

HISTORIC DISTRICT BOARD OF REVIEW

Minutes

September 22, 2014

The City of Madison Historic District Board of Review held a regular meeting on Monday, September 22, 2014 at 5:30 p.m. in City Hall. Ron Hopper, Chairman, presided over the meeting with the following board members present: Libby Mann, Pam Newhouse, Graham Thieman, Valecia Crisafulli, Bob Schoenstein and Ann Roller. Also present were: Mark Johnson, Building Inspector; Mike Hensley, attorney; and Louann Waller, Secretary.

August meeting minutes were not completed in time so no minutes were reviewed. R. Hopper stated that they will defer approving the minutes until next meeting.

New Applications:

1. **Carl Hungness** – C. of A. to replace siding as necessary; install two carriage style doors in front; install three wood windows.

Location: **1016 W. First St.**

Zoned: Local Business (LB)

C. Hungness stated that right now his building has aluminum siding on it. He wants to put regular lapboard siding on it. He stated where the garage door is, he submitted several pictures that shows the doors being pretty wide. He stated that he would like to put two regular house doors there, he will never be driving a car through it, would rather make it look like a house. He stated the picket fence on the right hand side, it goes up and touches the siding on the other property. He said his property has been sitting vacant for at least ten years. He stated if someone comes down and buys that, he is going to have to take down his fence. He stated he is going to replace the fence. Both properties are on the property line.

L. Mann asked about the two house doors. She asked if they will look like French doors. Mr. Hungness stated they will look similar to the pictures he submitted just narrower. He stated that there were some windows in the side at some point in time. He stated that he would like to put two octagonal windows, around 14"-16" and one in the back. P. Newhouse asked what he will be using the space for. Mr. Hungness stated that he is a sculptor and craftsman and he will just be carving clay in there, will be his workshop.

A. Roller asked if the dome thing is wood wrapped. Mr. Hungness stated that they are steam bent wooden bows. P. Newhouse asked what it was built for originally. Mr. Hungness stated that he did not know but the last owner had to be an auto mechanic because it was just full of car stuff. A. Roller stated that she has never seen it when it was not metal.

Mr. Hungness stated that in the center it has motion detection lights that he is going to take off and mount them on the side. L. Mann asked where he is planning on putting the octagonal windows. Mr. Hungness stated that he plans on putting two on the side of the building, equally spaced and one in the center of the back of the building on the bottom floor also.

He stated that he would like to put a row of hedges down First Street and then across and leave a little opening. That way it is landscaped.

No questions or comments from the audience.

G. Thieman made the following motion:

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“ I move that the Historic District Board of Review find as a fact that the proposed project to replace or repair the exterior walls, wood structure and siding as necessary, install two small carriage style doors in front, and re-install three hexagonal wood windows, repair the lean-to at 1016 W. First St., if in conformation with the application submitted on July 28th, 2014 and discussed on September 22nd 2014 is compatible with the character of the Madison Historic District based upon the Residential Guidelines, page 45, 56-58, and 60-63 and should receive a COA.” V. Crisafulli seconded the motion- roll call- all ayes.

Motion approved in accordance with vote.

- 2. James Rice** – C. of A. to replace front wooden window with a vinyl window.
 Location: **821 W. Third St.** Zoned: Medium Density Residential (R-8)

Mr. Rice stated that they have done about fourteen houses over the years and never had to replace any windows. This is the first time they have had to address it. He stated there is termite damage and it is a single glass window. He stated that the car wash across the street opened up and they are getting all this noise. He stated that the single glass window has no sound or insulation value. He stated that five or six years ago they put a storm door up and that has helped a lot. He stated that they do not have a choice and they have to do something about the noise.

A. Roller asked if he would be willing to put in a wood window. Mr. Rice stated that he would if he could find one. He stated that he is looking at Pella or Anderson wood windows and they are around \$1,400-1,600. He stated that the window is 86” tall and has to be manufactured. G. Thieman asked if the window is repairable at all. Mr. Rice stated that he had some termite damage. He stated that he has not called anyone in to look at the whole window but he knows the top piece of board on the inside is very soft. He stated that they will be calling someone soon about the windows but they wanted to see about the window first. A. Roller stated that the termites are not on the window itself, they are on the sill. Mr. Rice confirmed that they are on the sill and the top trim.

P. Newhouse asked if he has considered putting a storm window over that window. Mr. Rice said that it was considered but his wife does not like storm windows. P. Newhouse stated that they put Monray storm windows and it is amazing the sound reduction. She stated that they should consider the storm windows to help with the noise. A. Roller stated that the board is going to be reluctant to approve a vinyl window. J. Rice asked why. A. Roller stated that they like to try and maintain the historic look and vinyl is not historic. Plus, she added, vinyl breaks down much faster than wood windows. She stated that you are better off with wood windows.

Mr. Rice asked about the loan program (PACE program is a grant program) and if it would entail replacing a window. The board said it would. Mr. Rice stated that they have already done \$26,000 of work on the house. A. Roller stated that it would be a wonderful thing if he applied for the PACE program. R. Hopper stated that he would be able to repair the window with replacing the window sill and the top board but put on the Monray storm windows which are already approved. P. Newhouse stated that you would not be able to tell that there are storm windows on it. Mr. Rice asked about washing the window. A. Roller stated that you just raise the window up. They are not like the old ones where you have to take them off. A. Roller stated that if he is going to repair the window and put a Monray storm on it, he does not even need the board’s approval. Mr. Rice asked if he would need approval for the vinyl, but not for the wood window. A. Roller stated that he would need approval if he replaced the window with wood. She stated but if you repair the window you do not need approval. V. Crisafulli stated that in some cases the Guidelines do stipulate that in some cases aluminum clad windows are an option. She stated that in the Guidelines there are two pages that explain why repairing old windows is best.

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Mr. Rice asked if he needed to come back if he does something different. A. Roller stated that she would not be in favor of a vinyl window. She would be in favor of repairing that window if possible and putting a storm window on it or replacing it with a wood window. Mr. Rice asked if he does maintenance on the window, it is not considered replacing the window. A. Roller confirmed. B. Schoenstein asked what he is now going to ask for. Mr. Rice stated that he came in for a vinyl window.

Mr. Rice stated that he put in two vinyl windows on the back of the house that cannot be seen so he did not have to come before the board. B. Schoenstein stated that he has a house and he estimates that those windows have been in there for 25 years.

Mr. Rice stated that there is a house on Main Street that is putting a new porch on and vinyl windows, he should be able to get one vinyl window. R. Hopper stated that he thought the house on Main Street already had vinyl windows in it. A. Roller stated that the Guidelines state that we cannot do much about it since it is an in kind replacement. R. Hopper stated that it is the original windows that we are trying to preserve. R. Hopper stated that the vinyl windows typically do not have the same footprint as the original window. L. Mann stated that it also has to do with how the Guidelines are interpreted.

M. Hensley asked if he wanted to get approved for a wood window in case the applicant wanted to go that route. Mr. Rice said yes. M. Hensley stated that the applicant can amend his application for a wooden window. A. Roller stated that we will have two motions.

L. Mann asked if the applicant had a bid on a custom made window that fits into the current opening. Mr. Rice confirmed. L. Mann stated that the PACE program would help pay for the window repair. B. Schoenstein stated that he should talk to Bender Lumber.

No questions or comments from the audience.

Ann Roller made the following motion:

“I move that the Madison Historical Board of Review find as a fact that the proposed changes submitted on September 2, 2014 and discussed on September 22, 2014 are not within the Madison Residential Design Review Guidelines for windows p 60-63. Windows should be retained, maintained and if needed, repaired. Replacement windows of wood are preferred when replacing wood windows. Therefore a Certificate of Appropriateness should not be granted.” P. Newhouse seconded the motion- roll call

- L. Mann – No
- R. Hopper – Approve
- A. Roller – Approve
- B. Schoenstein – No
- P. Newhouse – Approve
- G. Thieman – Approve
- V. Crisafulli – Approve

Motion was approved in accordance with vote. (Vinyl window was not approved)

A. Roller made the following motion:

“I move that the Madison Historical Board of Review find as a fact that the proposed changes of replacing with wood windows or repairing existing window submitted on September 2, 2014 and discussed on September 22, 2014 are within the Madison Residential Design Review Guidelines for windows p 60-63. Windows should be retained, maintained and if needed, repaired.

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Replacement windows of wood are preferred when replacing wood windows. Therefore a Certificate of Appropriateness should be granted.” L. Mann seconded the motion- roll call- all eyes.

Motion was approved in accordance with vote.

3. Trilogy Health Services- C. of A. to replace all windows.

Location: 120 Presbyterian Ave.

Zoned: Central Business District (CBD)

Terry Smeadler stated that they purchased the hospital a year and a half ago in effort to do a community activity. He stated that their original goal was to build a campus onsite of the new hospital but the community needed someone to take possession of the existing building or else it would have created a blight in this community. He stated that they also own Thornton Terrace in Hanover. He stated that their goal is to be good community citizens. He stated that they try to go into the community and provide good service to seniors and make sure the facilities represent the community well in aesthetics and in what they do as services. He stated that they also believe in finding good jobs for people in the community, focusing right now on single moms. He stated that this project has become more intensive than they originally imagined. He stated they purchased the property for \$1 and frankly they thought it was going to cost somewhere \$4-5 million to renovate it but it's looking like it will cost closer to \$9 million. He stated that they committed to the project but every dollar in the end matters to them. He stated that there is a reason why they are considered one of the best places to work in Indiana, because they believe in being good servant leaders. He stated that this project in particular, the windows have been a challenge for both of us. He was hopeful the board would approve a vinyl window that will look like wood. He stated that they have done everything they can to make sure that they find a window that is appropriate for the building. He stated there are 205 windows in this project. The existing windows are inefficient and ineffective. He stated that they have to replace the windows. When they looked at a wood alternative, it is \$100,000 more to install and in addition it is constant maintenance. He stated their goal is to make this look as historically relevant as possible and also maintain the project financially. He stated that they treat their properties as they are someone's home. He stated a challenge with this property is that it already has an institutional feel given that it was a hospital.

The Trilogy Foundation actually owns the building and Trilogy will pay a lease amount for every square foot of the building. He stated that the foundation supports our employees and communities. He stated that this year they will give away \$1 for emergency assistance and scholarships to employees. B. Schoenstein asked how many people he plans on employing. Mr. Smeadler stated about 150-180 depending on the timing of it. He said the initial employment will be about 80-100 people and grow from there. He stated that they took this project on because they believed the community needed them to.

A. Roller stated that she appreciated the fact that they sent the board more information this time. G. Thieman asked what the lifetime of the vinyl is. Mr. Smeadler stated that it means if there is any damage to the window, they get it replaced for free. They have a lifetime warranty (as long as they own the building) on all the vinyl windows.

G. Thieman asked if they are going to be closing the community in Hanover. Mr. Smeadler stated that they will be keeping it open.

V. Crisafulli stated that she thought that it is important to note this is a noncontributing structure in the historic district.

No questions or comments from the audience.

HISTORIC DISTRICT BOARD OF REVIEW

Minutes

October 27, 2014

The City of Madison Historic District Board of Review held a regular meeting on Monday, October 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, Pam Newhouse, Graham Thieman, Valecia Crisafulli, Bob Schoenstein and Ann Roller. Also present were: Mark Johnson, Building Inspector; Mike Hensley, attorney; Julianne Steger, Preservation Coordinator; and Louann Waller, Secretary.

V. Crisafulli stated that she had two corrections for the August 2014 meeting minutes. She stated that on item number five, the 816 E. First S.t for Michael and Roxanna Hunt, it mentions the USDA World Development and she thinks that it should be Rural Development. The other item she mentions was towards the end for the extension for the property on W. Main. She stated that it is her recollection that Mr. Wells left the meeting before the vote on his extension. She stated that she thinks that that should be noted in the minutes. P. Newhouse made a motion to approve the August 2014 minutes as corrected – seconded by G. Thieman seconded –all ayes. R. Hopper stated that they will defer approving the September minutes until next meeting.

New Applications:

1. **Debra Lockridge** – C. of A. to install standing seam metal roof; install Hardiboard siding.

Location: **209 Walnut St**

Zoned: Central Business District (CBD)

J. Steger stated that Ms. Lockridge came before the board a few months ago and she was approved to take the chimneys down, to install new wood windows or aluminum clad windows, and replace some of the siding. J. Steger stated that the windows that were installed are vinyl windows. She stated that because of how the contractor took down the chimneys, they walked all over the slate roof causing many cracks and breaking so the roof is leaking. That is why she is requesting a change in roofing material. J. Steger also stated that Ms. Lockridge would like to install Hardiboard siding instead of the wood siding she was approved for in the last meeting. Ms. Lockridge stated that she (she being a representative from a siding company) has a siding material that is pretty close to what was on there and pretty close to the color. She stated that she would like the board to look at it. R. Hopper asked if it was Hardiboard. The siding company representative stated that it is not Hardiboard, it is vinyl siding. Ms. Lockridge asked if that was ok. The Board said no, it is not approved. Ms. Lockridge asked what the other option is that she has. J. Steger stated that Hardiboard siding is a synthetic material. G. Thieman stated that it is a concrete synthetic with fibers in it. He stated that Hardiboard is one of the brands, it is called cement board. Ms. Lockridge asked if they would approve that instead of the wood stuff. The board stated yes. Ms. Lockridge stated that when she priced the three sides to the wood, it is \$50,000 to buy it and that is not including putting it on or the trim around the windows. That is not including doing the front. G. Thieman stated that he cannot tell her for sure, but stated that he has been told that Hardiboard is just a little more expensive than vinyl. Ms. Lockridge stated that the Hardiboard is cheaper than the vinyl. G. Thieman stated that you can get Hardiboard prefinished with colors.

R. Hopper stated that he had some questions about the original application. He stated in the previous application it stated that Ms. Lockridge was not going to take off the siding on the front of the house. Ms. Lockridge stated that she was not going to but it was so rotten that when they started doing it they didn't stop on the front. She stated that it was her fault for not telling them to stop on the front. She stated that it was in bad shape. She originally thought it was in good shape but it was not in good shape. R. Hopper stated that the other question he had was why the vinyl windows got installed versus the aluminum clad windows that was approved. Ms. Lockridge stated that it was supposed to be wood wrapped in aluminum and the guy sent her

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vinyl wrapped in aluminum. She did not realize that there was a difference. Once they had them in, she tried to call and they will not take the windows back because they already installed them. Ms. Lockridge stated that she did not know they were wrong until J. Steger told her that they were wrong. Ms. Lockridge stated that she knows that it is her fault. This is the first time doing it on her own. She was the one who ordered the windows but she stated that the guy told her that she was ordering what the board approved. Ms. Lockridge stated that eventually she will replace the windows one at a time to the correct type of windows. She stated that first she needs to get the siding and roof taken care of.

R. Hopper stated that he had another question. He asked Ms. Lockridge if she knew the difference between a standing seam metal roof and a pole barn roof. P. Newhouse stated that at 311 East St. they just put a standing seam metal roof on that house and it looks very good. A. Roller stated that they just do not want her to make the mistake again. Ms. Lockridge stated that she will not. She stated that the inside looks really nice. A. Roller asked what her timeline is for the windows. Ms. Lockridge answered that it will be awhile, first she has to get the roof done, the outside done. She hopes to take one out and then put one back in and go that route. She stated then she has to get someone to fix the two original ones that she did keep and the two front doors. P. Newhouse asked for some sort of time frame to put on this. Ms. Lockridge stated to give her a year to get that done. P. Newhouse asked if 12 months would be good. Ms. Lockridge agreed. V. Crisafulli asked if she was looking for someone to help her repair those front lower windows. She stated that there are several organizations in town such as Cornerstone, HMI can give her references on people who can fix those windows. She stated that Link Ludington or Julianne Steger could also help her find good people. R. Hopper stated that he just does not want her to make the mistake again.

J. Steger stated that just to be clear there is 12 months for the windows, it is going to be Hardiboard siding, no vinyl in the siding. J. Steger asked M. Johnson if you have to change the windows out before you put the siding up. M. Johnson stated that it is normal procedure to put the windows in before the siding goes up because the siding has to lap over the windows. J. Steger stated that Ms. Lockridge should look into that procedure so she does not have to redo the siding when replacing the windows. M. Johnson stated that it is a lot easier to do windows first and then siding.

G. Thieman asked what happened to the windows that Ms. Lockridge took out. Ms. Lockridge stated that they were rotten. She stated that she called the historic place to come down and pick up what they wanted. G. Thieman stated that there are a couple of people that can salvage those. Mr. Lockridge stated that they came and picked up what they could. A. Roller stated if Ms. Lockridge wanted to look for old wood windows, she could check with HMI in their warehouse. Ms. Lockridge stated that she had the whole inside trimmed out in wood and stained. She stated that it is sounding like she is going to have to tear all of her trim out. A. Roller suggested to check with HMI because they give you a good price on the wood windows and some of them are in fairly good shape.

G. Thieman asked in regards to the roof if Ms. Lockridge had contacted anyone about repairing the slate roof. Ms. Lockridge stated that the problem is that it has been walked all over and the roof is actually 124 years old and cracked. She stated that there have been some times where she has had to use buckets for roof leaks. She stated that she found some pieces of slate at a good price but the problem is getting them on and getting someone qualified to keep it from ruining the rest of the house, they crack more. The people who took down the chimney walked all over the back side of the roof. She stated after big storms you will find slate pieces laying on the ground. G. Thieman stated that there are contractors in Cincinnati and Louisville who do that kind of work every day. He stated it may be more economical to repair it than replace it. B. Schoenstein said he agreed with G. Thieman. He stated that you just need to find the right

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person. J. Steger stated that the board can go ahead and approve the standing seam and if she goes ahead and finds the quote for fixing the slate, Ms. Lockridge does not need approval from the HDBR to fix the slate. She could still fix the slate even with approval to change the roofing to standing seam metal. A. Roller asked what the life expectancy is for slate roofs. B. Schoenstein stated that it depends on the type of slate it is. Ms. Lockridge stated that the box gutters are going to stay because Exterior Pro wants \$17,000 to do the box gutters. P. Newhouse asked if someone is going to fix the decorative gable. Ms. Lockridge confirmed that that will be fixed. She stated that she found the other piece buried in the basement.

No further questions or comments from the audience.

P, Newhouse made the following motion:

“I move that the Historic District Board of Review find as a fact that the proposed project at 209 Walnut, application submitted on September 8, 2014, if constructed according to the following changes would be compatible with the Madison Residential Guidelines, specifically 1.) The slate roof is to be replaced with a standing seam metal roof-not what is commonly known as pole barn roofing, but instead like the newly constructed roof at 311 East Street, which is what would have been used on houses of this era; 2.) The vinyl windows are to be replaced with aluminum clad windows within 12 months; and 3.) Wood or Hardiboard siding will be installed. With these changes, a COA should be granted.” V. Crisafulli seconded- roll call – all ayes.

Motion approved in accordance with vote

2. Scott and Sheri Hookey – C. of A. to tear down shed in the back yard

Location: **511 Broadway**

Zoned: Historic District Residential (HDR)

J. Steger stated that M. Johnson has been inside of it and she has walked around it and it has some structural issues. Mr. Hookey stated that this discussion needs to be on the merits of taking it down and beyond that they will have to figure out if they will rebuild something there. Mr. Hookey stated that they first looked into a way to shore it up so it could be usable and they asked M. Johnson to come out and look at it and help them understand structurally what could be done. M. Johnson looked at it and his feeling was that there was no way to support the present structure. He stated that the base plates are not attached to whatever foundation is still there and some of the base plate is not there. He stated that the trusses are not supported correctly. Mr. Hookey stated that M. Johnson told him that there would not be a way for them to fix this structure and bring it to code. They would have to tear it down and rebuild it. Mr. Hookey asked M. Johnson (in this meeting) if that was a fair assessment of their earlier meeting about this structure. M. Johnson stated that it was and that it is typical of that style of building where they build it straight on the ground, that the bottom plate is rotten. He stated that there was only one or two purlins where there should have been one on every ceiling joist. He stated that he went through the unsafe building checklist and he stated that he only left one or two items out. M. Johnson stated that it is pretty much shot and it will cost a lot more to try and fix it than to bring it down and build something new.

V. Crisafulli stated that she believed everything both Mr. Hookey and M. Johnson have reported on but she thought that the outbuildings are part of what gives this district character. She stated that looking at ways to make sure that we do not lose an inappropriate number of these outbuildings that take away from the character of the district. Mr. Hookey stated that he did not know how old that structure is. B. Schoenstein stated that you also have to remember that when those buildings were built it was probably horse and buggies or Model T's or Model A's and you have vehicles much larger now that would not fit into a garage that size. Mr. Hookey stated that while it would be nice to be able to put a vehicle in there, they are here to discuss making it safe. If you look at it, it does have a lean to it. He stated that he wants to make it clear that as of right

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now the intent is to take it down, at this point financially and otherwise, he does not want people to assume that they will start reconstructing something immediately.

No further 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 Hookey project at 511 Broadway if constructed as to the application submitted on 9/18/2014 and discussions on 10/27/2014 is compatible with the character of the Madison Historic District based upon the Residential Design Review Guidelines page 80 and should receive a COA.” P. Newhouse seconded - roll call- all ayes.

Motion approved in accordance with vote

3. Robert Burrell Jr. - C. of A. to replace side and front wood windows with vinyl window; replace siding with vinyl siding.

Location: **510 E. Third St.**

Zoned: Historic District Residential (HDR)

J. Steger stated that the front windows are historic wood windows. The siding is aluminum and the applicant would like to change it to vinyl siding. She stated that there are areas on the house where the siding runs vertically and areas where it runs horizontally.

Mr. Burrell stated that they had the aluminum siding painted a few years back. He stated that you cannot see the west side of the house but he had the siding blow off the side of the house a couple of time during storms and bad weather and has had to replace it. He stated that it is pretty well shot. He stated that if you look down the wall, it has a pretty sizeable wave to it and on the front of the house you have the horizontal siding and under the porch you have the vertical siding. He stated on the east side of the house there is vertical siding and on the west side of the house he has horizontal siding. He stated that their plan is to replace the siding and use the vertical siding all around the house and in the peaks of the house have horizontal siding.

R. Hopper asked if the vertical siding on the porch is vinyl. Mr. Burrell stated that it is aluminum. All the siding on the house is aluminum. G. Thieman asked if the vertical siding is aluminum also. Mr. Burrell confirmed. G. Thieman asked if the applicant was proposing the aluminum siding on the front. Mr. Burrell stated that he wants to go with the vinyl or composite siding. G. Thieman asked if the material would be like Hardiboard. Mr. Burrell stated it won't be like Hardiboard. He then showed the board examples of the type of vinyl siding he plans on using. He stated the colors will be basically the same colors. Mr. Burrell stated that he had the front porch rebuilt last year. He stated that that is how the front porch was when he bought the home.

Mr. Burrell stated that they decided to go with the vertical siding over the horizontal siding because the west wall has a lot of bow in it and with horizontal siding you will see a lot of wave. He stated that the vertical siding could start to mask that wave. He stated he will not be replacing the fascia board.

G. Thieman asked if he had considered other materials other than vinyl. Mr. Burrell stated that he considered Hardiboard but the walls on the house are so uneven. He stated that the wall on the front of the house is tilted back. P. Newhouse asked if he thought the vinyl will give more flexibility or bend. Mr. Burrell stated that he thought that it will mask a lot of surface issues. V. Crisafulli stated that she really appreciates the improvements that he wants to make to his house. She asked if he was aware of the Historic District Guidelines that do not allow vinyl siding within the historic district. Mr. Burrell stated that he was not aware of this. J. Steger stated that when he turned in his application she made him aware that vinyl windows and vinyl siding were not in alignment with our guidelines. She stated when people come to her with applications like

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that, she informs them of the guidelines. Mr. Burrell stated the reason he came before the board for the windows is that his next door neighbor has the same windows from the same manufacturer installed and those were installed a few years ago. P. Newhouse stated that he may not have come before the board. Mr. Burrell stated that Kathy Love owns the house and he asked Kathy who stated that she did go before the board for the windows. A. Roller stated that she cannot imagine that because she was on the board a couple of years ago. R. Hopper stated that he was on the board as well. A. Roller stated that he is going to have difficulty getting approval to remove the wood windows and putting vinyl windows in. She stated that she is speaking for herself but she would not approve them. She stated that she would approve leaving the aluminum and leaving and repairing the wood windows or putting Hardiboard and fixing the windows. L. Mann stated that A. Roller is not speaking for her because she would approve it. B. Schoenstein stated that he would as well. He stated that he understood that keeping up aluminum siding is not fun. L. Mann stated that they have made so many advancements in vinyl windows in the past twenty years that they do look like historically correct windows. Mr. Burrell stated that you can see that he has aluminum storm windows installed on his windows and he could eliminate the storms with new windows. J. Steger asked how deteriorated the wood windows are. Mr. Burrell stated that none of them open. J. Steger asked if they are just painted shut. Mr. Burrell stated that they are swollen shut and some are crooked. He stated that there are cracks in some of the glass. J. Steger asked if he consulted anyone on what it would take to get the windows functioning and replace the glass. She stated that typically it is easier than a lot of people think. Mr. Burrell stated that he considered it but the cost is substantial. L. Mann stated that she thought it is hard for us to argue with him because our own county put vinyl windows in the court house after it burned. Mr. Burrell stated that the product is guaranteed for life, triple pane window. G. Thieman stated that vinyl is good for 20-25 years and then you have to replace it again. He stated that he has had personal experience, this is true. He stated that ultra-violet radiation destroys vinyl and you cannot repair it, you cannot paint it, you cannot fix it. He stated you can just replace it. J. Steger stated that it also has to be considered the character of the historic district. She stated that the board has approved vinyl windows on the back where the window is not very visible but as of the past year that she has been here, windows on the front façade, because of the character of the district, have not been approved. She stated that it is important to have consistency and really take into consideration how you start losing small defining features, this eventually adds up.

Mr. Burrell asked if the board would consider allowing him to replace the side windows on the side of the house. P. Newhouse stated that she would. She stated that the front windows, the aluminum storms should be taken off, get them repaired and put Mon-Ray storm windows on the front of the windows. She stated that would be a good solution. She asked if the window in the porch is the same two over two style window as those on the front. R. Burrell said that it is a double hung window without the grid down the middle of the sash. He stated the windows are not the same.

V. Crisafulli stated if they allow the vinyl windows on the side that seems like a reasonable compromise. A. Roller asked the applicant if he wanted to go with vinyl siding and vinyl windows on the side and redo the three front ones. Mr. Burrell said yes. A. Roller asked if he would consider Hardiboard. Mr. Burrell stated that the board would have to see the walls as he sees them. He stated that they have waves because of the swale in the roof. He stated that he could cover up a lot of discontinuity if he went with the vinyl. R. Hopper asked if it was the wall or the aluminum has warped. Mr. Burrell stated that it is the wall. R. Hopper stated that it seems like there should be a way to make it level so he could put Hardiboard. A. Roller stated that when he pulls the aluminum off, he may have to repair what is underneath. Mr. Burrell stated that under the aluminum is the old wooden horizontal siding, lap siding. He stated that that is in terrible shape. V. Crisafulli stated that she does not know how they can approve vinyl siding on a historic home down here. She asked if there was any way to reach a compromise like they did

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on the windows on this. A. Roller stated that they could vote on the two separately. She stated we could vote on the windows and then vote on the siding. Mr. Burrell stated that he will work with them. J. Steger stated that there is the option that if the vinyl is not approved that the board can vote for Hardiboard and that way the applicant would not need to come back before the board. She stated that although it is not the first choice, but that way the applicant does not have to come back.

Mr. Burrell stated that he supposed he could price it but with the waves that he has on the side of the house, it is going to be expensive to straighten it out. He stated that he would have to see what the costs are. P. Newhouse stated that she doesn't know if it would be much different whether it is Hardiboard or vinyl (cost wise). She stated if you have a wavy situation, she would think you would have to get that fixed before the siding was installed. Mr. Burrell stated that with the vertical vinyl siding you have structure and it can stand alone. He stated if you have a wave in the side, this siding can stand alone and it supports itself and masks quite a bit. He stated that his other concern is that if he changes the wall dimension, he has to do something with the windows other than simply replacing them. M. Johnson stated that chances are if he puts new windows in there he would have to do that anyways because the vinyl windows are smaller than the historic windows and the trim would have to be added to it.

V. Crisafulli stated that looking at the Residential Guidelines on page 57 it says while the application of synthetic siding material is discouraged, it is not prohibited. She stated that Guideline seven says if synthetic sidings are applied, consider only siding the rear elevation or side facades preserving the wood siding on the primary façade.

R. Hopper asked Mr. Burrell how he would like the board to proceed: would he like them to break it down into two motions. G. Thieman asked if he wanted to postpone it. Mr. Burrell stated that he would like to move forward with the application.

No further questions or comments from the audience

A. Roller made the following motion:

“I move that the Madison Historic Board of Review find as a fact that the proposed changes submitted on September 30, 2014 and discussed on October 27, 2014 are within the Madison Residential Design Review Guidelines for windows pgs. 60-63. The three front windows will be repaired; the remaining windows will be replaced with vinyl. Windows should be retained, maintained, and, if needed, repaired. Replacement windows of wood are preferred when replacing wood windows. Therefore a Certificate of Appropriateness should be granted.” B. Schoenstein seconded the motion – roll call:

B. Schoenstein- approve
 G. Thieman – disapprove
 L. Mann – approve
 V. Crisafulli – approve
 R. Hopper – approve
 A. Roller – approve
 P. Newhouse – approve

Motion approved in accordance with vote

R. Hopper asked if they should have any more discussion on the vinyl siding based on what V. Crisafulli read from the Guidelines. He asked V. Crisafulli to reread that section of the Guidelines. He stated that he guessed what he was thinking is that there is aluminum siding now, so it is not like it is wood siding. He stated if that is correct in the Guidelines then it might

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be appropriate to approve vinyl siding. A. roller stated that her feeling is that aluminum siding is a recyclable material and vinyl is not. V. Crisafulli stated that is pointed out in the Guidelines. She stated that the Guidelines say that vinyl siding is not a green product and cannot be recycled- vinyl siding has a plastic appearance and is at odds with the rich and varied surfaces of wood siding, it does not successfully replicate the appearance of historic wood siding materials. R. Hopper wanted to make sure that they were all clear.

A. Roller made the following motion:

“ I move that the Madison Historic Board of Review find as a fact that the proposed changes submitted on September 30, 2014 and discussed on October 27, 2014 are not within the Madison Residential Design Review Guidelines p. 56-58 for siding. Deteriorated wood siding should be repaired or replaced with wood siding to match the original. Removal of added synthetic siding is highly encouraged, followed by restoration of the original wood siding. Therefore a Certificate of Appropriateness should not be granted. G. Thieman seconded the motion – roll call:

B. Schoenstein- disapprove

G. Thieman – approve

L. Mann – disapprove

V. Crisafulli – approve

R. Hopper – approve

A. Roller – approve

P. Newhouse – approve

Motion approved in accordance with vote

A. Roller asked if the applicant would like to investigate the Hardiboard and come back. She stated that another option would be to take the aluminum off and repair the wood or put aluminum back on. J. Bruns (from the audience) stated that another compromise may be vinyl on the side and Hardiboard on the front. Mr. Burrell stated that he could do that. M. Brindley (from the audience) stated that with the wood windows and Hardi in the front, the vinyl would be on the sides. Mr. Burrell stated if he has Hardi on the front, he will not go vertical on the sides. He stated if he went Hardiboard on the front, then he would go with horizontal surface on the sides for consistency. G. Thieman stated that you can get Hardiboard in vertical siding as well. Mr. Burrell stated that he did not know that. J. Steger asked the applicant if he would like the board to approve Hardiboard all the way around. Mr. Burrell stated that he would like the board to consider Hardi on the front and vinyl on the side. V. Crisafulli stated that she did not know why he would want to do that, especially if the prices are similar. J. Steger stated that the board can make a motion for Hardiboard all around and then if you investigate and realize vinyl on the side, then he can come back. Mr. Burrell stated that he was fine with that.

A. Roller made the following motion:

“I move that the Madison Historic Board of Review find as a fact that the proposed changes submitted on September 30, 2014 and discussed on October 27, 2014 are within the Madison Residential Design Review Guidelines pgs. 56-58 for siding. Hardiboard siding will be used to replace the aluminum siding currently on the house. Therefore a Certificate of Appropriateness should be granted” P. Newhouse seconded the motion – roll call – all ayes.

Motion approved in accordance with motion and vote

4. **Sticks-** C. of A. to install an awning over the door; install wood step.

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Location: **201 Central**

Zoned: Historic District Residential (HDR)

J. Steger stated that the applicant would like to amend their application tonight to add the step, signage, and a header above their door. They will not be installing an awning. V. Crisafulli stated that she had a hard time finding this property. She asked if it was right there behind the Scott Lynch office. Applicant, Steven Joslin, stated that yes, there is access through the real estate office to their office. He stated that the address would be 321 Central according to the postman.

J. Steger stated that the applicants found a door header at HMI. Mr. Joslin said that the header would eliminate the awning because this header fits perfectly on the door. He stated that the door is 52" wide and so is the header. They will just be putting their gold letters on the header. V. Crisafulli asked what kind of business it is. Mr. Joslin stated that they are an interior design team. B. Schoenstein asked what their names are. The applicants responded saying Maria Grote and Steven Joslin. R. Hopper stated just to be clear, the applicant would like to get rid of the awning, and keep the step as part of their application.

No further questions or comments from the audience.

G. Thieman made the following motion:

"I move that the Historic District Board of Review find as a fact that the proposed project as submitted in application on October 1st, 2014 and modified October 27th, 2014 to install an entry door header, supplied by HMI, and adding a wooden step at the entry door for safety reasons at 201 Central and Main Street is in compliance with the character of the Madison Historic District based upon the Commercial Guidelines, pages 40, 48, and 67 and should receive a Certificate of Appropriateness." V. Crisafulli seconded the motion- roll call – all ayes.

Motion approved in accordance with motion and vote

5. Howard Miller – C. of A. to replace slate roof with shingle roof.

Location: **219 E. Third St.**

Zoned: Historic District Residential (HDR)

J. Steger stated that this is a contributing structure. She stated that there is currently slate on the roof and due to leaking he would like to replace it with a shingle roof. She stated that the roof is hard to see from the road. V. Crisafulli asked if they will be replacing the side part of the roof as well. Mr. Miller stated that there is nothing on the right side except for the fence. He asked if you cannot see if from the road, then why are am I here. R. Hopper stated that there was a side that has a slate roof. B. Schoenstein asked if it's in the back where he wants to replace the roof. Mr. Miller stated that he would like to replace the whole roof. G. Thieman asked if the applicant had checked with anyone who can repair the roof. Mr. Miller stated that they have patched the roof for the past two or three years and it is still leaking. He stated that it is an apartment building. He stated that he does not live there. B. Schoenstein stated that he has seen it from the alley and he noticed that the back of it has slate on it. V. Crisafulli asked if he was planning on using imitation slate shingle. Mr. Miller stated that he was planning on using the three dimensional shingle.

No further questions or comments from the audience.

V. Crisafulli made the following motion:

"I move that the Madison Historic District Board of Review find as a fact that the proposed project to replace the slate roof with a shingle roof on the residence at 219 East Third Street, if

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standards of living. She stated it was roughly \$150,000. She stated that she was unsure of what it would cost to tear down the house and rebuild.

V. Crisafulli asked Ms. Brindley if she currently lives in the house. Ms. Brindley stated that she does not live in the house. She stated that the previous owners live there. P. Newhouse asked what it was zoned. Is it zoned General Business. Ms. Brindley stated that they had a meeting on November 3rd. P. Newhouse stated a lot of those houses are zoned General Business and there is something about if a house is zoned that way is torn down or burns down it cannot be rebuilt. L. Waller stated that if a structure sustains 80% or more damage it cannot be rebuilt as it is currently zoned. She stated at the November Plan Commission meeting they will be bringing up in new business possibly rezoning this to Historic District Residential. She stated in December it can be voted on to give it a favorable or unfavorable recommendation to the City Council and it would go to them in January to look at rezoning. J. Steger stated based on that she recalls a situation where a property was zoned incorrectly and the board could not hear it or had to remove part of the application because it was not zoned as residential. J. Steger said this application is just to demolish so it does not entail rebuilding at this point. L. Waller stated that as it is zoned right now it could not be rebuilt for a single family residence. L. Waller stated that the ordinance says when you have a nonconforming structure it may not be enlarged upon or expanded or do anything to it that requires a building permit.

Ms. Brindley stated that she has already spoken to all the neighbors through there and everyone is all for Residential. She stated that she was shocked when she found out it was zoned General Business. V. Crisafulli stated that her house had that same problem and they got it fixed. L. Waller stated that the Plan Commission had previously looked at that area and attempted to rezone but it was met with some opposition but now it is back. J. Steger stated that it is not set in stone but it might be rezoned. She stated if they do tear it down, there is no proof that it may be rebuilt as a residence. R. Hopper stated that one thing that he did not see in the paperwork that he got was that they are attempting to get an estimate from a realtor on how much it would be on the market for. Ms. Brindley stated that she is a licensed broker. R. Hopper stated that typically with a packet for demolition there is something from a realtor, probably an independent person that is not the applicant, shows what the value of the property is and if there had been any attempt to sell the property. He stated that the applicant has to prove that there is not an economic return on the property and generally, at least in his experience, usually demolition applications are for houses that cannot be lived in and this property is actually being lived in. V. Crisafulli stated that she had the same question. R. Hopper stated that he did not see any proof that there is not an economic return on the property.

L. Mann asked if that is where the applicant lives. Ms. Brindley stated that she does not live there. L. Mann asked if someone rents it from her. Ms. Brindley stated that they (referring to the people that live in the house currently) are getting ready to leave, they are just staying there. P. Newhouse asked Ms. Brindley if she had just purchased the property. Ms. Brindley stated that she recently bought it. P. Newhouse asked Ms. Brindley if she bought it with the intent on demolishing and building something else. Ms. Brindley stated that the previous owners told her that they wanted to tear it down but financially they could not do it because of the cost. She stated that the floors are lopsided. L. Mann asked who owned it before. Ms. Brindley stated that it was Mark and Laurie Auxier. P. Newhouse stated that she did not think that the inspection report showed anything too terrible. V. Crisafulli agreed. L. Mann stated that usually when we looked at a house being demolished, it is falling down. Mr. Brindley asked about the part of the process that talks about economic return. Attending the meeting with Ms. Brindley, John Bruns stated that the assessed value of the house is a little over \$70,000 and they have an estimate of roughly \$150,000 to get it up to living. R. Hopper stated that the assessment they look for is from a licensed relator stating what they would estimate the house to sell for if it were put on the market as is. A. Roller stated that really you are supposed to try and sell it so if you do not want

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to try and rehabilitate it, someone else can have the opportunity to buy it and fix it. She stated that they do not want to lose a home. J. Steger stated that that had actually happened before. There was a gentleman who came before the board for demolition. Someone bought his property and the structure was saved instead of demolished. She stated that it is a successful procedure in regards to saving historic houses. Ms. Brindley stated that it would not be on her end because she loves that area. She stated that she lives there currently, just two houses down and all the other homes right there. She stated that she loves the area and she is not going to sell it. Mr. Bruns stated that something that they did not submit with the application is pictures of the homes along the alley/street. He stated that these gave a sense of the types of homes and architecture that is there right now. He stated there are no Lanier homes. V. Crisafulli stated that one of the beautiful things about this historic district is that it is so economically diverse so when we talk about the historic homes down here we are not just talking about the Lanier house but we are also talking about wonderful shotguns and very small vernacular houses. J. Steger stated that every piece of contributing building in the historic district adds to the value of the historic district. She stated that it is not just the big mansions and popular visitor center tour houses but it is all the different pieces that make the entire historic district contributing. P. Newhouse stated that even though it is among houses that may have been built later, when you see that house, it is instantly recognizable as a house built in the 1880s. She stated that it is still a historic home, it has not been so changed that it doesn't look like a historic home. It contributes greatly to the historic district. V. Crisafulli stated that knowing that the applicant wants to live there and appreciates that neighborhood, she would encourage the applicant to look at a rehab of the existing home. She stated that she has seen so many houses like this with some money put into them and are spectacularly done. She stated that this house would certainly lend itself to that. P. Newhouse stated that she agreed and she would not be in favor of the demolition of this house.

R. Hopper stated that they have a couple options here. He stated that they can go ahead and vote on it and turn it down but he stated that he would prefer to delay the application until the zoning was put in place. He said because if the zoning is not changed, if they would have approved it, which he would not be in favor to do either, but if it was approved and it was torn down you could not build another house there. M. Brindley stated that she was well aware of that. R. Hopper stated that he would suggest that the applicant would agree to delay it until after that process.

Mr. Bruns asked the board if they could approve the demolition based on the pending zoning change. Many board members said no. A. Roller stated that they are not going to approve it to be demolished. A. Roller stated that she thought that they would have fun fixing it up. Ms. Brindley said no, she has done that. She stated that her companies have done that in the past. She stated that she has one first place in the state and she said she is not going to throw money away. Mr. Bruns stated that the bad way on how it sits now is that there is no basement. He stated that the lot certainly lends itself to a nice walkout basement with two stories above it. Ms. Brindley stated that the other homes that are there all have basements. A. Roller asked if a basement could be dug out and put underneath. Ms. Brindley asked if someone else was going to pay for it. She stated that it is all about cost. J. Steger asked if she has priced out how much it is going to cost to demo, remove the entire rubble, and rebuild exactly what you wanted. Ms. Brindley stated that with the economic return it would be hard to determine that without those figures in regards to rebuilding or remodeling.

J. Bruns stated that they have given an idea of what they want to build on the lot. L. Mann stated that if the applicants get a historic preservation grant, she stated that they get a fourth of what you put in it back in tax credits. J. Steger stated that she could walk the applicants through the tax credit process if that is something they would like. M. Brindley stated that she did not want to do that because she does not want to throw money away. L. Mann stated that it is hard for the board to say we can have it torn down because in the Guidelines it says they can't do it and they

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have not allowed people to do it before. R. Hopper stated that they do not have written documentation from a realtor or broker with the cost of what that property could go for. He stated that they have the tax assessment but as we all know none of our properties are assessed at the value that it can be sold for. R. Hopper stated that he suggests that they should delay the application until they can get that information. Mr. Bruns asked R. Hopper if he wanted an appraisal. R. Hopper stated that they would like to see an appraisal from a realtor or broker about how much the property could be sold for. Ms. Brindley stated that she had absolutely no desire to go that route because she is not going to sell it. She stated that she loves the river and she loves her neighbors. She stated that she is not going anywhere. Mr. Bruns stated that he is just trying to understand the additional information that they are asking for. He asked if they want a realtor to put on paper what it is worth the way it sits right now. R. Hopper stated yes, that is what they want. He stated that let's say the appraisal comes back for \$75,000-\$85,000, and the estimate to get it to livable standards is \$150,000. He asked if that tells them it is not economically feasible. G. Thieman asked M. Hensley if he could give the board some clarification on the ordinance. M. Hensley stated that the ordinance, which is modeled after an Indiana Code section, says that the applicant has to show that the building is incapable of earning an economic return on its value as determined by a qualified real-estate appraiser. J. Steger asked if that means it is not economic return on investment, it is economic return on value. M. Hensley stated that that is correct. He stated that the value is determined by a qualified real-estate appraiser. He stated that in the past he thought that they have allowed opinions by realtors. He stated that it has not necessarily been a registered appraiser. He stated that you get that value and then show that on that value, they cannot earn an economic return. He stated that they cannot rent it out and get a return on money, and they cannot invest in fixing it and they rent it out and get an economic return on the value plus the cost of fixing it up. J. Steger stated that this essentially means that they have to prove that the property is useless. She stated with the absence of what they will be doing with the property and the possibility that it may not be zoned correctly, there are some blanks. M. Hensley stated that the higher the value that they show, the harder it is to show an economic return. V. Crisafulli asked if there also has to be considered a comparison what it would cost to build new. M. Hensley stated that he did not see that in the ordinance or the statute. He stated that most people who are wanting to do this are wanting to clear the lot to build a new house so the question is, is the old house capable of earning a return and if not then you follow the other steps to tear it down.

J. Steger stated that the board had the option to extend the application until they receive the proper information to properly vote on this. M. Hensley stated that the board can say that they do not have enough information to vote tonight or the board could vote if they wanted to. He stated that it would probably be fair to the applicant to have the opportunity to come back and not have to reapply. He stated that it is the applicant's choice. J. Steger asked if it was the applicant's choice or can the board say no they are going to extend it until they receive more information. M. Hensley stated that it is their choice too. R. Hopper stated that that would be his choice. He stated that he is speaking for himself but he felt as though he did not have enough information to show that it cannot have a return on its value. B. Schoenstein stated that he would rather not vote on it because he thought it would be shot down. R. Hopper stated because also at some point they are going to have to prove that you have that information from a realtor.

P. Newhouse stated that she had a motion that people would agree with.

Audience member, L. Ludington stated that he did not have anything to say specifically about this application but thought they might have been given a misleading impression about the specific language of not only the ordinance but also the State law. He stated that regardless of what you do in this particular case, he thought that it is the obligation of the board to make its own determinations about this issue that has essentially been put off for the past thirty years. It is the question of what constitutes economic return on value and what is the definition of

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about the condition of that building. She stated that she and her husband have purchased the building. She wanted to say thank you to M. Johnson and J. Steger and everyone at the City who assisted in the acquisition of that property. She stated that they will do their best to do right by it. She stated that their first priority is to stabilize it and get it ready to go through the winter with the roof and the walls. She stated that she spoke to M. Johnson about the building and he stressed that what they are doing at this point is just maintenance and repair and at this point that does not need to come before the board in case anyone asks. She stated that during the stabilization and repair period, there would not be a need to come before the board.

J. Steger stated that the stone building that L. Burress wanted to demolish on East St. has been officially bought and is in the process of repair.

L. Mann stated that it is with mixed emotions that she had to tell everyone that she is resigning from the board. She stated that she has other projects that she has to go forward with but she wanted to thank everyone for all the good things that they have proceeded with in the last year and a half and she has really had a lot of learning experiences with the board. L. Mann that her resignation is effective immediately. She stated that she had some good recruits that she will give to J. Steger. R. Hopper thanked her for her service.

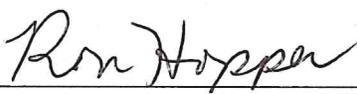
B. Schoenstein made a motion to adjourn.

All ayes in favor.

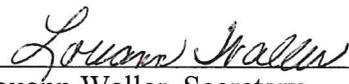
Meeting adjourned at 7:10 p.m.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW

Julianne Steger, Preservation Coordinator



Ron Hopper, Chairman



Louann Waller, Secretary

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showing that the property is incapable of producing that return. He stated that as Mr. Hensley was suggesting, neither the ordinance nor the state legislation guarantees a specific rate of return or define what the return can be. He stated that you can get an economic return by selling the property for a profit, or by renting it out, or if you buy a house to live in, your economic return is the usage of the house when you live in it. He stated that once again he is not speaking to this specific application but thought that the ramifications of this application are important in longer terms and it is time for the board to define some of those concepts.

M. Hensley stated that something about the language that has always bothered him that is bad for everyone, because the applicants don't know what it means and the board is struggling with, what it means (referencing what is economic return). He stated that he read the language to the board and there have not been many cases that he has seen that interpreted the language. J. Steger stated that in speaking with Indiana Landmarks, they told her that their lawyers have interpreted it that economic return on value is if you put the house up for sale for a \$1 and no one wants it because there is nothing there. Ms. Brindley asked if that is the best that they could come up with. J. Steger stated this is what they told her. J. Steger stated this is a different situation because the house is not falling down and it is currently being lived in. M. Hensley stated that they have not had a court tell us. R. Hopper stated that in the past, they have always had a real estate appraisal be part of the package. He stated that they do not have that so that is why he is recommending that they delay it until the board can get that. J. Steger stated that extending it would be the best option until the board has more information.

No further questions or comments from the audience.

P. Newhouse made the following motion:

"I move that the Historic District Board of Review extend the application submitted on October 7, 2014, regarding the proposed demolition of the structure at 808 Filmore Street. Reference pgs. 80-81, Madison Residential Design Review Guidelines: Demolition of an historic structure would only be considered if 1) "the building is in such a state of deterioration and disrepair or so structurally unstable as to make preservation, restoration, or rehabilitation impractical." And 2) "the removal of such a building would not be detrimental to the character of the historic district, balancing the interest of the public with the interest of the owner," and 3) proof is provided, without reservation, that the property is incapable of earning an economic return on its value. Until these issues are properly addressed and resolved, the application for demolition is hereby extended." A. Roller seconded the motion – roll call – all ayes.

Motion extended in accordance with motion and vote

Ms. Brindley asked if all she needed was an appraisal. R. Hopper stated yes and then she could work with J. Steger about the tax credits. Ms. Brindley asked if this appraisal shows that there is not an economic return, do they have to approve it. The board stated no, that just shows there is no economic return. J. Steger stated that she can put the applicants on the agenda for the next meeting which is November 24th or if they need more time just let her know if they need until December. Mr. Bruns requested to put them on the November agenda. Ms. Brindley asked if she needs to be there or if Mr. Bruns can represent her. The board stated that Mr. Bruns can represent her.

Extended Application:

None

Business – Old or New:

V. Crisafulli stated that she has a matte for an FYI. She stated that she wanted to let the board know in the August minutes there was discussion of the property at 108 W. Main St. and concern

HISTORIC DISTRICT BOARD OF REVIEW

Minutes

November 24, 2014

The City of Madison Historic District Board of Review held a regular meeting on Monday, November 24, 2014 at 5:30 p.m. in City Hall. Ron Hopper, Chairman, presided over the meeting with the following board members present: Pam Newhouse, Graham Thieman, Valecia Crisafulli, and Ann Roller. Also present were: Mark Johnson, Building Inspector; Mike Hensley, attorney; Julianne Steger, Preservation Coordinator; and Louann Waller, Secretary. Absent was board member Bob Schoenstein

There were no additions or corrections to the September 22, 2014 meeting minutes. V. Crisafulli made a motion to approve the minutes – seconded by P. Newhouse –roll call - all ayes.

September 22, 2014 minutes approved as recorded and distributed.

New Applications:

1. **Catherine LeSaux** – C. of A. replace slate roof with Timberline Shingle roof.
Location: **414 Elm St.** Zoned: Historic District Residential (HDR)

J. Steger stated that the applicants gave the board a detailed quote on what it would cost to replace/repair the slate roof and compared that to the cost of the shingle. She stated that she discussed with the applicant about HMI and their slate tile that they have for sale but the cost was still very high. C. LeSaux stated that their first option was to research the feasibility of replacing the slate roof. She stated that they hired Durable Slate Company, the company that was recommended by HMI and their realtor to do an evaluation. She stated that that assessment proved to be prohibitive in cost. She stated that the combination of the slate roof with the box gutters was approximately \$70,000 to do. She stated that they then went with another option of Exterior Pro. She stated that they have done work in the downtown historic area of Madison. She stated that they gave a much more doable estimate, and as mentioned in the application, they have used this material in other projects in downtown Madison so she thought that would be complimentary to other homes in the area.

No further questions or comments from the audience.

G. Thieman made the following motion:

“I move that the Historic District Board of Review find as a fact that the proposed project as submitted on application on October 14th, 2014 and discussed on November 24th, 2014, to replace the deteriorating slate roof with Timberline shingle roof and associated maintenance at 414 Elm Street is in compliance with the character of the Madison Historic District based upon the Residential Guidelines, page 53, and should receive a Certificate of Appropriateness.”

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

Motion approved in accordance with vote.

2. **Sally Wurtz** – C. of A. to return a door to original location on W. First St.; partially removing and shortening steps on Mill St. side; replacing garage door; moving retaining wall.
Location: **202 Mill St.** Zoned: Historic District Residential (HDR)

J. Steger stated that the door they would like to put in is where the small window is on the first street side. She stated that they wish to shorten the porch area and replace the garage

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door and retaining wall on the Mill St side. She stated that they found an example of the door they would like to put in the front from here in town.

V. Crisafulli stated that that will look nice there on First St. Ms. Wurtz stated that it will certainly look more appropriate than a dinky little window. She stated that the previous owners put a bathroom there and that is why the small window is there. A. Roller asked if they are going to put in iron railings. Ms. Wurtz stated that is the plan. She stated that the picture gives an idea of what it is going to be. P. Newhouse stated that it looks nice. Ms. Wurtz stated that on the side (Mill St.), they would like to shorten the porch area. She stated there is no reason to have 10' of walkway. She stated that they wish to change the garage door out. A. Roller asked what kind of door is there now. Ms. Wurtz stated that it has the glass but it has been painted. She stated that it is a regular garage door but with glass windows across the top.

P. Newhouse asked if this will be a residence or a rental. Ms. Wurtz stated that their plan at the moment is to have this as a residence. Ms. Wurtz stated that the style is called hall and parlor. She stated that it has been adjusted inside to some degree but it still has some good parts.

R. Hopper asked if they are just going to straighten up the retaining wall or put in a new one. Ms. Wurtz stated that they have not quite finished their plan on that yet because it is snowing and cold. She stated that the retaining wall is compromised to some degree and their plan is to either put a new retaining wall there or quite possibly remove the retaining wall and give themselves some off street parking and then put a retaining wall in the back of that to control the yard that is there.

G. Thieman asked if they are going to try and get a historic door or wooden door for the front door. Ms. Wurtz stated that it will either be an old door or a reproduction door. A. Roller asked if the door will be steel or metal. Ms. Wurtz stated that it will be a wooden door. Ms. Wurtz stated that they think there is a transom above but they won't know until they get it opened up. After they do that they will know more. She stated but no matter what they will install an appropriate wooden door.

P. Newhouse asked about the awnings on the other side. She asked if they are going to leave those up. Ms. Wurtz stated that they probably will not be leaving those up. She stated that there are so many other things that have to come first.

No further questions or comments from the audience.

V. Crisafulli made the following motion:

"I move that the Madison Historic District Board of Review find as a fact that the proposed project to return a door to its original location, remove and shorten steps, replace the garage door, and remove/adjust a retaining wall at the residence at 202 Mill Street, if constructed as to the application submitted on October 27, 2014, and discussed on November 24, 2014, is compatible with the character of the Madison Historic District based upon the Residential Guidelines pages 39,45, and 50. The Guidelines state that missing historic doors should be replaced with historically appropriate replacements; that garage doors may be retrofitted with modern hardware and door openers; and that the historic porch may be replaced if it is missing. The shortening of the porch on the Mill Street side of the building would not be detrimental to the historic character of the building. This project should receive a Certificate of Appropriateness." G. Thieman seconded the motion – roll call – all ayes.

Motion approved in accordance with vote.

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Extended Applications:

1. **Mary Brindley** – C. of A. to Demolish House
Location: 808 Filmore St. Zoned: General Business (GB)

J. Steger stated that this is an extended application. She stated that they did provide the board with a letter from the owner and a realtor's assessment of the current property value as is. (These two documents were passed out to the board minutes before the meeting began.) She reminded the board that the ordinance says that the owner has the burden of proof of showing that the building is incapable of earning an economic return on its value and also if it is appropriate or not for the district. She stated that up until a month/month and a half ago, someone was living in the building. She stated that the building is still zoned General Business.

R. Hopper stated that his thoughts are that since the zoning is not finished, he did not know if they should vote. He stated that he thought they need to extend it. M. Hensley stated that the zoning, when it comes to demolition, applies. J. Steger stated that the ordinance and demolition go across the entire district, encompassing all zoning that resides in that area. She stated that the reason she brought up zoning was because the reason the applicant would like to demolish the building is to rebuild the house, which we have not seen a design for. M. Hensley stated that zoning kind of cuts both ways because if it is zoned General Business it is kind of hard to earn an economic return.

A. Roller stated that the board has this sentence that states "The board shall determine whether the building is in such a state of deterioration and disrepair or so structurally unstable as to make preservation, restoration, or rehabilitation impractical." She stated that she thought their building could be fixed up. M. Brindley asked if A. Roller has read the letter. A. Roller stated that she read it and she stated that it does not matter. A. Roller stated if it can be repaired, the board cannot vote to demolish it. She stated that they (the applicant & partner) have to show that it is incapable of being repaired. M. Brindley stated that she thought it was showing that it is incapable of earning an economic return. A. Roller stated - and incapable of being repaired, it is both. M. Brindley stated that she was shocked, when the previous owners finally got all their stuff out, there was not insulation, the piping needs to be winterized, underneath the house is held up by four jacks. She stated that there is only one beam. A. Roller stated that they would say, it can be repaired. M. Brindley stated that the previous owners have been putting in rocks to try and keep it up. She stated that apparently when the city went through and paved Filmore Alley a lot of the residence on that street are now having problems with the water washing their foundation out. She stated that is exactly what it has done to this home. She stated that the house is held up on jacks and there is only one beam and that sits sideways. She stated that she could not imagine the expense of having to lift that home up, putting new beams and floor joists. M. Brindley stated that the cost would be so much more if she kept the original building and have a company come in there. A. Roller stated to M. Brindley that she is going to have to show the board a spreadsheet with numbers. She stated they need something to show them how much it is going to cost to do each of these things to make the building structurally sound. She clarified that she was not including the inside.

Accompanying Ms. Brindley, J. Bruns stated that they showed the board members an estimate. A. Roller stated not really. J. Bruns asked what the definition of economic return is. A. Roller stated that their definition of economic return is that someone can live in it and rent it. M. Brindley asked if that is what they are wanting. A. Roller stated that if they cannot do that, they have to show that they have tried to sell it and no one wanted it and it is in such a bad state of repair that it cannot be fixed up at all. She stated that is a part of it. She stated that if they do not want to put the money in it to fix it up, they have to try and sell it.

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V. Crisafulli stated that having just received this letter, she has not had time to study it in depth. She stated that going over these points, one by one, there are many building that have been restored that have addressed these concerns that are listed here. She stated that each of these are a concern that can be fixed. M. Brindley stated that anything can be fixed but she is not willing to throw the money at it. That is not an economic return. V. Crisafulli stated that she thought that there are two things at work here. She thought that one, is the need of the board to really come to grips with what this economic return is. M. Brindley asked if the attorney has a definition of economic return. V. Crisafulli stated she would like to finish her statement. She thought knowing how much money personally, how much she and her husband have put into the house they live in, but part of that economic return for them is being able to enjoy the home they live in. She stated that has to compute as part of their reason to put that type of investment into the property. She stated that she knew that G. Thieman is doing the same thing on his property. She stated that she thought the board needs to come to grips with what the various depth of definition of economic return is because it includes rental income, it includes a resident enjoying the economic return of living in a property, it also includes whether or not a property can be realistically sold and if attempts have been made to do that. She also stated that she thought a larger issue also is that the board needs to take a stand on how they feel about demolition within the historic district. She said she thought what you see here is at least a good number of board members who feel that any demolition within the historic district, because of the characteristic of the district, should not be allowed.

R. Hopper stated that one thing that he remembers from the last meeting was that he had asked or suggested that the applicant get an estimate on what it would cost to demolish and haul it away. He stated that would be a part of the economic part of the structure. Ms. Brindley asked if the board wants it, they should haul it away. R. Hopper stated that the other thing is that to try and sell it, someone may want to move it or buy it. J. Steger stated that with all the points that are mentioned in the letter, the board does not have pictures that show how deteriorated the windows are, or show the jacks, or show the state of the sill, all evidence that could potentially aid in the applicant's case are missing. She stated that they turned in pictures from the original one but they were not as detailed as they are explaining some of the damage. She stated that it is hard for the board to take applicants words for it, they need that proof to make decisions.

Mr. Bruns stated that the board has had their chance to speak. He stated this is their second time here and last time they were asked to get a realtor's opinion, which they did. He stated that it is obvious that they (the board) do not want the place torn down but they need to move on with life and so does the board. He stated that he was asking the board to make a vote tonight. R. Hopper stated that he did not think they had enough information to make a vote tonight. He stated without the rezoning, if they tear the house down, they could not build another house there. It is zoned General Business, it would have to be a business and not a residence. Mr. Bruns stated that he could not imagine a business wanting to take that building and turn it into office space. R. Hopper stated that with the zoning regulations you could not build a house there unless the zoning is changed to residential. J. Bruns stated that the zoning does not have any bearing on this demolition issue. M. Hensley stated that just to clarify, he does not know how the zoning affects the economic return because he thought that we are all operating under the assumption that the zoning will be changed and it will be changed to residential. He stated but right now, there is no guarantee that if you tear down the house right now that you will be able to build back anything until the zoning gets changed. He stated as a legal matter, the state of the zoning right now may affect the economic return on the house. He is unsure of what way it cuts because obviously you cannot put a gas station in there. Ms. Brindley stated that all the residents in there want to go the residential route. M. Hensley stated if it were zoned residential, some decisions would be easy. He stated if there was a 1000 square foot house that would cost \$300,000 to repair, there is no way you could ever earn an economic return on that unless you get an

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appraisal for \$400,000 or something. He stated that he understood where the board is coming from.

J. Steger asked if the applicants have gotten an appraisal on it if they fix the house up to the \$150,000 that the estimate said it would cost, what would the house then be appraised at? Ms. Brindley stated that they have provided the board with that, board had asked for it, a realtor's opinion. She stated that they have done their part. She stated that she does not want to keep coming back. J. Steger asked M. Hensley if it is the applicant's responsibility/burden of proof to the board beyond a doubt that this is incapable of earning economic return, it is not the board's responsibility to go out and search for this information, it is on the applicants to provide the best presentation to show the board. M. Hensley stated that the law does not give us much guidance but it does say that the property owner must show that a historic building is incapable of earning an economic return on its value as appraised by a qualified real-estate appraiser. A. Roller stated that there is more to that in there and asked him to read the rest. M. Hensley stated that it says if the property owner shows that a historic building is incapable of earning an economic return on its value as appraised by a qualified real-estate appraiser and the commission fails to approve to issue of the COA, the building may be demolished. He stated there are two things, one you do not approve the COA, but two, show that it is incapable of earning an economic return on its value. J. Steger asked if no matter what they have to prove that there is no economic return on its value. M. Hensley stated that they have given you an appraisal, so the appraisal is \$55,000-\$60,000 so can the building earn an economic return on that value? J. Steger stated if they sold it right now, they bought it for \$50,000, and it is appraised for \$55,000-\$60,000, that would be an economic return. A. Roller stated that they needed it to be appraised for less, not more. Ms. Brindley stated that the previous owners bought this property in 1999 for \$74,000. They lost \$24,000 plus the interest that they paid on their loan. She stated that the property keeps deteriorating. She stated that she could not believe the conditions they were living in, no insulation, and they were just hoping rain would not wash their jack away.

V. Crisafulli said there are numerous property owners in this historic district that have insulated their homes, who have taken the steps to do that. V. Crisafulli added, if you live in a home without insulation, that is one of the things that you do, is you insulate it. Mr. Bruns stated with the way the property is now, you could not rent it. A. Roller stated that they could make money right now if they just try and sell it to someone who wants to put the money into it. Ms. Brindley stated that with the condition it is in right now, no. A. Roller stated that they bought it. Ms. Brindley stated that without knowing all the problems because they had so many boxes, even on the inspection report, she had no idea that it was only held up by jacks until the previous owners got all their stuff out of the crawl space. She stated that she did not think they would want their child running through that home because if a jack fell, the house would be going down that hill to the park.

A. Roller asked if she understood that the realtor is saying that they could make money on it. Ms. Brindley stated if she had to make it livable, right now it is not livable. She stated that right now to make it livable it is \$156,000 on top of the \$50,000 that she purchased the home for. Mr. Bruns stated and that is not with increasing the square footage. Ms. Brindley stated that this is also not including closets. She stated that there is not one closet in the house, there is no insulation. To make it livable for someone else to move in, they are going to have to spend \$156,000. J. Steger stated that she bought it for a reason and she does not know if they bought it with the idea to demolish it under the assumption that you could. Ms. Brindley stated that she was hoping that they could keep some of the home. J. Steger asked if she has looked into the cost of keeping part of the house and adding on. Ms. Brindley stated that she has renovated many buildings. She stated that to make it livable it is \$156,000 more dollars. V. Crisafulli asked what it will cost to build a new home. Ms. Brindley stated that it will cost around

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\$250,000 to get everything brand new which includes increasing square footage. Ms. Brindley stated that is to triple the square footage. She stated that it is \$156,000 to not have one closet.

V. Crisafulli said she thought this still goes back to a philosophy of this board and the mission of this board which is to protect the character of this historic district. In that regard, demolition should not be anything that we approve without absolutely no other alternative. She stated that she thought the applicants have heard this coming from the board, is that everyone sees other alternatives here, not the least of which is putting the property up for sale or fixing it up to rent. Ms. Brindley stated that you would have to put \$156,000 into it to rent it. She stated that she would not feel safe, they would probably come and condemn it. She stated that she could not see an insurance company insuring the property when it is only held up by a few jacks. She stated she could go and remove the jacks now and the house would be gone, there are only four to five jacks holding that property up. She stated that the newer part has block but the older part have one floor joist and it is sideways and there are four jacks holding it up.

V. Crisafulli stated that the point is that there are many properties that have property owners in this district that have enough respect for the character of this national register district that they have made those structural and infrastructural repairs at considerable cost. Ms. Brindley stated that there is no economic return on that, she understood what V. Crisafulli is stating about the pride of living in the home. V. Crisafulli stated that contributing buildings in this district contribute to the overall property values of every home in the district too. Ms. Brindley said if you talked to all the residents on her street, they cannot wait to see that home replaced.

J. Steger stated that once again, the ordinance says if fails to approve that they are incapable of earning an economic return, the ordinance does not say under what circumstances: that they going to live there, that they are going to sell it, that they are going to rent it. She stated with the numbers the applicants have brought to the board, if they did sell it, that would be an economic return. Therefore they have not proved that it is incapable of earning an economic return, what they gave us today showed that there is an opportunity for economic return. She stated that is one part of what they have to do in order to get demolition. The other part, she stated, is what V. Crisafulli is talking about, if it is appropriate for the district. She stated that there are two parts to getting demolition: proving that it is incapable of earning an economic return. M. Brindley asked if the owner has to make it livable. A. Roller stated no. J. Steger stated that according to the pictures that the applicant turned in, there was someone living in the house a month and a half ago. J. Steger stated that there is no caveat to say that you have to make the building livable up to certain standards. Ms. Brindley asked if they should just get it condemned. She stated that she could take the house down in five minutes that is how quickly it could fall. P. Newhouse asked if M. Johnson has looked at it. M. Johnson stated that he has not been asked to look at it. M. Johnson stated that in the City ordinance, we do not have such thing as condemned, we just have an unsafe building ordinance that has criteria to go through, a check list. P. Newhouse stated that maybe it would be good for M. Johnson to go and look at it. A. Roller stated that then it would be a question if the applicants need to fix it. A. Roller stated that we didn't care if it is livable, they just have these things that they have to go by, one is economic hardship or economic return and the applicant is showing the board that she could get an economic return. The applicant has not shown us that she is unable to get an economic return. She stated that the other thing the board has to looks at is if the applicant has tried to sell it. A. Roller stated that there may be someone willing to buy it and then they do not have to deal with everything that has to be done to it. A. Roller stated that that is what they have to recommend. She stated that she did not think that the applicant had given the board enough information. Ms. Brindley stated that Ms. Brindley brought what the board asked. A. Roller said but what was brought shows the opposite of what they want it to. Ms. Brindley stated that the new owner would have to spend that money. A. Roller stated that would be their choice to do that. She stated that you cannot say that it is going to cost them this much money, they may be willing. A. Roller stated that

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there is a person on this board that bought a building where the wall is falling down and they are repairing it. You do not know, there may be someone willing to pay \$55,000 for the house and buy it. She stated that she knew the applicant did not want to sell it but there may be someone willing to buy it and put the money into and fix it up. A. Roller stated that the applicant is not showing the board anything, have to give the board a lot more negatives. What was presented was actually a positive, could sell it for a profit.

M. Hensley said he thought they are at a point now where the issue before the board is if they can earn an economic return or not. He stated that the board would have to make a finding on that if the application is not tabled (extended). He stated if the board feels as though there has not been sufficient evidence presented to make that finding, the board would find that it has not been shown that no economic return could be made and then they (the applicant) would have their appeal rights to say that the evidence they presented was enough and you (the board) should have found that fact. He stated if the applicant and the board want to extend the time for the applicant to bring in more evidence and try to convince the board, they can do that. J. Steger stated that just to clarify, if the board votes on the economic return, if the board says no, that does not mean that the applicants can start the twelve month process and then demolish it after a year. She stated that the ordinance says that the applicant has to prove the building is incapable of earning an economic return. The board has to decide if the building is incapable of earning an economic return. AND if the demolition is appropriate or inappropriate for the historic district. She stated even if the board says no tonight to the economic return, this does not start the twelve month period. M. Hensley stated this is his understanding of the ordinance and statute. Mr. Bruns asked what the second part to that was. J. Steger stated that whenever a property owner shows that the building is incapable of earning an economic return on its value, no matter what the board decides in regards to a COA, whether it is appropriate or inappropriate, in order to start the twelve month process the board has to decide that the applicant has proven that you are incapable of making an economic return. M. Hensley stated and then the denial of the COA. J. Steger stated that if the applicant proves the incapability of earning an economic return and the board denies the COA, then the twelve month starts. However, she continued, if the board decides that the applicant has not proven the incapability of earning an economic return and they deny the COA, then the twelve months does not start.

M. Hensley stated there are three alternatives. One being the board can approve the COA and the owner can demolish the house. Two, the board can find that the applicant can't earn an economic return on the property but looking at the criteria they are supposed to consider in a demolition, they could say that even though you cannot earn an economic return, they are still going to deny the COA. Then you go through the twelve month period of time where you advertise. The third is that the board makes a finding that the applicant can earn an economic return on the property so with the situation there would be no twelve month period. He stated there are three ways that the board could act on this application.

J. Steger stated that based on the information they have received tonight from the applicant, it is her understanding that the applicant can earn an economic return. Based on that, the board can decide how they would like to proceed. M. Hensley stated if the board agreed with this, then there would not be a twelve month period of time to advertise and then demolish. V. Crisafulli asked if there is no twelve month provision if the board agrees that there can be a return on the investment. M. Hensley stated that is correct, the board would have to make that specific finding. J. Steger asked if it would be better if the board made two separate votes, one on the economic return and one on the COA just to make it crystal clear for everyone. M. Hensley stated, yes, thought there ought to be two votes and of course, the board can approve or deny the COA, but then they also need to vote on if the applicants has shown she is unable to earn an economic return.

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A. Roller asked what options the applicant has if the board votes that she cannot have a COA to demolish and that the applicant can earn an economic return, does she have any options left. M. Hensley stated that the applicant would have to appeal the board's decision to the court. A. Roller asked if they tabled the application or had her come back to provide more information, then they would still have the option. M. Hensley stated that if the applicant gets turned down, the applicant can reapply. He stated that he saw nothing in the ordinance that limits her ability to do that but right now if she is kind of in limbo, can't do anything. He stated that unless the applicant wants the board to delay, we should probably have a vote. J. Steger stated that the evidence that they wanted to present to the board has been given. M. Hensley stated that if the applicant wants to present more, it is only going to help the applicant to give the board more evidence.

V. Crisafulli stated that it sounds like the recommendation from the attorney is for the board to vote and there needs to be two votes, first voting on the economic return. Ms. Brindley stated that if a jack was going to fall, the property is not worth anything. R. Hopper asked since there are blocks under one part of the structure, can she put blocks under the other part of the structure. Ms. Brindley stated that the addition was built in the 70's and that part is fine but the old part of the home, there is only one floor joist that goes down the middle with four jacks holding it up. She stated that when it rains, water just rushes underneath. R. Hopper asked if they had an estimate for that repair. Ms. Brindley said no but she is just thinking the expense of that would be on top of the \$156,000.

Mr. Bruns stated that it would be best for them to gather some more information. He asked M. Johnson if it would be appropriate for him to come down and look at the property. M. Johnson stated that he would be fine with coming down and looking at it and pass an opinion but he could not tell them what to do, there are some fundamental things in an old house that you look for. He stated that if the board wishes another opinion, he is curious of who did the inspection of the foundation. Ms. Brindley stated that Paul David did the inspection.

A. Roller told the applicant to gather information on what it would take to just get the building structural sound, didn't care about closets and stuff. R. Hopper also asked Ms. Brindley to bring in pictures of the windows. Ms. Brindley stated that her main concern is the beam. R. Hopper asked if he is correct in thinking that the applicant wished to extend the application for another month and have M. Johnson come and do an assessment for her. Ms. Brindley stated, yes, that is their wish.

No further questions or comments from the audience.

P. Newhouse made the following motion.

"I move that the Historic District Board of Review extend the application for 808 Filmore Street until more information is gathered and the building inspector inspects the structure and reports back to the board." Motion seconded by A. Roller – roll call- all ayes.

Application extended.

Ms. Brindley asked that when it comes to the zoning, if everything goes well, the soonest is January, the latest is February, did that have a bearing on this decision? The board said that will not be a factor.

V. Crisafulli stated that we (the board) don't like knowingly to have people to just be doing busy work in terms of gathering more information, thought the board needed to convey that to the applicants, that if they gather this additional information it did not guarantee any type of COA

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approval. R. Hopper stated that they may want to touch base with J. Steger to just talk about the specifics. He understood they want a new structure there but from a historic standpoint, they have rules and regulations they have to go by and they do not like to see any building that can be fixed to be torn down. Ms. Brindley said she did not think that it is ugly, takes great photos. The applicant requested that her application be put on the January meeting agenda.

P. Newhouse made the following amended motion:

“I move that the Historic District Board of Review extend the application until January 26th 2015 at the request of the applicants for 808 Filmore Street until more information is gathered and the building inspector inspects the structure and reports back to the board.” Motion seconded by G. Thieman – roll call- all ayes.

Application extended.

Business – Old or New:

R. Hopper stated that he would like to take a second to thank our attorney, this may be his last meeting because he won the election and will be leaving the board and going on for other things. R. Hopper also wanted to state that J. Steger sent out an email regarding some educational training for the board. He asked if that would be open to the public. M. Hensley stated that he would have to look at the open door law. J. Steger stated that there will be a legal notice published in a few days. M. Hensley stated that it seems as though it is something that you can do in an executive session but he would like to look at it and make sure. P. Newhouse asked if we knew who was going to be appointed as lawyer for the board. M. Hensley stated that it has been a pleasure working with the board, did not know who will be taking over. He stated that the mayor and the city attorney will discuss that, he would assume that maybe David Sutter would be the one.

V. Crisafulli stated that she had the opportunity last month to attend the National Preservation Conference in Savannah. She stated that J. Steger was there also. She stated that the minute you say you are from Madison, Indiana people all over the country know this community, these people are so excited to meet someone from Madison, they know this historic district and it really puts Madison on the map which confers on us, the board, an additional responsibility to make sure we do that. She stated that being in Savannah, it really helps recognize the importance of maintaining the character of a district because it is a wonderful place and the reason it is a wonderful place is because preservation is a strong value there.

V. Crisafulli said she knew that we have some new appointments coming up and some terms that are ending. She asked if R. Hopper would like to speak to that. R. Hopper stated that there are three of the board members whose term will be ending at the end of December: R. Hopper, P. Newhouse, and B. Schoenstein. He stated that he had already sent an email to the Mayor and who has accepted his willingness to serve on the board. P. Newhouse stated that she will do that same. R. Hopper stated that they have not heard what B. Schoenstein's decision is so there may only be one open spot.

M. Johnson stated that in one of the upcoming short meetings he is going to put together a presentation about windows and siding. He has been calling around to get different prices from different companies. He stated that he has also attended a Hardiboard demonstration about what water does to it. The board thanked him for that.

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R. Hopper stated that P. Newhouse sent out an article that showed we are not the only community struggling with the window issue. He stated that it will be good to get more information regarding what other products are out there and to be more consistent.

P. Newhouse made a motion to adjourn.
All ayes in favor.
Meeting adjourned at 6:36 p.m.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW

Julianne Steger, Preservation Coordinator

Ron Hopper

Ron Hopper, Chairman

Louann Waller

Louann Waller, Secretary

HISTORIC DISTRICT BOARD OF REVIEW

Minutes

December 22, 2014

The City of Madison Historic District Board of Review held a regular meeting on Monday, December 22, 2014 at 5:30 p.m. in City Hall. Ron Hopper, Chairman, presided over the meeting with the following board members present: Pam Newhouse, Graham Thieman, Valecia Crisafulli, Bob Schoenstein, Amy Smith (new member), and Ann Roller. Also present were: Mark Johnson, Building Inspector; Mike Hensley, attorney; David Sutter, attorney; Julianne Steger, Preservation Coordinator; and Louann Waller, Secretary.

There were no additions or corrections to the October 27, 2014 meeting minutes. P. Newhouse made a motion to approve the minutes – seconded by G. Thieman –roll call - all ayes.

October 27, 2014 minutes approved as recorded and distributed.

There were no additions or corrections to the November 24, 2014 meeting minutes. V. Crisafulli made a motion to approve the minutes – seconded by P. Newhouse –roll call - all ayes.

November 24, 2014 minutes approved as recorded and distributed.

New Applications:

1. **George and Jean Reed** – C. of A. replace burned out mobile home with new mobile home.

Location: **533 Spring St.**

Zoned: Medium Density Residential (R-8)

J. Steger stated that earlier this year, the Reed's house caught fire. It is/was a mobile home with two or three additions on it. She stated that the Reed's would like to replace it with a new mobile home that will be a basic unit that will be 16'x60'. She stated that last Monday (December 15) night the Zoning Board of Appeals approved the conditional use permit for a mobile home on this property. She stated that the ordinance says when it comes to applying the zoning and the historic ordinance, when in conflict of one another, the more restrictive of the two takes precedence.

V. Crisafulli stated that just by the photos the board saw, she wanted to commend Mr. Reed on the condition that he kept his mobile home in. She stated that it looks like it is well maintained. She stated that in looking over this, one of the things that the board needs to consider is the fact that the ordinance does not address mobile homes in the district to the degree that it should. She stated that she did not think this should effect Mr. Reed's application because obviously we cannot go back and do something that they don't have in place to do. She suggested that going forward, they need to look at the ordinance and see how they are addressing and how to handle mobile homes going forward.

V. Crisafulli said she would like to hear from Mr. Reed what the replacement home will look like and how compatible it will be with other homes in the areas. Mr. Reed stated that the home will be a 16'x56' home. It is a brand new one, a 2015 and it has vinyl siding and later on he would like to put a deck on the front where you walk out and along the back. He stated he cannot add on like he did on the previous trailer due to finances. He stated that he would like to do a modular home but he cannot afford that. He said with what the insurance paid him, he came out pretty good on this as long as he gets approved. He stated that he has not gotten the trailer yet, he is going to have them start building it if he passes the HDBR.

P. Newhouse asked when the house caught fire. G. Reed stated that it was the 17th of October of this year (2014). B. Schoenstein stated that unfortunately it was a pretty good fire and Mr. Reed has always kept his property very nice. He stated that sometimes he has problems with the creek behind him but that happens.

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No further questions or comments from the audience.

G. Thieman made the following motion:

"I move that the Historic District Board of Review find as a fact that the proposed project to replace a burned out mobile home with a new mobile home in the same setting* at 533 Spring Street, with two wooden decks and underpinning surround, if installed and constructed as to the application submitted on December 3rd, 2014 and discussed on December 22nd, 2014 is compatible with the character of the Madison Historic District, and in consideration that a Conditional Use permit** was granted on December 15th, 2014 to the applicants by the Zoning Board of Appeals, only for as long as the mobile home is owned and lived in the Reeds, should receive a Certificate of Appropriateness."

**G. Thieman originally stated that it was a permanent Conditional Use permit by the Zoning board, L. Waller corrected that it was originally a one-year renewal Conditional Use permit. She stated that the Reeds had received a permanent Conditional Use permit back in 1994 for the previous mobile home. B. Schoenstein asked if most of those get one-year permits? L. Waller confirmed.

*J. Steger stated that it might be good to add to the motion that this is a replacement of a mobile with a mobile home.

B. Schoenstein seconded the motion- roll call- all ayes

Motion approved in accordance with vote.

V. Crisafulli suggested to Chairman Hopper that that they place on their agenda on a future meeting, looking at the provisions of the ordinance because she thought they have seen the fact that they do not have anything to cover this at this point. G. Thieman asked if it would be appropriate to have an ordinance that would cover this. He stated that he talked to L. Waller about it and that they were in discussion about it but they had not issued a new ordinance. M. Hensley stated that part of the consideration of the new zoning ordinance will address mobile homes. R. Hopper stated that he would like to look back at some of the work that the board did regarding changes recommended to the Historic Ordinance.

Extended Applications:

Business – Old or New:

J. Steger welcomed our new board member, Amy Smith, who is fulfilling the remainder of L. Mann's term. A. Smith introduced herself. J. Steger also welcomed David Sutter as the new board attorney, who is taking over for M. Hensley. R. Hopper thanked B. Schoenstein for his service. His term is coming to an end.

James Rice stated that he received a COA from the board for a wood window back in September. He wanted clarification that he was approved for an aluminum clad window. The board told him, for the record, that he was approved for an aluminum clad window. V. Crisafulli thanked him for putting in the extra effort.

J. Steger stated that this was a good example, given that she was not at that meeting due to medical issues, of how in the meeting minutes, it sounded like all that was approved was strictly a wood window. She stated that in the motions, the board has to be very specific of what the board is approving. She apologized to Mr. Rice for the confusion. J. Rice stated that it might be helpful to do with windows like they did with signs in stating/determining what windows people can use so they can FastTrack those and not have to come before the board. J. Steger explained that when someone is changing out a historic window for a new window, they do have to come before the HDBR. L. Waller stated that that is where she is confused also because he changed

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out a wood window to aluminum clad which is something that we do not FastTrack even though it is an approved material. She stated that the board approved a wood window or to repair the existing. B. Schoenstein stated that the window is wood with aluminum on the outside. He stated that it is a wood window. G. Thieman stated for clarification that if he replaces it, it has to be approved, if he repairs it, it does not have to be approved. V. Crisafulli said that that is correct. J. Steger stated that in the past we have had people come before the board for replacement of historic wood windows.

J. Rice asked if he needed another COA. The board stated that he did not and if his contractor has a questions, he should call M. Johnson, L. Waller, or J. Steger.

M. Johnson stated that he is finally getting into the standing seam metal that has been talked about. He has not received a price yet. He is also working on getting pricing information for different types of windows.

M. Johnson gave the board an update on the work being done at 108 W. Main Street. He clarified that the work being done is only maintenance and repair. He stated that Brian Martin is doing a great job of getting the building structurally sound to last through the winter. He showed the board pictures of the progress. V. Crisafulli stated that they will be coming before the board next month for front façade changes.

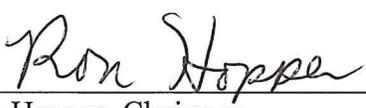
No further business to be brought before the board.

P. Newhouse made a motion to adjourn. B. Schoenstein seconded the motion. All ayes in favor.

Meeting adjourned at 5:55 p.m.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW

Julianne Steger, Preservation Coordinator



Ron Hopper, Chairman



Louann Waller, Secretary

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BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW

Julianne Steger, Preservation Coordinator

Ron Hopper

Ron Hopper, Chairman

Louann Waller

Louann Waller, Secretary