the top half is, the bottom is not; also if there are some floor joists that are usable, David Bear with the MCHS Building Trades program has spoken for them; M. Johnson said he would like to have a yea or a nay from the board members to proceed – if that is legal – didn't know if that is legal to do and thought probably the Unsafe Ordinance oversteps. M. Johnson advised that last year during the snow there were footprints, there was a mattress that had been drug in there, someone was staying in there last year; he has received a complaint from someone from the across the street because there have been children playing in the house, the basement holds water, it's a very unsafe structure. M. Hensley advised that the Board of Public Works and the Unsafe Structure Ordinance would trump the HDBR. R. Hopper asked if this board needed to make a motion. M. Hensley advised that he didn't think so. R. Hopper said as the chair of this board he would recommend that, for what it's worth, that it be...M. Hensley said that certainly this board could recommend that it be demolished. R. Hopper said he thought that most of the members have seen the structure and are probably all in agreement that it is unsafe and it needs to come down and since there is no owner then the Board Public Works will have to make that decision, but this board would bless that. M. Hensley told the board members if they wanted to make a motion to support this, not approve, but support the demolition of the unsafe building if it's deemed to be that by the Board of Public Works.

R. Schoenstein made the following motion:

"I will make a motion that the property on Cravens Street be demolished and the material be salvaged as much as possible for unsafe reasons and especially for the children in that area."

Motion seconded by M. Pittman – roll call – all ayes.

***Demolition Recommendation of 213 Cravens Street approved in accordance with motion and vote.***

R. Hopper said that he had just one more thing – in looking at the members of this board there are three members who are coming to the end of their term and so members didn't have to answer him now but would like the members to think about it and give him and Julianne their desire or not desire to continue on this board or wish to continue – thought Louann will be putting out a notice probably...L. Waller said she would be putting out a notice and any of the

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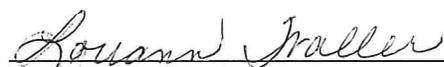
board members that their term will be coming to an end, if they desire to come back on the board she will need their letter of interest so she can forward to the mayor. R. Hopper added if there is anybody else that has an interest in serving on this board they too would have to put in a letter of intent to the mayor of the city, he is the one who appoints members of this board.

No further business to be brought before the board.

M. Pittman made the motion to adjourn – seconded by B. Schoenstein.

Meeting adjourned at 6:43

**BY ORDER OF THE MADISON CITY HISTORIC DISTRICT BOARD OF REVIEW**

  
\_\_\_\_\_  
Louann Waller, Secretary

  
\_\_\_\_\_  
Ron Hopper, Chairman





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R. Hopper stated that he thought that if it was a full view storm door that applicants did not have to come before the Historic District Board of Review. B. Schoenstein stated that he made the application because he is a member of the board and felt that he should do it that way.

No further questions or comments from the board members. No questions or comments from the audience.

M. Pittman made the following motion-

“I move that the Madison Historic District Board of Review find as a fact that the proposed storm door for 523 Walnut Street, if installed as to the application submitted on October 30, 2013 and discussions on November 25, 2013 will be compatible with the character of the Madison Historic District based upon the Residential Review Design Guidelines page 42 and should receive a Certificate of Appropriateness.”

Motion seconded by A. Roller-roll call- all ayes (not including B. Schoenstein)

***Application approved in accordance with motion and vote.***

3. **Tony and Chris Bilz-** C. of A. to replace 17 wood windows with energy efficient vinyl windows that will have the same appearance as existing windows.  
 Location: **1224 W. Main St.** Zoned: Medium Density Residential (R-8)

J. Steger explained that this house on Main Street is noncontributing to the Historic District but may become contributing at some point in the future. B. Schoenstein asked how many times there has been an addition added to the house. C. Bilz said a couple of times, the two ends, the windows in the back have been replaced. If granted the approval C. Bilz stated that he is going to keep the wooden sashes outside out front and just replace the window, leaving the wood trim and everything. The windows will still have all the louvers in between. B. Schoenstein asked if they were six-over-six. C. Bilz confirmed they were. P. Newhouse asked if the windows open. C. Bilz said no they do not open. C. Bilz said they have painted, glazed and caulked the windows and said there is mold in his daughter's bedroom. He showed pictures of the mold. He stated that both his daughter and his wife have allergies so it is time for a change.

P. Newhouse stated that she notices that the Quaker Windows had two different options for the grid options. One is flat and one has a depth to it. L. Mann clarified that it was in reference to what is in between the panes of glass. C. Bilz stated they opted for the flat windows for the general purpose of the ease of taking care of versus taking care of the external grids. P. Newhouse stated that the applicant in their application notes that the new windows will have the same appearance as the existing windows, but if it's flat then it would not have the same appearance. C. Bilz stated that it will still have the same appearance; it will still have the grids. P. Newhouse stated that it would not have the depth and that she was hoping that they would go with the external. C. Bilz stated that his preference would be not to. P. Newhouse stated that she assumed they would because the application said that the new windows were going to look exactly the same as what they have there. B. Schoenstein asked that from the road if people will notice the difference. C. Bilz mentioned that the house sits back from the road considerably; there is not even a sidewalk for people to walk down in front of his house.

No further questions or comments from the audience. No further questions or comments from the board.

P. Newhouse made the following motion –



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David Bear represented the Jefferson County Commissioners. He is from the Madison High School's building trades and was asked by the Jefferson County Commissioners to construct the proposed pavilion to house the bell. A. Roller asked if the pavilion will be where the little flags are. D. Bear confirmed that it will be on the southwest corner of courthouse square. A. Roller asked if the tree will have to come down. D. Bear stated that the tree will not have to come down. D. Bear said it will be constructed just off the sidewalk right there. B. Schoenstein mentioned that he thought that it was a great thing that the bell is going to be out there. P. Newhouse asked the approximate size of it. D. Bear said 12'x14' so it is oblong along with the courthouse. D. Bear stated that it will have treated posts but they will be wrapped and painted, shingles to match the courthouse. D. Bear asked the board what they thought about the proposed pavilion with the copula. The board agreed that they liked it and thought it added to the overall design. M. Pittman jokingly asked if they can put a small clock on it.

P. Newhouse asked when they plan on getting started with construction. D. Bear said as soon as possible. They plan on pouring the concrete slab and setting the posts, weather depending. They will probably do some prefab at the high school and support and then bring the boys down to erect it on site. They will have some delays with Christmas break and weather issues. B. Schoenstein said so at least by spring? D. Bear said yes, hopefully.

No further questions or comments from the audience. No further questions or comments from the board.

A. Roller made the following motion-

"I move that the Madison Historic District Board of Review find as a fact that the proposed addition of a pavilion at 300 Main Street, if constructed as to the application submitted on 11/5/2013 and discussed on 11/25/2013 is compatible with the character of the Madison Historic District based upon the Residential Guidelines page 75 and should receive a COA."

Motion seconded by L. Mann- Roll call – ayes

***Application approved in accordance with motion and vote.***

6. **Scott and Shari Hookey** – C. of A. to install new stained glass transom above front door in existing sash.

**Location: 511 Broadway St.**

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

R. Deeg was at the meeting on behalf of Scott and Shari Hookey. She is the one who designed and will be building the stained glass panel. J. Steger explained that stained glass transom windows above front doors are a common characteristic found in historic structures. She explained that this installation would do very little damage to the historic fabric of the house and can easily be undone in the future. R. Deeg pointed out in the design that the Hookey's wanted has their address number in the center and it is a very simplistic design because it is a Federal architectural building. In the Federal style any stained glass was very simple, really no bevels, used a lot of circles and ovals. In her design you see a lot of circles and ovals. R. Deeg explained that the Hookey's chose a light grey that goes around the outside border and CV class and the field glass and then an opalescent white for the letters. Around the '511' a glue chip will be used to add character. The design is taken from the cornice. The top cornice is of the Italianate style and R. Deeg mentioned she pulled the three lobed details as well as the arched detail that will be incorporated into the design. P. Newhouse said that it looked nice. R. Deeg said that what is there right now is a piece of frosted glass on the transom. That piece will be

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taken out and the proposed stained glass will be installed but can be taken out of the sash at any time if anyone in the future would like to go back to a clear piece.

No further questions or comments from the board members. No questions or comments from the audience.

P. Newhouse made the following motion-

"I move that the Madison Historic District Board of Review find as a fact that the proposed project at 511 Broadway Street of a stained glass transom above the front door in existing sash, if constructed as to the application submitted on 11/5/2013 and discussions on 11/25/2013 is compatible with the character of the Madison Historic District based upon the Residential Design Review Guidelines pages 39-41, and should receive a COA.

Motion seconded by B. Schoenstein –roll call- all ayes.

***Application approved in accordance with motion and vote.***

7. **Fred and Mary Sue Thompson** – C. of A. for in-kind replacement of vinyl siding, vinyl windows, and asphalt shingle roof; a new handicap ramp (wood); remove lean-to from back of house and replace with a 20-ft. x 5 ½-ft. room addition (vinyl windows and vinyl siding).

**Location: 123 Jefferson St.**

**Zoned: Central Business District (CBD)**

F. Thompson mentioned that he was here to see how much of the application would be approved before they got too far into their project. He mentioned that their original ideas of skylights and bigger windows would not be compatible with the guidelines. J. Steger asked if the addition they want to put on the house after demolishing the lean-to will be as tall as the house. F. Thompson said that it would not be as tall as the main house. J. Steger clarified that the ramp they want to build will be on the north side of the house, starting at the door on the north façade and ramping down to the sidewalk.

M. Pittman asked about the window additions F. Thompson mentioned at the beginning of his application review. F. Thompson stated that his wife is claustrophobic and she wanted to add windows in the back so she can have more outside light. M. Pittman mentioned that F. Thompson could amend his application to include the addition of windows. R. Hopper stated that those windows were in the application and will be located on the room addition to the back of the house. R. Hopper stated that he thought F. Thompson was talking about enlarging and adding windows to the front of the house where they would be more visible. F. Thompson agreed that was what they originally intended to do before they realized those type additions were not allowed by the Design Guidelines. M. Pittman asked if that is the original footprint of the house, have those windows always looked like that? F. Thompson stated that as far as he knew that was the original footprint of the house. M. Pittman asked how much larger she would want to make them. F. Thompson said he was not involved in that discussion. M. Pittman mentioned that he would not open that up with them. F. Thompson said that there is a window on the south side of the house where you can see the river. They wanted to put a larger window in there to open up and create a better view of the river. F. Thompson said that it is fine just like this. M. Pittman stated enough said about the windows. F. Thompson said that they just want to see if they should build a new house or try to tear this one down. He mentioned that this one has to be completely gutted; there are some integrity problems with the floor joists that need to be addressed.

M. Johnson asked if they wanted to build a ramp on the front of the house. F. Thompson mentioned that they need some access from the front, not necessarily a ramp but a small

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porch so his wife has accessibility out the front door. F. Thompson said there is a concrete slab there now that has a pretty good size step. M. Johnson said that they need two ways out of the house. M. Johnson asked if the ramp on the side of the house was intended to be built out of wood. F. Thompson confirmed. M. Johnson mentioned that he thought it might be more practical to pour concrete because you are at about 8" at the door and by the time you get to the sidewalk you have a nice slope.

J. Steger asked if they knew the design of the porch because that is something that the HDBR must approve. F. Thompson brought a drawing of a porch similar to one down on First Street. A. Roller asked if there will be posts. F. Thompson confirmed. R. Hopper asked if there was an awning type thing built and F. Thompson confirmed. L. Mann asked how far the porch would come out. F. Thompson said 4-6 feet just so she would have a platform to sit on and turn the wheelchair around. F. Thompson said that it was suggested that they construct the front porch out of wood in case someone wants to take it off. A. Roller asked if he wanted to amend his application to include the porch. F. Thompson stated that the porch was already on the application. It was confirmed that the porch was on the application. L. Mann asked for confirmation that the porch will be constructed out of wood.

No further questions or comments from the board members. No questions or comments from the audience.

A. Roller made the following motion-

"I move that the Madison Historical Board of Review find as a fact that the proposed improvements and replacements submitted on November 6<sup>th</sup>, 2013 and discussed on November 25<sup>th</sup>, 2013 are within the following Madison Residential Design Guide Review Guidelines: pages 56-58 for siding, pages 60-63 for windows, pages 53-54 for roofs, pages 65-66 for ramps, pages 80-81 for demolition, page 68 for additions, and page 50 for porch. This house is **noncontributing**. The improvements and replacements discussed fall within the historic guidelines and would be appropriate. Therefore a Certificate of Appropriateness should be granted."

Motion seconded by M. Pittman. – roll call- all ayes.

***Application approved in accordance with motion and vote.***

8. **Paisley Investments, LLC (Gregory and Debra Duncan)** – C. of A. to replace: wood siding with HardiePlank, wood windows with vinyl windows, wood entry door with steel door; and a new steel entry door for an entryway that was boarded.  
 Location: **311 Elm St.** Zoned: Historic District Residential (HDR)

J. Steger stated that the work had already been completed. In order to promote this being done correctly, she asked the board to pretend as though the work had not been completed and determine their decisions on if proposed work would have been approved or not approved according to our ordinance and guidelines. M. Pittman stated that he was unsure on how they could do this because they are not a pretend board. J. Steger stated that she understood this but she does not want to set a precedence here. J. Steger mentioned if these things would be considered appropriate or not appropriate. M. Pittman stated that it is very difficult to know because we cannot see the condition of the home and not have the opportunity to observe the house before the work was begun. M. Pittman is at a loss as to what J. Steger is asking them, the board to do. J. Steger stated that the board can ask the applicant their perception of the elements that were added or taken away just to get a better idea. Are these things allowed or not allowed by our Guidelines and Ordinance?

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M. Pittman suggested that we should back up and talk about City Ordinances first. M. Pittman stated that there is a historic board city ordinance that says that they, the applicant, must apply before they begin the work. That was not done in this situation. They also must submit plans and drawings and an idea of what they want to do and that was not done. The character of the house was changed by their modifications and that is something that we cannot undo. M. Pittman questioned J. Steger on why we even took an application. J. Steger answered that yes this has been a tricky situation. There were three stop-work orders put in to get this before the board. They, the applicants, are here and we should review it. L. Mann said that she does not believe that we have to review it just because the applicant is here. L. Mann stated that they did not go through the proper channels, they did work but they did not appropriately apply for an application. P. Newhouse asked the applicant why they did not go through the proper channels. Mr. Duncan said that he was advised by his attorney to not speak to that. P. Newhouse said that it is hard to have a discussion if we can't speak about it. M. Pittman asked when they bought the house. Mr. Duncan answered that he bought it in January. M. Pittman said that the records show it was December. Mr. Duncan agreed that that was the right month, not January.

M. Pittman asked what their intentions were at that time and Mr. Duncan said they did not have any intentions at that time, did not know what they were going to do with the property. M. Pittman asked when they began work on the exterior. Mr. Duncan said around April 1<sup>st</sup>. M. Pittman asked when they understood that they needed a permit. Mr. Duncan said that there was never an understanding of needing a permit. He said he was not doing anything to the outside. M. Pittman said he did not understand his answer. Mr. Duncan responded by stating that he did not need a permit because he had not started doing anything. L. Mann stated that they have obviously done something to the outside. Mr. Duncan said that yes now they have done something but back around April 1<sup>st</sup> they were not. M. Pittman asked again when did they start the work on the exterior restoration. Mr. Duncan could not remember a specific date. Mr. Duncan asked his wife and she could not recall the specific date either. She stated it was within the last couple of months.

B. Schoenstein asked how long they have lived Madison. Mr. Duncan said that he has lived in downtown Madison all of his life minus his years in military service. B. Schoenstein asked if he has ever heard of the historic ordinance. Mr. Duncan said he has worked on these homes for 25 years in downtown Madison. B. Schoenstein asked if he's done inside or outside work in the past. Mr. Duncan said both. Mrs. Duncan said that she did bring some pictures of the house from when they purchased it.

A. Roller asked if they had put the steel doors on the house. Mr. Duncan said, yes, they put the steel doors on the very back and the side with the alley. A. Roller asked if the front door was steel. Mrs. Duncan said it was the original door. Mr. Duncan said anything that was salvageable, they salvaged. Mrs. Duncan said that the door on the side, they tried to salvage it also because it was a very nice door but it just kept cracking and busting. It was just a bad door. Mr. Duncan said that he kept what he could on this whole house.

L. Mann asked why they were coming before the board now. Mr. Duncan said that he would like to make things right. M. Pittman asked Mr. Duncan if his attorney assisted him when he bought the home. Mr. Duncan said no. M. Pittman asked if his attorney advised him about anything about the historic board. Mr. Duncan said no. M. Pittman asked if his attorney knows anything about the historic board. Mr. Duncan said that it is possible but he would not be able to say on his part, but he probably does. B. Schoenstein

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asked if it was an attorney here in Madison. Mr. Duncan said yes. Mrs. Duncan says that he cannot say if he does or if he doesn't but he assumed that he does.

M. Pittman said that according to the real estate write up, it says that their property has been totally remodeled, new windows, wiring, kitchen cabinets, both baths, refinished hardwood floors and much, much more. M. Pittman said that they obviously went into this with the idea that they were at some point going to change the whole house.

Mr. Duncan said sure, not necessarily the whole house, but they had intentions of doing quite a bit because it was in pretty bad disrepair. Mrs. Duncan said that the house had been sitting empty for over three years when they purchased it.

M. Pittman stated that the goal here and again in the Guidelines is that we, the board, are not here to keep people from fixing up their homes. That is not the goal of the board. The goal of the board is to make sure things are done historically correct and in the right way and unfortunately it is tough to know because this is all after the fact. A. Roller mentioned that the Hardi-plank for example, she has no problem with. She said that she has no problem with the two steel doors, it is the windows that are a problem in her opinion. Mrs. Duncan said there are four homes in that block that have vinyl windows besides this one. Mrs. Duncan said that the windows in the front of the house when they purchased it were not that bad, they just could not open or close them, they had to use a hammer and a pry bar. The windows on the side on the top were completely rotted out, there were no windows there when they purchased the home. When they purchased the home they had to cover it with plastic to keep the elements out. It was raining in the building damaging the brick all the way down to the next windows. A. Roller asked if they saved the front windows. Mrs. Duncan said that she believed they have a couple of those windows left. Mr. Duncan said that they have two of them. Mrs. Duncan said that they were not that bad like the side windows. The side windows were totally gone, there was nothing left of the wood. There were actually big gaps there. A. Roller said that looking at pictures of the addition that she could understand that. Mrs. Duncan said that the wood was nothing but sponge. It was just gone and when you touched the wood siding it was just sponge and the windows were also. There was nothing left of that siding. A. Roller asked what were the original windows. Mr. Duncan said they were 6 over 6. B. Schoenstein asked if it was wood siding in the back. Both Mr. & Mrs. Duncan said yes.

A. Roller asked, referencing a picture in the application, if that was what the house looked like originally in the front. Mrs. Duncan said yes. A. Roller said so the windows were just one over one. Mrs. Duncan said yes but the side windows were the six over six like they have. Mr. Duncan said that the front windows were the only ones that didn't have the 6 over 6. Mrs. Duncan stated that the front door is the original door. She stripped it down, removed the old storm window because they knew that wasn't the original and took out the solid glass to make the door look better. It is just a better all around look as far as storms go, Mrs. Duncan argued. B. Schoenstein asked if it was a full-view. Mr. & Mrs. Duncan both said yes. Mrs. Duncan said that it is beautiful. When she got the door finished it was just beautiful.

R. Hopper stated that another concern is that they had to know they had to come before the board because there were two Stop Work orders that were put in from his understanding that they ignored. Mr. Duncan said yes they were nailed to his building. Mr. Duncan said that when he put the first Stop Work order there was no work being done outside. He (Building Inspector, Mark Johnson) had come to the home and she (Mrs. Duncan) was there with a couple of employees and he (M. Johnson) was complaining about lumber being stacked in the back yard. She (Mrs. Duncan) asked him

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(M. Johnson) then if there was an ordinance against having lumber stacked in the back yard. He (M. Johnson) answered no. She asked him why he was there. He said he went by there and noticed they were going to be doing some work. Mrs. Duncan claimed that he walked into her home without knocking. He did not know if she lived there or not just walked right in with her employees. She asked him to leave her home. If he is complaining about lumber stacked outside in her yard against her privacy fence, not close to the alley, than that is what we need to walk out and look at. Mrs. Duncan stated this is the frustration, him thinking that he can come down and hammer a sign on their wood building without coming to the front door and knocking. R. Hopper stated that the point he was trying to make was that they knew then that there was a problem. Why did they not come before the board then before the work was started? Mrs. Duncan said because his (M. Johnson) problem was lumber stacked in their yard. Mr. Duncan stated that they had not done anything then to the outside. Mrs. Duncan said that they weren't doing anything to the outside, they were only doing things to the inside. Mrs. Duncan said that they had only done a few things to the inside. There was no reason to come then. R. Hopper stated that they could have come to the board with their designs and what they were going to do to the outside. Mr. Duncan said that they did not know that that was a thing, coming before the board. M. Pittman asked when they had decided to start doing work on the outside. Mr. Duncan said he could not remember. Mrs. Duncan said that it was probably around June when they started the back half. M. Pittman stated that they could have come before the board then. Mr. Duncan said yea had it not been for the issue of the trespassing and all that had happened down at my property. Mr. Duncan stated that he had to call the police. Mrs. Duncan stated that at that time the historic book, she had said that if you replace it with what was already there you do not have to come. She stated that their intention was to replace the wood siding with wood and then they went to the lumber yard and saw the Hardiboard and how nice it was and so they went with the Hardiboard without coming before the board. According to Mrs. Duncan, that was their understanding that if they put it back the way it was then they did not have to come. She stated that since they had stirred up the frustration of having just some lumber stacked in their yard when they got to the lumber yard they went with it. She mentioned that A. Roller said that she would have been fine with the Hardiboard. A. Roller stated that they would have still need to have Hardiboard approved.

B. Schoenstien said that the siding looks really nice but it's just the fact that from June until whenever, they did not come to ask the board for approvals. He stated that more than likely, clarifying he could not speak for the board, we would have approved most of the things, he could not say all of the things, but most of the things, that they are doing and we would not have the situation we have now. Mrs. Duncan said that the Hardiboard is nice and would have thought the board would have approved it because she has seen it on other properties downtown. B. Schoenstein said that it has been approved before. Mr. Duncan stated that this was not a new scenario for the board. He has seen the application where a guy started on his pole barn without asking for approval. A. Roller said that some of the time it is not a noncontributing thing. The house is noncontributing, meaning it does not add to the historic district, so to put a vinyl window in, or remove the old one or put in something that was not original, it's not a problem because it is not a historic building. People still come and get the boards permission to do this even though they do not have a historic building. A. Roller stated that the applicants have a historic building and you do not come. Mr. Duncan stated that he is here now. Mrs. Duncan stated that they feel as though they have improved this building, it has been sitting empty for three years. Mr. Duncan said that if it is too late that he does not know what to tell them, the board. Mr. Duncan stated that he is here and he is not going anywhere, he was born and grew up here in downtown Madison. This is his home and he is not going anywhere. He stated that he plans on buying more homes downtown

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Madison. He stated that he does not mind coming to the board but he is not going to be harassed or pushed into it like was happening before. Mr. Duncan stated that he had to call the police for the man (M. Johnson) trespassing on his property. R. Hopper stated that the building inspector has the right to go onto any property. Mr. Duncan interrupted R. Hopper stating that he, the building inspector, has no right to come onto my property. R. Hopper stated that he was not going to go there. Mr. Duncan claimed that it happened many times and stated that nailing stuff to buildings is not how it is supposed to be done. R. Hopper stated that at the same time, if you do not have a permit to do the work or if it has not been approved by the historic district, you do not have the right to go ahead and do it because he, the building inspector, came on your property. That is the buildings inspectors job, he is paid by the city.

B. Schoenstein stated that to keep in mind that with this situation here and the applicants statement that he is going to buy more properties and do more projects, this is coming to the board and they are pretty good at approving everything. In the future that is the proper way to do it. G. Duncan said exactly and that is why he is here, it is going to be proper. G. Duncan stated that it won't happen like this again. A. Roller stated that she personally would like to see the front windows replaced with wood ones, the original ones if possible. She said that she would take the applicants word that the side ones were bad. G. Duncan said that he would not mind doing that if he can find someone to help him pay for it. A. Roller said that everyone has that problem when they buy a historic home, she had that problem when she bought her historic home. A. Roller said that if they could put the wood windows back if you could or get wood windows to match the original. D. Duncan stated that she does not like the plain windows. A. Roller said that she does not like the in-pane things, she does not like the flat grids in the pane. She likes them sticking out. G. Duncan stated that he did not understand because the house that is behind him has three times the number of windows he has and they have the same type of window with the inside grid and the vinyl. A. Roller stated that she does not know what house he was talking about. G. Duncan pointed to P. Newhouse and stated that she did. P. Newhouse stated that she did not know when that was done or the circumstances surrounding that. G. Duncan stated it was the whole house and the exact same thing, the six over six and the grid inside the glass.

D. Duncan stated that they have made this home liveable again. This home sat empty for three years and was not liveable when they purchased it. D. Duncan stated that when they purchased the home it could be considered condemned there was so much mold in it. A. Roller said that there has got to be protection, there has got to be some type of control. M. Pittman stated that someone could buy the second half of the building and basically tear it and then their money goes right down the drain. That is why we have permits and board and inspections, to make sure things are done right. A. Roller stated that it protects property owners.

R. Hopper stated that the other thing on the application was that there was no mention of the porch on the back. G. Duncan said that it should have been, it was on their application. D. Duncan stated that she had to come in the next day and see Louann because they had forgot the deck in the back and it was added to the sheets in their windows. It might not have made it on the original application because by that time it might have been on someone else's desk. D. Duncan stated that she did not have any pictures of slab that was there before. She described it as a slab with a small, step-down thing. D. Duncan mentioned that the back half of the house had fallen down, it had to be jacked up. It was not attached to the home when it was built, it was just built right next to the other structure. B. Schoenstein stated that that was called balloon framing. B. Schoenstein asked when the addition was added on, and both D. Duncan and G. Duncan

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were not sure when the addition was built. D. Duncan said they noticed when they were working on the addition that it was never really hooked to the other part of the house and then someone told them that that is how they used to build additions. D. Duncan said that the concrete slab that was there was crooked and was cracked and was not next to the house.

T. Bilz from the audience, stated that he was not here to discuss whether or not their, the applicants permitting was correct or anything like that, but he wanted the board to know that they, the applicants, made the house very nice. He showed them pictures and listed out some of the most prominent feature selling points. He stated that this house looks as good as anything he has sold downtown and he has been selling real estate for 15 years. R. Hopper stated that he appreciates that comments and said that it appears that the work they have done seems like it has made it better. It is just the fact that there was not prior application or approval. D. Duncan mentioned that it might have been they didn't come there because of the issue with the lumber. There was probably a frustration point there and thinking they would go before the board now.

No further questions or comments from the board members. No questions or comments from the audience.

M. Pittman made the following motion-

"I move that the Madison Historic District Board of Review find as a fact that the completed project at 311 Elm Street is not in compliance with the Madison City Ordinances 151.20-Permit Required, 151.21 No application or plans prior to work beginning, and 151.34-visual compatibility as to the application submitted on November 7<sup>th</sup>. 2013 and discussions on November 25, 2013: No Certificate of Appropriateness can be issued until the applicants correct the City Ordinance Violations and submit the appropriate information requested to be in compliance with the Madison Residential Review Guidelines as detailed on paged 39-42 (doors), 56-58 (siding), 60-63 (windows), and 64 (decks). Action by the Madison City Building Inspector and Legal Representative is requested under the Madison City Ordinance 151.99 detailed below:"

**151.99 PENALTY.**

(A) Any person or corporation who violates or fails to comply with any provisions of the city historic district chapter shall be guilty of a Class A infraction as defined by IC 34-28-5-4 and shall be subject to penalties thereunder, subject to the limitations of IC 36-1-3-8. Each day such violation exists shall constitute a separate offense.

(B) Any person or corporation, being required by the city historic district chapter to submit plans to either the Building Inspector or the Board of Review, who builds, reconstructs, removes, structurally alters any building, or develops land in a manner other than shown by plans or plats approved by the Board of Review, shall be guilty of a Class A infraction as defined by IC 34-28-5-4 and subject to the penalties thereunder. Each day such noncompliance exists shall constitute a separate offense.

(C) The Historic District Board of Review, the Building Inspector, any designated enforcement official, or the city may institute relief in the Jefferson Circuit Court to restrain an individual, corporation, or government unit from violating the provisions of the city historic district chapter.

Motion seconded by L. Mann –roll call – all ayes.

***Application denied in accordance with motion and vote.***

G. Duncan asked what that all means. M. Pittman said that they are in violation of three city ordinances. By not becoming to the board first, they need to submit plans of the

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changes they have made, the materials they have used. G. Duncan stated that they had already done that. M. Pittman continued by saying that the board requests that they put the original wood windows back in. The board needs to get a plan that puts them, the applicants, back in compliance with the historic guidelines. D. Duncan asked if they approved the Hardiboard. M. Pittman said that the board did not approve anything. D. Duncan said that she brought a brochure on the windows, and asked if the board wants more than that. G. Duncan said no, they will never be back in here.

**Extended Application:**

9. **Paul Asher-** C. of A. to erect storage building for lawn mowers.  
 Location: **1017 E. 1<sup>st</sup> St.** Zoned: General Business (GB)  
 Zoned: Historic District Residential (HDR)

J. Steger explained that this was an extended application. The applicants want to erect a storage unit on their property behind their other storage units at the back of their property. J. Steger pointed out in the picture where exactly they want to build the storage unit.

No further questions or comments from the board members. No questions or comments from the audience.

B. Schoenstein made the following motion-

“I move that the Madison Historic District Board of review find as a fact that the proposed Paul Asher project at 1017 E. First St. if constructed as to the application submitted on 9/30/2013 and discussions on 11/25/2013 Board meeting is compatible with the character of the Madison Historic District based upon the Residential Design Guidelines pages 45,68, and 71 and should receive an COA.”

Motion seconded by P. Newhouse. – roll call- all ayes

***Application approved in accordance with motion and vote.***

No further business to be brought before the board.

M. Pittman made the motion to adjourn – seconded by B. Schoenstein.

Meeting adjourned at 6:30

**BY ORDER OF THE MADISON CITY HISTORIC DISTRICT BOARD OF REVIEW**

  
 Louann Waller, Secretary

  
 Ron Hopper, Chairman



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will either be poplar siding or a nicer vinyl siding that would match it. It all depends on how next year's budget goes. A. Richmer stated that there were not that many windows on the side so the previous owner re-trimmed it to keep the water out and they (A. Richmer) has not had that many problems. It is the storefront that really needed attention. He continued by mentioning that he wants to make his building look as good and as old as he can. That is why he chose to go with the wood instead of the vinyl. He also stated that he had heard that the board was not all that keen on vinyl. M. Pittman asked J. Steger if the building was contributing. J. Steger said she could not remember off the top of her head if it was but thought that it most likely was. L. Waller agreed that it most likely is contributing. M. Pittman asked if A. Richmer will be doing anything with the windows. A. Richmer said that he is not. They are going to seal those up to where they cannot be opened. They will use the same windows.

A. Richmer said that there was another thing he wanted to bring up while he was here. In the picture he drew a half moon awning above the door. He would like to get that approved tonight. B. Schoenstein asked if that was located above the door. A. Richmer confirmed it was. A. Richmer said that it will be a classy, good-looking, awning. R. Hopper asked if the sign is the same one that was there. A. Richmer confirmed. P. Newhouse asked what the awning would be made out of. A. Richmer said that he was not familiar with awning material. P. Newhouse asked if it would be canvas or metal. A. Richmer said no to the canvas, at first, and yes to the metal. He said he was still playing with his options. He stated that he did not know what type of material to use, but he will use whatever type of material the board thinks is best. He asked the board what material they would suggest. J. Steger stated that most of the awnings on Main Street are constructed out of an aluminum frame with a canvas stretched over it. A. Richmer said that that is what he could do. He said he would like to put his logo on the awning. He stated he is just trying to make his restaurant a little classier.

P. Newhouse stated that in the COA app that it states that he is putting aluminum gutters up. A. Richmer said that there is aluminum gutters on it. P. Newhouse asked if they were across the front. A. Richmer stated that the front will be the same. They are using the same material there, not replacing it, just lining it with rubber. That will not be visible. P. Newhouse realized that it is a box gutter. A. Richmer confirmed that they are keeping all of that the same. P. Newhouse asked about downspouts. A. Richmer stated that he was unsure if he is going to use aluminum or something nicer. He talked about doing something where the gutter will blend in with the cap at the end, where it blends in. A. Richmer stated that he won't make it look bad.

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P. Newhouse asked about the exterior lights. A. Richmer pointed out in the picture that there is an exterior light above the mailbox next to the door. He would like to put old-looking lights on either side of the door. They will be LEDs so they will look a little more modern but still matches what they are trying to do with the rest of the building. M. Pittman asked if A. Richmer would like the board to approve the siding to be removed on the side of the building so that he does not have to come back again. A. Richmer said that he would like that. A. Roller stated that A. Richmer might want to put the vinyl siding back but the board does not have to approve that. A. Richmer said he does not want to put the vinyl back up. He would prefer to go with wood siding. M. Pittman stated that this would be good advertisement for the restaurant.

A. Richmer did ask his construction guy if they can put a handicap rail by the steps. The first step is not that bad but it is the second step in the door that some of his guests have problems with. He is open to suggestions on materials. J. Steger asked if it will be a little hand-rail that follows the exterior stairs. A. Richmer confirmed. To clarify, J. Steger asked that he would like a railing to go next to the two steps leading into his building. She stated that typically those are metal, and a metal would look the best. The board agreed that a metal railing, maybe wrought iron, would look nice. A. Richmer said with all this work being done, his building won't look as tacky.

Link Ludington from the audience stated that he thought that people in the historic preservation field had gotten out of the word that poplar is not a good material for exterior wood siding. He said that people are under the mistaken belief that modern commercially available poplar is equivalent to the 200 year old lumber that came out of old growth forests. It is not. He stated that people still use poplar and suppliers still sell it because people think that it is going to hold up. Typically if it is not pressure treated it is not going to be good for more than ten to fifteen to twenty years. He stated to the board that he realizes that as long as he is using wood that they really do not care what kind he uses. L. Ludington stated he just wanted to take advantage of the forum to restate the fact they he at the Indiana State Museum learned their lesson a number of years ago and no long use poplar or at least not untreated poplar for exterior use, it simply just does not hold up with or without paint. The typically better choices for exterior clapboard siding would be western red cedar, redwood, cypress if you can get good enough quality of cypress. L. Ludington reaffirmed that he is stating this to potentially save this applicant some money and inform anyone watching this broadcast. He encouraged anyone wanting more information to contact him. He added that Dr. Michael Hunt who is a professor of wood sciences at Purdue University has been experimenting trying to come up with a pressure treated methods that would make modern, commercially available poplar wood suitable for use above ground on exterior of

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buildings. They have come up with a formula that seems to achieve the same longevity that old-growth yellow poplar used to have. The problem is that it is not to the point where it is commercially economically feasible to make it competitive with western red cedar or other woods that are suitable for exterior use. A. Roller asked about Hardie Board. L. Ludington stated that Hardie Board is durable but it is not wood. It is just another synthetic material. It is better than vinyl or aluminum siding but there is nothing that equals wood, as long as you use the right choice of wood. He stated, that no matter what people say, the commercial poplar siding is just not going to perform the way that poplar that was used to build these historic buildings did. It is not just a question of how old the tree was when it was cut down, it is a question of whether it came from old growth forests stands or not. There are no old growth forests left. M. Pittman stated, in response that he might be a one rat study, but he stated that he had poplar siding on his garage that they put up ten years ago and its performed perfectly. M. Pittman was told that they do not want to paint the back of the siding, only the facing side and ends. L. Ludington said that different people tell you different things. They used poplar siding at the Indiana State Museum and finally realized that it was hopeless unless it is pressure treated. In the preservation industry most people are realizing that if it's not pressure treated you might as well not use it. M. Pittman stated that he appreciated L. Ludington's input but in his experience poplar performed very well. P. Newhouse stated that she appreciated the information. A. Roller stated to the A. Richmer that he might look into the cost of a different wood siding. A. Richmer said that hopefully if he is still open in twenty years that he will replace it. M. Pittman suggested to A. Richmer that they talk to lumber mill to make sure they treat the poplar siding properly.

No further questions or comments from the board members. No questions or comments from the audience.

M. Pittman made the following motion:

"I move that the Madison Historic District Board of Review find as a fact that the proposed remodel and repair project at 709 W. Main Street if constructed as to the application submitted on November 26<sup>th</sup> 2013 and discussions on December 16, 2013 is compatible with the character of the Madison historic district based upon the commercial design review guidelines pages 28,34,40-42,44, 45, and 46; and should receive a certificate of appropriateness. This applicant is to be commended for their desire to use wood siding in the place of vinyl siding which is currently installed on the remainder of the building. Should the applicant desire to remove the remaining vinyl siding and replace with wood siding the same as the front, this should also be approved. Motion seconded by P. Newhouse

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J. Steger asked about the awning, M. Pittman said he referenced that amendment by referencing pg 44 in the commercial design guidelines.

– roll call – all ayes.

***Application approved in accordance with motion and vote.***

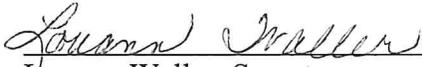
R. Hopper mentioned to the board that anyone whose term is coming to a close at the end of the year, they need to let L. Waller or J. Steger know that they are interested continuing on the board. He confirmed that we have forum next week (December 23, 2013) at 5:30.

No further business to be brought before the board.

M. Pittman made the motion to adjourn – seconded by B. Schoenstein.

Meeting adjourned at 6:50 p.m.

**BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW**

  
\_\_\_\_\_  
Louann Waller, Secretary

  
\_\_\_\_\_  
Ron Hopper, Chairman

## HISTORIC DISTRICT BOARD OF REVIEW

Minutes

December 23, 2013

**The City of Madison Historic District Board of Review held a regular meeting on Monday, December 23, 2013 at 5:30 p.m. in City Hall. Ron Hopper, chairman, presided over the meeting with the following board members present: Libby Mann, Mike Pittman, and Bob Schoenstein. Also present were: Mark Johnson, Building Inspector; Mike Hensley, attorney; Julianne Steger, Preservation Coordinator; and Louann Waller, secretary. Absent board members: David Powell, Ann Roller, and Pam Newhouse.**

M. Pittman requested one change to the November 25, 2013 meeting minutes – M. Pittman said he just had a question – In one of the narratives was that he had mentioned something about balloon framing, thought Bob (Schoenstein) was the one who had mentioned balloon framing. M. Pittman made the motion to approve the minutes with the one correction – seconded by L. Mann – roll call – all ayes.

*Minutes approved as recorded and distributed with one correction.*

### New Applications:

1. **Molly Dodge (Clearinghouse)** – C. of A. to replace storefront glass; add 2-inch aluminum framing above knee wall; replace existing front door with new aluminum Kawneer entry doors; replace two courses of tan tile above steel lintel and brown tile to match the existing brown tiles on the knee wall.

Location: **100 E. Second St.**

Zoned: Central Business District (CBD)

J. Steger said to go over everything the applicant wants to do, in attempts to maintain the historic integrity and closely resemble what was there, they are having to change all of the glass to tempered glass to get up to code but they want to keep the openings the same; in order to do that, according to our code, the distance between the knee wall and the bottom of the glass has to be a certain depth and it's 2-in. shorter, so if they didn't put 2-in. of aluminum framing on the bottom they would have to cut up the windows a lot in order to meet code; if they have the 2-in. they can keep the big expanse windows, so that's why they are wanting to add just 2-in. of aluminum framing at the very bottom of the window on top of the knee wall. And in regards to the coursing above "here", it's kind of hard to see but there's a metal lintel that the tile sits on that is completely rotted and rusted, so they have to tear that out and in doing that it takes again "these" two courses of tiles and they cannot find a replacement that is the exact same color so they are using the same and filling in the tile throughout the rest of the building so that those colors can remain the same and then they are filling "these" two courses in with a brown that matches the already accented color of the building.

R. Hopper asked applicant, Molly Dodge, if she had anything to add. No, per Ms. Dodge, thought J. Steger did a great job explaining.

M. Pittman asked Ms. Dodge if this also ties into the Federal grant they got for the...are there any approvals that need to be done from the...No, per Ms. Dodge, they are using a similar plan that was approved by SHPO but they used Federal money for the entry project, that phase is closed, so this is all non-federal funds.

J. Steger asked Ms. Dodge if they are storing the wood doors. Correct, per Ms. Dodge.

No further questions or comments from the board members. No questions or comments from the audience.

B. Schoenstein made the following motion:

"I move that the Madison Historic Board of Review find as a fact that the proposed changes and improvements submitted on December 2, 2013 and discussed on December 23, 2013 within the

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Madison Commercial Design Guidelines for storefronts, pages 52 and 55; the proposed improvements of the storefront will replicate the historic storefront and the repairs and replacements of the tile will allow the storefront to retain its historic appearance. Therefore, a Certificate of Appropriateness should be granted.” Motion seconded by M. Pittman – roll call – all ayes.

***Application approved in accordance with motion and vote.***

**2. City of Madison – C. of A. to demolish the unsafe structure.**

Location: **213 Cravens St.**

Zoned: Medium Density Residential (HDR)

Madison City Building Inspector, Mark Johnson, told the board members that he thought at the last meeting he had made a FYI so now this is a formal request to go through with the demolition of that structure, taxes are behind on it, people have been living in it, the deterioration is pretty bad, thought everybody has seen it; for at least two (2) years it has been on “the” list.

M. Johnson further stated there have been attempts to sell the house, there is a For Sale sign there, and it has not sold.

M. Johnson said he was requesting the demolition of this; this will also come before the Board of Public Works on January 6, 2014.

B. Schoenstein stated that unfortunately this is piece of property that has been let go for many, many years; thought he remembered the lady who used to live there fifty (50) years ago; told M. Johnson he was right, it needs to come down.

L. Mann asked M. Johnson who is the property owner. He responded by saying we don’t know for sure, it’s in the name of Harry Ross in Mt. Vernon, Illinois, all attempts to contact that person, letters come back, he even contacted the person who lives at the residence, so the residence on the tax forms and everything is fake; don’t know actually who has it; last year it was in the name of Victor Gupta and what he basically does is to go around and buy property at tax sales, hangs onto them, if you pay it off you pay 110% or 115 depending on what part of the year you get it paid off; but, that’s the only...it has changed to Harry Ross; we have notified the local paper in Illinois, according to proper procedure to do this and haven’t heard any response from that right now.

L. Mann asked M. Johnson if Mr. Gupta had purchased the property at a tax sale. Yes, per M. Johnson. L. Mann then said that theoretically it is in Mr. Gupta’s name. M. Johnson answered that it’s not in his (Victor Gupta) name right now, no, it was sold to this Harry Ross the beginning of this year and there’s no such person as Harry Ross – it’s strange, he spent all last year researching this guy and trying to find an owner. In response to M. Pittman’s question, M. Johnson confirmed that the city will have to bear the expense. L. Mann wanted to know if the property will come up for another tax sale. M. Johnson said that it will in the spring; two (2) installments behind right now. L. Mann also asked if at the new tax sale will M. Johnson attach the cost of the demolition to the next tax sale. Yes, per M. Johnson, the state allows us to do that.

Audience member, Bob Mann, said he had a comment – was curious as to why it’s even an issue, understanding the dilapidation of this property, it’s a terrible eyesore and it has issues, actually saw the For Sale sign and was curious about buying it at one time; but was curious as this is being talked about, the reasons to demolish the building or asking this board to, why would a person’s tax status have anything to do with it – that’s his question; asked M. Johnson if he could answer that, the financial status, what bearing does that have, maybe the attorney could answer.

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M. Johnson asked Mr. Mann if he was asking why. Yea, per Mr. Mann. M. Johnson answered that technically as an unsafe building he wouldn't have had to come before this board, could just do it but thinks enough of this board and downtown Madison that he should at least go through the procedure. Mr. Mann told M. Johnson he understood and had no problem with that, but he (M. Johnson) is sitting there and saying they are behind on their taxes, a couple of installments behind, how does that have anything to do...M. Johnson said that it probably doesn't. L. Mann said she was just trying to determine who owns the property.

No further questions or comments from the board members or audience.

L. Mann made the following motion:

"I move that the Madison Historic Board of Review find as a fact that the proposed demolition recommendation by the City of Madison for the residential structure located at 213 Cravens Street be approved in accordance with the Residential Design Review Guidelines, page 80 – Madison City Ordinance 154 "Unsafe Building". Said structure is considered to be unsafe and a public nuisance. And in accordance with the Madison City Ordinance 154.05 the City Building Inspector shall be authorized to administer and to proceed under the provisions of the Unsafe Building law in ordering the repair or removal of any buildings found to be unsafe as specified therein or as specified hereafter."

Motion seconded by B. Schoenstein – roll call – all ayes.

***Motion approved in accordance with motion and vote.***

- 3. Paisley Investments (Greg and Debbie Duncan) – C. of A. for new: Hardie siding; vinyl windows, two (2) steel entry doors (north and west sides of house), and a wood deck.**

Location: **311 Elm St.**

Zoned: Historic District Residential (HDR)

J. Steger said that as we know they (Mr. & Mrs. Duncan) are coming before the board again from last month; she met with them earlier today and they are wanting to amend their application, didn't know the exact details so would let the Duncan's do that. Mr. & Mrs. Duncan are trying to get this all squared away as correctly as possible.

Mrs. Duncan stated that after the last meeting they were pretty confused on what the board really wanted, knew that the three (3) windows in the front was mentioned, never settled anything about them, and then when they were turned down they just thought the board was pretty much over it all. So, she reapplied because really the basic thing she remembered in her head from that meeting was that they didn't go through the proper steps, didn't do the blueprinting, didn't tell the materials and that kind of thing; so she went towards doing what she was supposed to do with all the figures and measurements of what they used and that's what she brought for this meeting this time. Mrs. Duncan added that they really didn't make any decision on the windows because they really didn't know where the board stands; they are here tonight to see if they can get this settled.

It was confirmed that the board members had received copies of the blueprints.

Mrs. Duncan said she knew there was a little question about the deck – the deck is 8-ft. from the center of the alley and when she checked today the measurement should be 10-ft. so changing that deck will not be an issue. When they built the deck they put it where a fence post was, there was originally a fence there, they just went to that point. Mr. Duncan added that is where the sidewalk ends. Mrs. Duncan said they really didn't think that would be an issue because they didn't go...thought the building actually itself is 10-ft. from the center of the alley, but when they built the deck they went to where a fence was built at one time. B. Schoenstein asked if this is in the back. Yes, per Mrs. Duncan – in the very back. Mr. Duncan said that actually their

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building at that section is further away from the center of the alley than any building in that alley. Mrs. Duncan said she thought the house itself only sits 10-ft. off; she didn't go down there and remeasure but when they built the deck that is what they went by, was where a privacy fence had stood when they purchased the place, there was fencing there, they went to that fencing, but that's really not a big issue, really what they are here for is to see what they can do, they want this place to be inspected and that's what they are here for, they are here because they want the plumbing and electric or whatever it is that needs to be done, they are here to get this solved so they can get that part done.

M. Pittman asked M. Johnson what are the setbacks for a deck on the alley. M. Johnson explained that the alley is 14-ft. wide, you get half of that which is 7-ft. and then the setback from that is three (3) more feet so from the center of the alley to the edge should be 10-ft. M. Pittman also asked what about the property line on the far side, is there a setback on that side, it's a common wall house and it looks like from the picture the deck almost goes up against the property line on the far side as well. Mr. Duncan explained that it is 1 1/2 ft. away from his... Mrs. Duncan said it's about 2-ft. Mr. Duncan said their properties touch so obviously that's the center, it's 1 1/2 -ft. back from that. M. Pittman asked if it should be 3-ft. Mrs. Duncan also asked if they should be 3-ft. from his (neighbor) patio, from Brian's patio where he has a screened-in patio. Yes, per M. Johnson. L. Waller said it is from the property line. Repeated by M. Johnson. B. Schoenstein said that it was his recollection, it was always 3-ft. off of the property line. Mr. Duncan said well his (neighbor) deck is all the way up to the property line. Mrs. Duncan said it is right on the line. Also Mrs. Duncan said they have stayed in very close communication with Brian that lives in the house beside them from the day they purchased it to this point, they have been close to him in what's going on and what they're doing, because using parts of his home too with the attic and things and when they built...him and his ex-wife really enjoyed that they had come there and cleaned this place up and Brian didn't have any issues with the deck, he really likes it, didn't seem to think it is too close, but it's really not up to him; but, they have stayed very close with him (Brian) in what they've done.

B. Schoenstein told Mr. & Mrs. Duncan that he thought they had done a beautiful job on the house, he didn't have any problems with the windows, it's just as discussed when they were here the last time it's the steps you go through to get to the end result, they did a beautiful job, it's just...Mr. Duncan said it was good to hear something nice. Mrs. Duncan said they are very proud of this place. B. Schoenstein said well it looks nice and he remembers the place before so he knows what it looked like before and realizes what it looks like now, but thought Mr. & Mrs. Duncan understood where the board was coming from is that when you want to do something downtown, whether you like it or don't like it, you have to come to the board and get approval. Right, per Mr. Duncan. Mrs. Duncan said so here they are and they want to make this right because they do love downtown Madison and they have lived here forever and so...this is where they love.

Mrs. Duncan said the only eyesore of this whole home is just those bushes and that really is the eyesore; but if she were to live there, she would change that, but those bushes...something has to be there or they would run into your home. Mr. Duncan said with the house being less than 10-ft. and everything when the garbage truck comes over, he runs over...B. Schoenstein told Mr. & Mrs. Duncan that will be up to whoever lives there. Mrs. Duncan added that they will drive up next to your home, they will park next to your home, so there has to be something there and that's why they have left these bushes because they do make a good barrier, but they are an eyesore.

Mrs. Duncan said they are very proud of the home and really what this board was concerned about is the front three (3), we're talking three (3) windows and said she really hates to put the old ones back in because they were nonusable, they weren't far from being boarded up, half of

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them were, and that's where they are, they really hate to replace them but it if goes from push to shove they want to do what is appropriate here. M. Pittman told Mrs. Duncan they can get replacement wood windows, they don't have to be vinyl. Mrs. Duncan said her question on that – see the old windows in the front were solid glass, the rest of the home had the six (6) panes, the front were the only ones that were different, herself, personally she prefers the panes, likes how it looks now; of course to make this look like the old home again the board will want her to go back with the plain windows; now if she agrees to go back with the wood, can she put the windows with the panes that will match the other vinyl...the six (6) lite panes instead of plain glass. J. Steger asked Mrs. Duncan if she was asking about 6/6 or 6/1. Mrs. Duncan answered 6/6. M. Pittman stated if they went around the neighborhood there is 2/2's, all different and even in some of the homes they're not all the same, that's just the nature of the old homes, Mr. & Mrs. Duncan did do a very good job, and it's like Bob (Schoenstein) said earlier, it's just...we could have addressed all these issues up front for the applicants and had all this laid out for them – the size of the deck, even the air conditioner where it sets, it should be at the rear of the house not at the side of the house. Well, there was an issue with that, putting it there, per Mrs. Duncan. M. Pittman told Mrs. Duncan that it's all in our Guidelines and realized she may have been confused from the last meeting but we've got a booklet that outlines what we want on the windows, what the rules are, it's pretty straight forward, he could read them to her but thought that would be a waste of time, the Historic Guidelines are pretty straightforward and we try to work with anybody who comes before this board and we approve most every application that comes through, and unfortunately this was all done before we even got to it and there were things that were done that really go against the rules – the rules are for us to interpret, but there are so many rules that have been not followed here, it's really pretty difficult unless you start doing some major things and moving that air conditioner is not going to be easy, he knows it isn't. Mrs. Duncan told M. Pittman that would be very expensive – so, there was a reason why they put it where they did, because of the cost, and really they never even thought there was an ordinance where you place those items. M. Pittman told Mrs. Duncan it's a rule not an ordinance, it's a rule and basically mechanicals are preferred to be at the rear of the house. Mrs. Duncan said, well, when you think about that, it's out of sight, out of mind, but when you sit in the rear of the home, this is where you sit and this is where you have your cookouts, do you really want your central air there going on and off? Mr. Duncan noted that if he were to move it, he would have to put it beyond the deck, would be out in the yard. B. Schoenstein told Mr. & Mrs. Duncan the other thing they could do is build something around it. Mr. Duncan stated that he could raise it up to the second floor, that would actually be the cheapest thing to do. Mrs. Duncan told B. Schoenstein she liked his idea because if she were to live there she would want something around it just simply because of the looks, now if this would interest the board, she couldn't see that being an issue. Mr. Duncan said he would rather raise it, take it up just away from that whole bottom area, be on the second floor, would be easy and cheap to do, would be on the side of the house but up on the second floor area, wouldn't be down, put a bracket, there's no place to put it in the backyard so other than something around it like he (B. Schoenstein) suggested or raising it would be the only thing they could do, otherwise it would sit out in the middle of the yard, 15-ft. out from the house. Mrs. Duncan asked if basically where it sits now that's not an issue as long as they put something around it. B. Schoenstein said he wasn't saying that, just throwing that out as a suggestion. Mrs. Duncan said that would be the easiest fix, to put something around it. Further, Mrs. Duncan said that one of the people that looked at the home wanted it more in the walkway area, and when they first were deciding to do this, that's actually where she wanted it, more up in the walkway area because she felt like...the space and under those bushes is where...because she thought when she came out of the back door, that little cubby would be an awesome space for it to sit, it's always shaded there, and so of course her idea got shot out of the water, she is a female, but the first guy that looked at this place this was the first thing he said, what would it cost to move the air conditioner to the middle, so she was very proud of herself because, hey, she was right. B. Schoenstein said that everybody has a

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different idea, that's another thing they could have looked at, if they had brought this to the board. Mr. Duncan said the board could smack him all night long like that.

Mrs. Duncan added that they have been chastised, they totally understand, and they were here to make it correct. J. Steger said that the Guidelines do say that mechanicals should be located behind buildings and screened from view using fencing or plants so if Mr. & Mrs. Duncan want to amend their application for some screening and that appeases...that is just another amendment they need to add. Mr. Duncan said he hoped that is a little bitty piece to what they're really here for. Mrs. Duncan said that's not an issue because that is an eyesore and to her that was right up her alley to cover it with something. J. Steger further stated that she didn't know if they would have been able to move it where Mrs. Duncan wanted it because of the 10-ft. setback. Mrs. Duncan said she was thinking the plan is to leave it there and put the boxing in.

J. Steger suggested getting back to the main issue, the wood windows on the front façade, if she was correct she thought that's what the board was wanting. Mrs. Duncan said she thought that was their major thing, those three (3) windows. Mr. Duncan said it wasn't his issue.

B. Schoenstein stated that's the issue they (HDBR) have. M. Pittman said he didn't think the board was upset about it, would like to see the windows put back in to maintain the historic fabric of the home, vinyl windows don't maintain the historic fabric of the homes and that's one of the things this board is pretty insistent on, have stopped people from putting in vinyl windows. Mr. Duncan commented to M. Pittman that the board has also allowed it. M. Pittman came back by saying they (HDBR) have allowed it but they've been put in places where people have come before the board and asked about it and there's been a good reason to do it – there is no good reason to put vinyl windows in this home. B. Schoenstein said he hadn't looked at it close enough but asked if they still have the wood frames there. Mr. Duncan answered that everything is there except for the glass. B. Schoenstein then asked Mr. Duncan if he had left the wood frames in there and slid the window...Mr. Duncan said it is all still there, all he would have to do is take one strip of wood off and the window would come right out. Then B. Schoenstein asked if he had covered...Mr. Duncan said he did not cover anything – he did cover the outside if that is what B. Schoenstein was asking, put vinyl covered aluminum on the outside wrap, it's vinyl coated aluminum which doesn't require any kind of maintenance whatsoever, it doesn't chalk up like aluminum does, it just wipes off, that's it. R. Hopper said he thought from what he was hearing that's the sticking point so if the applicants would be willing to amend their application for that cover around the air conditioner and then the windows, in his mind he was thinking like the applicants are thinking, if they want to do the 6/6 because a lot of times even with original wood windows they took out the muntins and put in a solid piece of glass so we can't say that house, unless we had pictures of when it was first built, it maybe had 6/6. Mr. Duncan said even in the pictures some of those facades they're not really part of the windows, just a stick on thing. M. Pittman informed that there are guys here in town that Mr. Duncan can go to that can look at the window and tell them if it was a 6/6 because a lot of them pulled those muntins out and made it a solid sheet of glass. Mrs. Duncan said there are little notches still in it. R. Hopper stated then it probably was 6/6. M. Pittman added that they can put those muntins back in and reset those frames back in there, they can make them 6/6. Mr. Duncan said what was there when they bought it, was 1/1 and that's what they have – the old windows, the good windows, they kept the two (2) 1/1, they are not grids. Mr. Duncan said he has already located another window, that is not an issue, he has all three (3) windows – actually doesn't have the third one yet, wanted to get everything...before he spent any money on it.

Mrs. Duncan asked the board if they shorten their deck, put something pretty around the central air and can work out the windows. J. Steger told Mrs. Duncan that either reinstall the wood windows they pulled out or install new windows, but it sounds like they have the three (3) that were there. Mrs. Duncan noted that they have several old windows, have a storage place that has a lot of old stuff that they've kept over the years of all these different homes they've redone but was hoping to come up with something that suits everyone. J. Steger asked Mr. & Mrs. Duncan

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if they wanted 6/6 wood windows. Or, Mrs. Duncan said they would go back to what was originally in there – if they can salvage what was originally there, they will put those there. But if they have to purchase brand new wood she would like to do 6/6 because that's her preferred choice. J. Steger added that if they put back in the windows they took out, they can get a craftsman to put muntins in there so really they're asking that either the 1/1 that was originally there, the wood windows, or if they can 6/6 with wood windows – just to clarify. Mrs. Duncan said she would be happy either way. Mr. Duncan said either way the muntins are going to either be there or not. J. Steger said that through the motion, if it is approved, that we are clear on what is approved – just wanted to clarify that. M. Pittman asked the applicants what they wanted to do – did they want to do 6/6 to match the rest of the house. Mrs. Duncan answered if they can salvage the actual windows that they took out, they are plain...they will put the nice wood window blinds up and won't have to look at them. Mr. Duncan said it didn't matter to him, 1/1 or 6/6 did not matter to him whatsoever, only matters to his wife. R. Hopper said he didn't think that it mattered to the board either, thought it would be the applicant's decision, thought what the board is asking is either put the original wood windows or an old wood window back in and they could check with the guys that do that, can put muntins in an old window – or – a new wood window with the 6/6. Mrs. Duncan said that's good, they are satisfied there. B. Schoenstein asked the applicants if they would like to make a choice tonight. Mrs. Duncan asked if she needs to tell the board which way. Mrs. Duncan then said if she salvages the original windows that they actually took out of the home, that is what they are going to put there which is 1/1. Mr. Duncan then asked if there would be an issue with putting the muntins in if they can get them if they decide that's the way they decide to go. Mrs. Duncan said that would make the rest of the home look the same. B. Schoenstein said he didn't have a problem with that. R. Hopper said he thought their (HDBR) main concern is the wood windows, those that were taken out.

Mrs. Duncan noted that as they have had to deal with this process, when she walks through town, she walks a lot of alleys, has just started paying attention to windows and doors – it's totally understandable that the board...R. Hopper told Mrs. Duncan that like has been said in the past, there are other...she could point out different places all over town that aren't compliant with our Guidelines, but that happened some years ago, or we don't know when. Mrs. Duncan commented this stuff is old glass and as you start paying attention, this is what they (HDBR) wants. Further, R. Hopper explained that they (HDBR) want to keep the historic fabric of the downtown, not trying to be obstructive, they try to work with people, but this was a unique situation where they were looking at things after the fact rather than before. Right, per Mrs. Duncan, was just happy the board wasn't saying to replace all 16 or 18 windows. R. Hopper stated that they try to be reasonable but at the same time they have to maintain...Mrs. Duncan said that at least all the rest of the windows will open and close the way they want them to; those three (3) windows are the only ones that's not that big of an issue and hoping when those are put back in they are able to actually make them function because there is a great cross breeze that comes through that home. Additionally, Mrs. Duncan said it's a beautiful location. R. Hopper recommended to the Duncans that they might want to consult with one of the historic window experts. Mrs. Duncan said when they first got there they were using a hammer and crowbar just to get the windows up and to close. R. Hopper said he thought everyone agreed they've done a wonderful job, it's just that the process was backwards. Mr. Duncan said they've got it straightened out now, he thinks. Mrs. Duncan stated that it's still historical inside, they took care of all of the old woodwork, they restored it all, sanded it down, restored it, and cleaned it, it's beautiful. M. Pittman told Mr. & Mrs. Duncan if they have any questions or anything that you get into this and they say wait a minute, what am I supposed to do, which way am I supposed to go – Julianne is a great resource. Mrs. Duncan agreed that Julianne is great. M. Pittman further stated that like Bob (Schoenstein) had said, they (HDBR) are not here to obstruct, they're here to help. Mr. Duncan said he planned on buying more property so he will be back, don't hold all of this against him. M. Pittman said that having a historic home is a process, it's something that

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you put a lot of heart, sweat, and blood into it. Mr. Duncan said he is proud of this place. M. Pittman told Mr. Duncan he should be.

Mr. Duncan noted that he did the inside right and couldn't wait for it to be inspected. Mrs. Duncan repeated – can't wait for it to be seen that, yes, they have done this right, it is right, it's safe. M. Pittman said he thought for the City of Madison we want people to do things the right way and rehab things the right way. R. Hopper reiterated the safety issue. Mr. Duncan said the safety part of the windows, they have to have functioning windows, knows the board wants the old windows but they have to be functional, have to be able to get out of them in a fire or just heat loss in the environment, understands that the vinyl windows are not as attractive as the old windows and they not as economical is what he hears, didn't know that, news to him.

B. Schoenstein told the applicants that when they go to sell a house, an inspector, dependent upon the type of financing, those windows have to operate. Mr. Duncan said he does inspections, that's what he does for a living, when you buy a house in Madison he usually fixes the inspection problems.

Mrs. Duncan said they had another question, once they get this over the rock, wanted to know the inspection part on the inside, the plumbing and the electric, that's really what they're here for, that's their goal to get that approved and okayed to make sure it is safe – curious when this will happen, when can they get that type of inspection done because that's everybody's concern, did they do the wiring right, did they do the plumbing, how soon can they...J. Steger explained that the C. of A. is going to be contingent on them getting this work reversed/or fixed within an amount of time set by the board, can the building permit, which leads to the inspection, when can that be done? M. Hensley said that's a good question. Mrs. Duncan said they're talking about outside stuff that doesn't have anything to do with the inside electrical work. J. Steger asked M. Hensley if this is something that will take a few days to find out and then can get in touch with the Duncans about it. M. Hensley said he would check it out Friday. Mrs. Duncan said one thing from the last meeting was what about safety, what if they are electricians, so that's why they want it inspected, they want that done and that's okay, they know it's right, but all need to know it's right. M. Hensley explained that essentially what they're saying is that the board can approve the C. of A. tonight contingent upon A, B, C, and D and then is it okay to take that and get a building permit with it – would assume it would be. J. Steger asked M. Hensley to check and then will contact him – she won't be here, but somebody in the Plan Commission office will contact M. Hensley and then let the Duncan's know early next week. M. Hensley said he thought that really the C. of A.'s are almost always contingent to a certain extent because it's if constructed as presented. J. Steger asked M. Hensley to please just double check since this is kind of a special case scenario. M. Hensley said he would check to make sure but it would make sense to him to do this because as he said, a lot of time C. of A.'s do have contingencies in them so this wouldn't be that much different. M. Pittman asked the applicants what is a reasonable time frame for them. On the windows, per Mrs. Duncan, will be the longest because of the weather. Additionally, Mr. Duncan said he has to have hernia surgery so he'll be out for about two (2) months, at least until March. M. Pittman asked Mr. Duncan if he would like to have 90 days, that would be the end of March. Yes, per Mr. Duncan and that needs to be contingent upon when he has his surgery, won't know until January 8. J. Steger told Mr. Duncan if he needs an extension, we can always have a separate reading and the board can approve an extension. Mrs. Duncan asked if they do need an extension should she contact Louann. J. Steger answered that would be fine or herself.

No further questions or comments from the board. No questions or comments from the audience.

M. Pittman made the following motion:

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“I move that the Madison Historic District Board of Review find as a fact that the installed Hardie Board siding, two (2) steel entry doors, wood deck as long as the setback is in accordance with the Madison Zoning Ordinance, and vinyl windows on the north, south, and west facades of the building as well as the installation of the original wood windows which may be modified to 6/6, wood windows on the east or front façade of the building at 311 Elm Street, if constructed as to the application submitted on Dec. 5 and discussion and amendments on Dec. 23 is compatible with the character of the historic Madison district based upon the Madison Residential Review Design Guidelines, pages 39-42, 56-58, 60-63, and page 78 (utilities) should receive a Certificate of Appropriateness. Section 151.23 of the Historic District Ordinance states that a Certificate of Appropriateness expires if the approved change has not been completed within one year. However, given the circumstances of this application, the Certificate of Appropriateness is approved contingent upon the porch setback being corrected, the wood windows on the east or front façade of the building and the wood air conditioning screen being installed by March 31, 2014.” Motion seconded by B. Schoenstein – roll call.

***Application approved in accordance with motion and vote.***

M. Hensley commented that just thinking about this right here, thought it was okay to issue a building permit.

**Business – Old or New:**

M. Johnson advised the board that he had to make a quick decision today, this is on the corner of Elm Street and Presbyterian; the owner is out of town, it’s a residence for handicap, have 16 people living there; the back portion of the roof had deteriorated, there had been a tarp on there forever, the framework has deteriorated, they didn’t know they had to come before this board which is pretty common for out-of-town people; he and Julianne made a decision – he talked to the homeowner, there is a change in materials from shingles to metal; owner understands the procedure, she will be here January to do this the right way; meanwhile, he said they need to get a roof on the house (kitchen) or they’re going to lose everything in there; so, going to frame it, will have it framed tomorrow so instead of a building permit he is going there on his day off and inspect it and then when the owner gets the building permit he will just sign off on it, just flipping things around because of the seriousness of this. The contractor will temporarily put on the metal roof, owner knows if the board denies the metal roof she will have to put the shingles back on. B. Schoenstein asked if the owner is having a metal roof put on the entire structure. No, per M. Johnson, it will be just the back half. M. Johnson said he thinks this comes under the code of common sense, they are not changing the pitch, just changing to metal and under the circumstances trying to protect the kitchen area.

M. Pittman announced that Indiana Landmarks has an award called “Cook Cup” for outstanding restoration and since Julianne is going to be around a little bit longer, it is an application, is statewide, would be great to get somebody who has been before this board.

M. Pittman stated this will be his last meeting and thanked the board and everyone, he enjoyed serving on the board, wished the board the best of luck.

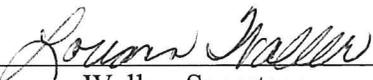
No further business to be brought before the board.

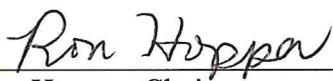
M. Pittman made the motion to adjourn – seconded by B. Schoenstein.

Meeting adjourned at 6:20 p.m.

**BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW**

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\_\_\_\_\_  
Louann Waller, Secretary

  
\_\_\_\_\_  
Ron Hopper, Chairman

## HISTORIC DISTRICT BOARD OF REVIEW

Minutes

January 27, 2014

**The City of Madison Historic District Board of Review held a regular meeting on Monday, January 27, 2014 at 5:30 p.m. in City Hall. Ron Hopper, chairman, presided over the meeting with the following board members present: Libby Mann, Bob Schoenstein, Pam Newhouse, and Anne Roller. Also present were: Mark Johnson, Building Inspector; Mike Hensley, attorney; Julianne Steger, Preservation Coordinator; and Louann Waller, secretary.**

There were no additions or corrections to the December 23, 2014 meeting minutes. L. Mann made a motion to approve the minutes – seconded by P. Newhouse – roll call – all ayes except for Anne Roller who was not in attendance at the December 23, 2014 meeting.

*December 23, 2013 minutes approved as recorded and distributed. Minutes approved as recorded and distributed with one correction.*

*Minutes from the December 16, 2014 special meeting will be reviewed for approval at the next HDBR meeting on 2/24/2014.*

### New Applications:

1. **Roger Welch (Fairplay Fire Co. #1)** – C. of A. to replace two front doors with two, four pane, two panel, wooden 30"x90"x1 3/4" doors.  
Location: **405 East Main St.**                      Zoned: Central Business District (CBD)

J. Steger stated this is a contributing building. She mentioned that Roger informed her that his design of these doors will be replicating what was historically there. She stated that our guidelines say that replacement doors may be of painted, paneled wood, with or without single or multiple clear-glass openings. P. Newhouse asked what windows he was talking about.

J. Steger mentioned that they are in-kind replacement. R. Welch mentioned that they are on the side where you cannot see those. They are on the west side. They are a double-hung, two-over-two, wood. R. Welch explained that the two front doors will be going back to mid-1800's, the front garage door had an arch and in the 20<sup>th</sup> century they knocked that all down. The main front door was two arched doors with panels underneath with glass above it that would hinge out.

What was next to them, the two doors he is working on, behind them were stalls which the original doors, as close to period of them, were a bead panel. Two on the exterior. Pointing to his drawing, R. Welch explained that his doors will be two raised panels but will be more period of a bead panel on the bottom with a four light glass at the top with an arch transom glass above it. If you look in the back of the old firehouse where the stalls were, that is where the doors were and they did not have a four panel above, they had the steel rods. For winter purposes they came along and put a four pane insert, to where they can take it out in winter and summer. So we are bringing that façade back to portray the originality of the earliest part of the 19<sup>th</sup> century. Taking off the mullion strip between the top arch glass, there is a big shelf that does not do anything but hold water and where birds can land...to clean that up back to the 19<sup>th</sup> century architecture.

P. Newhouse asked what kind of wood he will be using. R. Welch answered either African Mahogany or Red Grangas, both South American, good exterior wood. L. Mann asked if they will be stained or painted. R. Welch said they will probably be painted because anything, no matter what kind of wood you use, in this radical seasonal weather, it is high maintenance when you start putting on any type of finishes. They will be painted with good-oil based paint.

J. Steger asked R. Welch to explain what they are doing with the windows just so the board understands. R. Welch said they are going to duplicate the transition, since you cannot see the windows, we are going to make them a true divided lite. They will be a true divided, two over two, with an insulated pane. R. Welch said with a single pane, which he loves, you get condensation.