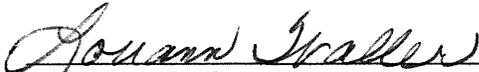


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Meeting adjourned at 8:00 p.m.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW


Louann Waller, Secretary

At this point in the evening, R. Murray introduced Mr. Phil Thomason of Thomason and Associates from Nashville, TN. Mr. Thomason gave a power point presentation and there was a question/answer session. (Thomason & Associates are working a historic guideline for the historic district in the City of Madison.)

Presentation adjourned at 10:00 p.m.

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HISTORIC DISTRICT BOARD OF REVIEW

Minutes

May 29, 2008

The City of Madison Historic District Board of Review held a regular meeting on Monday, May 29, 2008 at 6:30 p.m. in City Hall. Tony Hertz, chairman, presided over the meeting with the following board members present: Linda Wenning, Robert Saueressig, Richard Murray, Virginia Jorgensen, and Dirk Cheatham. Also present were: Mike Hoffman, Building Inspector; Jennifer Joas, attorney; and Louann Waller, secretary. Absent was: Paul Davis.

There were no additions or corrections to the minutes from the previous meeting. R. Murray made the motion to approve the minutes – seconded by G. Jorgensen – all ayes. *Minutes stand approved as recorded and distributed.*

New Applications:

- 1. **John D. Hawk – C. of A.** for the removal of the existing front porch which will be replaced with a new, smaller front porch; replace existing siding with concrete siding; new front door; and removal of front window to be replaced with new window of size original to the house.
Location: **714 W. Third St.** Zoned: Historic District Residential (HDR)

Mr. Hawk presented his application. He explained he is just trying to bring the house up to date. (Board members reviewed picture of the house.) Mr. Hawk explained the front siding is shot, the supports on the roof are 4 x 4's that are married together right toward the ... (pointed out the area in a picture). Mr. Hawk said if you look at the roof itself there is no real separation between the roof of the porch and the existing house, and that

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is why he would like to bring it down to a smaller size and it is a smaller size that is consistent with what is basically a size “about like that one.” Mr. Hawk advised he drove around to find a similar front porch.

T. Hertz confirmed with Mr. Hawk he intends to remove the existing porch. Mr. Hawk said he plans to remove the porch and then remove the slab that is on there – it is broken underneath an existing treated wood area and is a little less than plumb. Mr. Hawk said he wants to put in a new concrete slab the size of the porch.

D. Cheatham asked Mr. Hawk about the window he wants to replace – noticed there used to be a much larger window – from the floor ... Mr. Hawk said he hoped not to have it right on the floor but hopes to bring it up to the size that is right now on the base up to where it was – can see from the siding where it was cut out. He further stated he would like a larger window and if he can’t buy one, will surely not go out and spend thousands of dollars getting it made – hope to be able to get a window for that – hopes Pella makes one.

R. Saueressig brought up about replacing the concrete siding. Mr. Hawk said he intends to replace just the front at this point. In response to R. Saueressig’s request, Mr. Hawk said he did not have a sample of the siding with him. Mr. Hawk told there is a house right across the street from the First Baptist Church with it, there is one on Wilson Ave. that the siding was replaced with that. Mr. Hawk explained it is an 8-in. siding – has a 7-in. reveal on it. T. Hertz said it is HardieBoard. This is correct per Mr. Hawk. T. Hertz told that Chuck McKay’s house on Main Street has HardiBoard on it. R. Murray asked if the existing siding is wood. Mr. Hawk said, no, it is vinyl/plastic and a roofing type material underneath that.

R. Murray asked Mr. Hawk if he has the dimensions on the porch. Mr. Hawk said he thought he put it on the application – thinks it is something like 4-ft. x 6-ft. Then R. Murray said he believed there is a side entrance and asked if that will continue to be the case. Mr. Hawk said “probably” because once you take off a porch, that will dictate what you have to do to it.

Mr. Hawk said there is an existing sidewalk and will probably use that sidewalk, if he can, up to the house. And, he said it could very well go around to the front and to the house. In addressing the applicant, R. Murray said if he is talking about putting in a new sidewalk up to the front of the house, would that have to come before the HDBR. R. Murray was advised it would not.

D. Cheatham asked Mr. Hawk if the 4-ft. x 6-ft. porch would be centered on the house. Mr. Hawk answered it will be centered on the door, not on the window itself. Mr. Hawk showed the board members a drawing – pointed out where the porch would be located.

G. Jorgensen asked Mr. Hawk about the type of door material. Mr. Hawk answered there is currently an aluminum storm door with a steel door and he plans to replace with a steel door.

R. Murray asked Mr. Hawk for a drawing of the porch. Mr. Hawk said he had submitted a line drawing over a picture of the front of his house. R. Murray then asked for pictures of examples of other porches around town. Mr. Hawk presented several pictures to the board.

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T. Hertz asked Mr. Hawk if the posts will be wood. Mr. Hawk said he is hoping to get a heavier, beefier wood – a six or eight inch – will not be boxed – hoping to have turned posts.

R. Murray said he understands and knows Mr. Hawk obviously doesn't like the front porch he has now and would like to do something – this is his second time here about replacing the porch, but R. Murray said what concerns him about this is the application itself and the lack of information that the board has been given in the application.

R. Murray said in what he received there were no dimensions – just a very rough sketch – a line drawing on the front of a picture that gives no detail. He went on to say that he would really like to see this board insist they be given more detailed information in the applications to base decisions. R. Murray told Mr. Hawk it is good he could come to the meeting with pictures like this, but even at that, Mr. Hawk is admitting that he doesn't know exactly what he wants it to look like – and, lacking that information, he personally is not going to approve the application at this point. R. Murray continued by saying he would favor tabling this to give Mr. Hawk an opportunity to come up with the design that he would like to end up with so that the board would know what they're voting on. But, R. Murray said he can only ask Mr. Hawk to ask for the application to be tabled – that would have to be Mr. Hawk's decision.

T. Hertz asked Mr. Hawk if he thinks the new porch would be very similar to the porch he is taking off. Mr. Hawk said it is going to be a smaller size – HardieBoard. R. Murray asked if HardiBoard comes in different widths. Mr. Hawk answered not from what he has seen – strictly an 8-in. return.

G. Jorgensen said she wished to add to what R. Murray has said – the purpose of coming before the board is to present the design to the board and there really isn't a design coming to them – it is difficult for them to make a decision.

T. Hertz said with what Mr. Hawk has supplied this board, they really don't know what it will look like in comparison to the applicant's house and the houses around the applicants. Mr. Hawk said he can show the board the houses around him. T. Hertz said he meant what the porch will look like – like the posts – said they are going to be turned. Mr. Hawk responded they will be turned like what he can buy at Lowes – have not yet picked them out.

T. Hertz told Mr. Hawk this board can only ask, but think it would be better if he did take the information back, redesigned it, and have a better drawing of what it is going to look like. Mr. Hawk asked if he needs to get an architect. Per T. Hertz, no. Mr. Hawk said his drawing skills aren't very good and asked who should he go to to get this done. T. Hertz told Mr. Hawk that Lowes would help since the plan is to buy the supplies from there. Mr. Hawk said he has had Lowes do a kitchen for him but didn't think they would do the porch. T. Hertz told Mr. Hawk Lowes would do it for him. T. Hertz also told Mr. Hawk getting this done would put him on for the next meeting and the board would know what the porch will look like. T. Hertz asked if the board would deny the application tonight, how soon could Mr. Hawk return. J. Joas suggested tabling the application.

No questions or comments from the audience.

Application tabled.

D. Cheatham told Mr. Hawk a line drawing would be fine. R. Murray added that a line drawing would be fine but it should be in scale. T. Hertz said he wants to know what the

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posts and roof are going to look like. R. Murray then said he wanted a view from the front and the side.

- 2. Bill Gauthier – C. of A.** for the removal of the existing roofing materials (shingles and barn metal) - replace with shingles.
 Location: **819 E. First St.** Zoned: General Business (GB)

Contractor, Mike Prickett, presented this application. Mr. Prickett confirmed with the board members that they have pictures of the existing roof. Mr. Prickett explained that part of the roof has a standing rib metal “barn” metal on the balance of it all. He told the plan is to replace it all with a slate look fifty-year shingle. Mr. Prickett brought a shingle sample to the meeting. Mr. Prickett told the intent is to remove all of the existing metal roofing. He noted there are two flat areas that will go back to a rubber roof. Mr. Hoffman said the shingles will give the appearance of a slate roof.

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

Roll call – all ayes. **Application approved as applied.**

- 3. Dean and Brent Adams – C. of A.** to replace chain link fence with wooden fence across west property line. New fence to be approximately five (5) feet high.
 Location: **220 W. Second St.** Zoned: Historic District Residential (HDR)

Dean Adams presented his application and told that the existing fence is actually not existing anymore. Mr. Dean advised he previously had received HDBR approval for the house renovation but was told to come back when he was prepared to install the fence.

Mr. Adams said he hoped to have one of the two diagrams (enclosed in the board members packets) approved – one is a lattice and the other is a picket fence. Mr. Adams noted that both styles were recommended to them by Historic Madison who happen to own property next door. HMI gave their permission for the house addition and have been very cooperative. Mr. Adams said he and Brent had requested HMI to make a fence recommendation.

R. Murray asked the Mr. Adams if he plans to use both fence styles in different location. Per Mr. Adams, no – probably will use the lattice design.

D. Cheatham said if he remembered right when talking about this before, thought there was going to be some sort of a gate access from Poplar Street. Mr. Adams said if there were a gate it would access HMI property. D. Cheatham said he wondered if there was going to be an exit from the backyard. Mr. Adams answered that HMI said they were welcome to put one in if they would like to – can live with it our without it, if that is an issue – would love to have one if they can get it approved. D. Cheatham said he wondered if there was a fire and small kids in the house if they could get over the fence. Mr. Adams noted there is a back way through that is not ... agreed there needs to be a gate somewhere – definitely. R. Saueressig asked how long will the fence be. Mr. Adams answered that it will be approximately 20-ft. long.

R. Murray asked M. Hoffman if there are any rules on fence heights. M. Hoffman, no, not in the back yard – front and sides are to be no more than 3-ft. high but thinks Mr. Adams proposed design is approximately one-foot less than what people normally go with. Mr. Adams said he is trying to balance privacy and openness. He noted this is why

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he doesn't want a solid surface – wants some opening which either the lattice or picket will provide. R. Saueressig asked if the fence will be painted or stained. Mr. Adams said it will most likely be painted.

R. Murray said in getting back to his argument from a few minutes ago – both of the fence designs provided would be appropriate so he really wouldn't be upset if the board doesn't insist on a particular design as long as it ends up being one of the submitted designs. Mr. Adams advised that is why he submitted both diagrams – it will be one of them.

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

Roll call – all ayes. ***Application approved as applied.***

- 4. Dean and Brent Adams – C. of A.** to raise parapet wall on front of single story section of front façade to allow roof pitch to be raised by approximately four (4) feet; and replace front door.

Location: **113 E. Second St.** Zoned: Central Business District (CBD)

Dean Adams also presented this application. He explained, as the board can see in the picture, there is a one story addition/side section of the building that they would like to put a pitched roof on, but in order to do that and not make it visible from the street, they would like to raise the front wall roughly 4-ft. with brick and the existing limestone caps that are on there already and be able to put a pitched roof behind it.

R. Saueressig asked if this will be flush to the building to the right. Yes, per Mr. Adams. R. Saueressig also asked if the caps will be angled. Mr. Adams responded they will use the caps that are on there right now – has a slight angle at the top – fairly square but the edges are cut off.

G. Jorgensen asked about what type of front door they plan to use. Mr. Adams answered it will be fiberglass with wood grain look.

R. Saueressig asked if the building will be for residential use. Mr. Adams said in the past it was residential but now hopes to use it for an office but that's not been determined at this point. Mr. Adams said for his purposes there would not be a sign.

D. Cheatham said to Mr. Adams there isn't anything actually being done to the roof, just raising the limestone cap. Yes, essentially, per Mr. Adams. D. Cheatham asked how high will the roof be. Mr. Adams answered it will be 4-ft. higher than the existing roof line. D. Cheatham then asked if it will coincide with the other roof coming down or ... Mr. Adams answered that right now it is very flat and the other roof comes down similar in angle and he wants to get enough pitch on his roof that the water ... T. Hertz asked how the roof from the building on the east side will affect the building to the east. Mr. Adams said he will put in a box gutter – right now their water is running down onto the top of his roof and will now take it off the back. Continued discussion regarding water run off.

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

Roll call – all ayes. ***Application approved as applied.***



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5. **First Baptist Church – C. of A.** to replace existing church sign at the corner of Third Street and Vine Street with a new 96-in. x 56-in. double face, internally lit fluorescent lamp sign.

Church Address: **416 Vine St.** Zoned: Historic District Residential (HDR)

Church treasurer, Michael Scott, attended the meeting to present this application. He said he has passed out to the board members a packet which the first page is a letter that he actually wrote up for certified letters to go out – didn't think there was really enough room on the form letter to detail what it was that the church is looking to do. He further told that the third page is a picture of the existing sign that exists on the corner of Vine Street and Third Street. He explained it is basically a brick construction with a sign inlaid into the brick – the brick is starting to chip off badly and the sign itself – the service that is used to hold the little letters on is becoming very, very bad shape and the letters are typically falling off and the letters really aren't very visible if you will and somebody who is driving by the church ... Mr. Scott said he personally as a member of the trustees of First Baptist looked around at various signs both on the hilltop and downtown. He said the two signs they proposed for the trustees to look at was the one at Madison First Christian, which is on the corner of Vine Street and Main Street which has also been done by Pat Heitz through Heitz Sign Company who is the one who designed the proposed sign for First Baptist, and the other sign they looked at was at Madison Presbyterian Church – it is more of a wooden sign that has spot lights shining upon it and the sign is held with some wrought iron. Mr. Scott said they have discussed both of those designs quite extensively within the church and they felt like they wanted a sign that more resembled what is at First Christian.

Mr. Scott explained that the exact design their sign may change slightly, not from a size standpoint, but if the board will notice on the proposal they currently show Alpha Service, Sunday School, and Omega Service – that would probably be changed to more of a traditional service verses (forgets what the other service is called) but there are some little tweaks there that they would work out with Heitz Sign Company – so with this, he is looking for the boards approval.

R. Saueressig said he is disappointed in the design of the sign – thought it would probably tie in more with the architecture of the church itself. Mr. Scott said the only thing they did from that standpoint is that they put the beveled roof on it or a pitch on the sign – that was something that Pat Heitz came up with. He also said the color scheme as far as the white and gray – the gray matches the current trim of the church. R. Saueressig asked if the base will be black. Yes, per Mr. Scott – base is a black aluminum and actually Heitz Sign Company suggested that whatever was put in the lighted portion to make it such that it wouldn't change frequently. Mr. Scott noted that the minister and associate pastor had no desire to have their names on the sign, so that would be something that typically could be changed over time possibly – anything they have in the lighted portion they don't intend to change – even the stuff down below, they really don't... He said he thinks right now the picture that the board has simply says 416 Vine Street and has the churches website. Mr. Scott added they are also looking at putting the church phone number on that same area.

Mr. Scott said that today the existing sign has basically shrubbery that goes all along the brick – what they would have to do for the new design is that they would probably just make little curves on the ends and the front and back of the sign would be open.

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Mr. Scott noted that the one difference with this sign from what they have today would be that the new sign would be visible and would be lit on both sides – the one they have today, if you're on the back side all you're going to see is a bunch of brick.

R. Murray asked Mr. Scott if the new sign will be going in the same place as the old. This is correct per Mr. Scott.

R. Murray asked Mr. Scott how set they are on the dimensions for this sign. He said the reason he asked that is that Mr. Scott had mentioned the size dimension. R. Murray advised Mr. Scott that the ordinance states the size is to be no more than 16-ft. square for freestanding signs. Mr. Scott then asked how the sign at First Christian Church complies with the ordinance – or, it is a little awkward, but being a member of the school board, how do the signs behind Lydia Middleton School comply with the ordinance. R. Murray said he would guess that the school probably preceded the ordinance – not sure about that. Mr. Scott said he didn't see how the sign behind Lydia Middleton preceded the ordinance when the sign was just installed this year. R. Murray then said he didn't know – didn't come before HDBR. R. Saueressig asked why it was not brought before the board. Mr. Scott said he is asking the wrong person – just assumed it came before the board.

Mr. Scott said he can go back to Heitz Sign Company if the board feels like the church should come up with something a little smaller but still meets their needs with regards to the building, then they (the church) can live with that.

R. Saueressig asked Mr. Scott if the current sign is beyond repair. Mr. Scott asked “can it be repaired?” – Yes, it can be repaired, but the type of sign that is embedded in the brick is not what they want to go forth with – is not big enough or visible.

D. Cheatham said his question about the sign is not the size but how much light is it going to put off on both sides. Mr. Scott answered that he thinks that is still to be determined. He said he has talked with a neighbor of his and there are things that can be done in regards to bulb size in terms of the sign or there are some techniques that he can use when making the plastic insets to help reduce light flow.

Mr. Scott said he doesn't think the sign will be that much different from a size standpoint – thinks if the board can live with that size sign on the corner of Main St. and Vine St. doesn't see why they couldn't live with it on the corner of Vine and Third St.

G. Jorgensen said to Mr. Scott that he had remarked the sign is going to be double lit – the same thing is going to be on the front as the back? Yes, per Mr. Scott. Mr. Scott said they realize from a driving standpoint that you would only have one flow but there are a lot of people who walk in that area, so ... thought it would be a good idea to have it on both sides. R. Saueressig asked if the current sign is lit. This is correct per Mr. Scott. D. Cheatham asked if people have any problem reading it. Mr. Scott said he thinks that actually people have problems reading it during the day time – the letters are just very, very small. G. Jorgensen asked by what means is it lit right now. Mr. Scott answered there is a bulb just basically at the very top that shines down. R. Saueressig remarked he has a problem with the sign being lit in a residential neighborhood. Mr. Scott said he thought that was the whole purpose of him sending certified letters to his neighbors and explaining to them what he is trying to do. R. Saueressig then asked if any of the neighbors responded. Mr. Scott answered that he doesn't know unless there is somebody in the audience who once the board gives a chance for the audience to speak is going to make a comment. D. Cheatham asked the applicant if there are also street lights in the

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area. Mr. Scott answered that he thinks there is. D. Cheatham said he is sure there is at the corner. Then Mr. Scott said he thinks there is – thinks it is on the John Paul Park side. T. Hertz said there are no neighbors close by except across the street. Mr. Scott said that right across the street is Lloyd Jones who is a member of the church.

End of Tape 1 – Side A

Mr. Scott said if the board tells him the bulbs can't be any higher than 60 watts, he knows how to deal with that, but it's a little late if he invites the board down after the sign is installed and they tell him they think it's too bright. Mr. Scott said he has already talked to Pat (Heitz) about this issue, the size of the bulb they would use internally, and how he laminates or layers the plastic that is inset be adjusted to help reduce light output. Mr. Scott said he guessed they'd what they need to do to the plastic first and then tinker around with the bulb size until they find something that was pleasing to all involved. D. Cheatham remarked he didn't think there would be much light to go out – not much more than what is there now.

G. Jorgensen told Mr. Scott that she felt the sign looks too contemporary and is not appropriate for a historic district.

Audience member, Laura Renwick with Historic Landmarks Foundation of Indiana, said she would like to state – knows there isn't anything in the ordinance at this time, but would concur with the statement that this really is not an appropriate sign type for a historic district and something that is externally illuminated with a spot light or something like that is generally a lot more suitable to her for this district. She added that even if the HDBR does approve this tonight she hopes there will be something that will be addressed in the design guidelines so they will lean more toward external illumination. T. Hertz said actually the light could go out more. Ms. Renwick said "sure" but this would be a more traditional application to have it coming from the outside rather than the light coming from inside the sign. Mr. Scott said his only comment to that is that he thinks that is starting to set a dangerous precedence because if assuming this application gets approved and the others on Main Street and the one at the school, which apparently didn't come before the HDBR, at what point do you turn around and tell people that you have to follow these new guidelines when you've got other things that are out there that don't – unless you're going to make them replace their existing signs – but if you're going to make everybody replace their existing signs, then that's fine, but thinks this is setting a very dangerous precedence to all of a sudden make a change after a bunch of stuff is already out there that has been approved for years. G. Jorgensen said the board is just suggesting. Mr. Scott responded that he understands. Then G. Jorgensen said what is on Main Street is different from what is on Third Street – this is a residential section. Mr. Scott asked "we don't have residential on Main Street?" G. Jorgensen said we do have residential on Main Street but ...

T. Hertz told there are a lot of things that are done that the HDBR never sees – thinks some people do not know what needs to come before the Historic Board. Mr. Scott said he expects he will hear from his fellow board members about why they didn't take the Lydia Middleton sign in front of the board.

T. Hertz said the other question is the size of the sign. Mr. Scott said he can downsize this probably to meet the ordinance but before he does that he is very interested in measuring the one at First Christian and understanding how that meets the ordinance. R. Murray said that is beside the point – that's in the past – this board is presented with this sign tonight and there is an ordinance. Mr. Scott said he will work with Heitz Sign

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Company to redesign to meet the ordinance, but at this time this board has nothing to specify about light output – just needs to know where he goes from here about that.

T. Hertz suggested to table the application until the next meeting. J. Joas suggested that Mr. Scott bring Pat (Heitz) with him to the next HDBR meeting to help explain and answer any questions.

Application is tabled.

6. **Christian Lubruno – C. of A.** to add a 600 sq. ft. wood deck to southwest corner of property; add wood privacy fence around deck (south and west sides); and for a wood picket fence around the remainder of the property.

Location: **415 St. Michael's Ave.** Zoned: Historic District Residential (HDR)

This application was presented by Mr. Lubruno. He told he wishes to build a deck and put up a fence. He reviewed pictures of the house. He explained one side of the house is pretty much unusable – can't put out a table or chairs or anything like that – this side is pretty much unused and unmanicured for those reasons. So, he said they are hoping to put in a deck and put in the lattice fencing as shown along with the 3-ft. fencing to just give them more privacy – something they can go outside and sit in the shade and actually use that yard space.

Mr. Lubruno said they have a two-year old basset hound that is not very good about crossing the street and paying attention so just wants to put a fence around to keep him contained. He noted he has provided a picture and a scaled drawing of what the fence is going to look like.

Mr. Lubruno confirmed with the board he has included his fencing options. He noted that one of the things he has reviewed with M. Hoffman are the fence height restrictions.

R. Murray asked Mr. Lubruno if the lower fence would be open. Mr. Lubruno explained their preferred look is lattice – kind of gives it that garden feel.

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

Roll call – all ayes. ***Application approved as applied.***

7. **Shane Cahall – C. of A.** to replace front and side doors; install window (back of house); and install new siding.

Location: **1009 E. First St.** Zoned: General Business (GB)

This application was presented by Jason Schafer and David Jenkins, real estate agents for the applicant – Mr. Schafer worked with Mr. Cahall in purchasing the property.

Mr. Jenkins said tonight there have been changes to this application but what they are here for tonight is for approval for the vinyl siding. He said several of the neighbors have stopped by with compliments on the improvements.

Mr. Schafer said Mr. Cahall came before this board last month and the vinyl was denied, but they also would like a metal door on the front and sides along with another window that matches the existing windows on the backside of the house along with vinyl siding

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and new gutters. He noted he has provided pictures of other houses surrounding this property on First Street.

Mr. Schafer explained the house in its current condition is not pleasant to look at at all – can see by the pictures it has aluminum siding on it, wood siding on it, has everything on it actually – just trying to clean it up and match the homes around it and hopefully sell it or rent it out.

Mr. Schafer advised the board they got estimates for vinyl siding verses wood siding. Vinyl siding is approximately \$6,500.00 and the wood siding, of the three companies that Mr. Cahall contacted only one would contact him back to put the wood siding on – that bid was \$33,000.00. He said that is almost equal to what was paid for the home.

In speaking to Mr. Schafer, R. Murray said first of all he thinks the estimate they got for the wood siding is totally ridiculous – doesn't know if that was a local contractor or where it came from (Mr. Schafer confirmed it was a local contractor), but it's very obvious the contractor inflated the price. He also said there are vinyl homes scattered all over this town, including those next door to him, that it is still this board's responsibility to protect the properties when they have an opportunity. He noted there can be times when vinyl is an appropriate material to use. He went on to say that generally vinyl should be limited to rear and side walls – the front façade of a building in any historic district will not allow vinyl on the front walls. R. Murray said this board doesn't have anything other than the ordinance right now to live by – the ordinance and the various opinions of various board members that sit on this board at different times. R. Murray said he is still not going to give up on this board totally. He also said he thinks they demonstrated last month that the original siding material on that house – evidence there was wood siding. Mr. Schafer explained that the wood siding is gone from almost half of the house – before his client ever purchased the home. Mr. Jenkins advised there is also asbestos siding.

Mr. Jenkins said they are not asking anybody to give up on this home – certainly they appreciate the Historic Board and the job they have to do, but it's been eluded here several times that we have to be practical as far as it expense. He also said he thinks, it is just a suggestion, but he is surprised that at this point in the game when we started the historical situation back in the 50's, that we don't have something set up for the historical committees to fund that difference in money because there is a big difference. Mr. Jenkins said if they notice on the graph with the national company, maybe this is a high bid, but it's at least double based on national standards that was printed in the material. Mr. Jenkins said he thinks the fact at what point, when you've got all these other properties like what Mr. Scott eluded to – he was talking about a sign and we're talking about a home – talking about a mortgage, talking about property taxes, talking about insurance, talked about what a homeowner can and cannot do. He said his point being is with all these historic committees that we have, why hasn't someone put aside the money to fill in that gap if that is something that we're real serious about maintaining for the community. He said we all have to coexist, obviously, but feels it is really unfair for somebody paying a mortgage, insurance, insurance, and maintenance to say this is all you're allowed to do. Mr. Jenkins said that is his opinion.

T. Hertz told Mr. Jenkins that in the ordinance it states there is a primary historical section and a secondary area and thinks the discussed area is not primary. Mr. Jenkins said that is some things he had noticed. T. Hertz said most people wouldn't be able to find this property if they were looking for it. Mr. Jenkins said he hadn't read

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up on primary and secondary but did know there is a division. T. Hertz said he doesn't know where it starts and where it stops.

Mr. Jenkins said as far as ordinances are concerned, he has been a realtor here for 18 years and he could not quote a single ordinance and needs to educate himself, but he would guarantee that 95% of the public probably can't quote these ordinances. He said you hate to come in here and be the test case. T. Hertz said vinyl has previously been approved and doesn't understand where they say "from the street" because from what street – the street in front, the street in back, or the street beside it?" T. Hertz said his house can be seen from every street around him. He noted there are townhouses behind him that have vinyl siding.

Mr. Jenkins noted there are several projects that are going on right now that are completely vinyl and he thinks is part of the risk that is run here if we become so vigilant people are going to do what they want to do.

R. Murray told Mr. Jenkins that he would like to remind them, there are other alternatives out there. Mr. Schafer agreed there are other alternatives but none that are within his client's budget. He added that this house was bought with every other house around it being vinyl and that is what everything was based off of – all of their materials, their returns, have completely gutted the inside and put it back together.

There continued to be copious discussion/disagreements/comments on this application. The tape is available for listening upon request.

Roll call –

R. Murray	Disapprove
D. Cheatham	Approve
L. Wenning	Approve
T. Hertz	Approve
G. Jorgensen	Disapprove
R. Saueressig	Disapprove

The Historic Ordinance states in order for an application to be denied there must be four "no" votes. Therefore this application is approved as applied.

Michael Scott from application #5 (First Baptist Church) returned to the meeting requesting clarification of the ordinance as far as the size of a sign. R. Murray said it is 16 sq. ft. Mr. Scott said what he is trying clarify is how existing church signs that are 7 ½ ft. x 6 ½ ft., which is basically close to 49 square ft., when what he is proposing to put in is 8-ft. x 5-ft. which is 40 square ft. So, he said what this board is saying is that it's okay if they take the existing brick structure and did something different as far as putting a new inlaid sign and that's okay to have that size but if he wants to take the whole thing down, he has to basically make it about a third of what he has submitted tonight. He said he just wants to understand – this is what the board is telling him? R. Murray said all that he is saying is that the ordinance states 16 sq. ft. on each side of the sign. Mr. Scott said "okay, I now know why people do what they do on their own."

Business - Old or New:

T. Hertz advised there will be a special meeting for the HDBR members to meet with the task force in regards to the guidelines. This meeting is only for discussion of the

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guidelines. The meeting is scheduled for Thursday, June 19, 2008 at 6:30 p.m. in City Hall. R. Murray announced there will also be a public meeting where the public will have their first opportunity to give their input on the guideline project and they are looking at holding that meeting the week of July 14th.

R. Murray mentioned to M. Hoffman that there has been a lot of concern about the building on the southeast corner of Main and Walnut – the condition of the building. M. Hoffman said he has tried for three months to get them to appear before the board and make a presentation as far as roof repairs. He advised the bank does not have a local representative and they have approved the cost of the one of the estimates but he can't get them to budge to come in here to take care of it. R. Murray asked M. Hoffman if he could identify that bank. M. Hoffman answered that he didn't have the name in front of him but it is located in Dallas or Houston – just is a sub prime lender that bought the property from J.P. Morgan. He said he has the contact, has called just about every week, sent emails – they just procrastinate in getting the application in. He also said they are working with ReMax locally – it's between ReMax and the bank now, so it is still up in the air – he is trying – has been trying since back in January – can't force them to come in.

End of Tape 1 – Side B

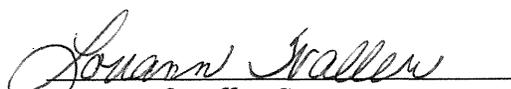
J. Joas will get with M. Hoffman to see what she can get done about this.

No further business to come before the board.

G. Jorgensen made the motion to adjourn – seconded by T. Hertz.

Meeting adjourned at 8:15 p.m.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW



Louann Waller, Secretary