

**HISTORIC DISTRICT BOARD OF REVIEW**

**Minutes**

**April 27, 2009**

**The City of Madison Historic District Board of Review held a regular meeting on Monday, April 27, 2009 at 6:30 p.m. in City Hall. Tony Hertz, chairman presided over the meeting with the following board members present: Paul Davis, Mindy McGee, Virginia Jorgensen, Linda Wenning, and Robert Saueressig. Also present were: Mike Hoffman, Building Inspector; Mary Jean Stotts, attorney; and Louann Waller, secretary. Absent was: Dirk Cheatham.**

G. Jorgensen noted a correction to the minutes from the previous meeting regarding a correction she had made at the March 2009 meeting – the apology made by Karen Modisett should be noted as taking place during the guidelines presentation meeting and not during the regular meeting. This is in regards to Ms. Modisett's comments made during the regular board meeting. P. Davis made the motion to approve the minutes – seconded by T. Hertz – roll call – all ayes. *Minutes stand approved with the aforementioned correction.*

**New Applications:**

1. **Jerry W. Neace – C. of A.** to build an old Madison “shotgun” style home with metal roof, HardiPlank lap siding; vinyl double-hung windows, 9-lite door; and front shutters.

Location: **213 W. Fifth St.**

Zoned: Historic District Residential (HDR)

Application presented by the applicant. There was discussion regarding the address. L. Waller noted she had spoke with Randy Warner, 911 coordination, and was told Mr. Warner advised that he would most likely give this parcel the address of 211 W. Fifth Street.

T. Hertz noted the applicant provided pictures of the type of house design requested.

M. McGee asked Mr. Neace if the metal roof will be the same kind of metal roof that is in the pictures provided. Mr. Neace answered the metal roof will be similar – would like a little higher rib so there won't be any water penetration, but will be very similar.

G. Jorgensen asked Mr. Neace if his intent is for this house to look like the house next door. Mr. Neace answered “as close as I can get it.” He said he thought the house in the picture shows a deck on back and he will not have a deck on his house.

Mr. Neace advised that at one time there was a house on this lot. G. Jorgensen asked how long ago the house was removed. Mr. Neace answered that he thought the house was probably taken down in the 1970's – just guessing.

Mr. Neace said he also owns adjoining property and presented a picture of the property showing that it is very well kept.

R. Saueressig asked Mr. Neace if this will be his living residence or a rental. Mr. Neace answered it will be an investment property – can't say he will live there – perhaps a possibility in the future, but not at this time. Mr. Neace said he will not do anything to deface other homes in the area.

M. McGee asked if the front of the house will run parallel with the alley. This is correct per Mr. Neace – will face south.

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Audience member, Rich Murray, commended Mr. Neace on his efforts to build a new house in the Historic District – will blend in very well with other historic structures.

No further questions or comments from the board of audience.

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

2. **City of Madison – C. of A.** to remove canopies from the rear entrance and drive-thru area(south elevation); replacement with cloth awnings; and replace existing wood fence surrounding trash receptacle area with a new wood fence (same design or better)

Location: **101 W. Main St.**                      Zoned: Central Business District (CBD)

City of Madison Building Inspector, Mike Hoffman, presented this application by explaining the existing rear canopy will be removed and replaced with a 13-ft. awning, take the roof off the drive-thru and put a 13-ft. awning over the drive-thru window, eliminate the old transfer box in the drive-thru isle, remove the two square posts in the drive-thru isle, and put awnings over the police department back entrance and the stairway. R. Saueressig asked if there will still be a drive-up window. Yes, per M. Hoffman. R. Saueressig also asked if the canopy will be over the roof as well as the drive-thru. M. Hoffman explained the canopy will extend out approximately 24-ft. from the south side (drive-thru) – will cover at the drive-thru window and also the night deposit box. R. Saueressig asked if the awnings will be straight or rounded. M. Hoffman explained the awnings will be rounded with the exception of the police department basement entrance and that will be a straight awning due to the nature of the stairwell. M. Hoffman explained there will not be any fringe or scallops on the lower edges – will be straight across – color will be burgundy and will have the City of Madison logo in gold over the back door.

P. Davis asked if the awnings will be retractable. No, per M. Hoffman.

In regards to the fence, M. Hoffman explained the existing fence surrounds the generator and the area just needs to be cleaned up.

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

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

3. **Jim Grant – C. of A.** to remove existing door (west elevation) and replace with a carriage style polystyrene/steel garage door.

Location: **630 W. Main St.**                      Zoned: Specialty District (SD)

Mr. Grant attended the meeting and explained there is an old looking door on the back (pictures provided). He said there is a door that looks like a carriage door and he has noticed in the last year or two that some of his neighbors have an old looking new rollup door and he would simply like to replace his existing door with the new door – will make it more convenient taking things in and out. He further stated the new door will have the look of an old carriage door with the character hinges on the left and right.

R. Saueressig asked if there will be windows in the new door. There will not be per Mr. Grant.

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M. Hoffman asked Mr. Grant if his proposed door will look like that on the Walnut Street Fire Department. Mr. Grant responded it will be similar.

G. Jorgensen asked Mr. Grant what he plans to do with the old door – HMI might want it. Mr. Grant said he would be happy to donate the door.

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

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

4. **Ira and Betty Todd – C. of A.** to remove 12-ft. x 16-ft. rear addition; remove deck; add 16-ft. x 20-ft. addition (gabled roof, vinyl siding, vinyl windows, and steel door); new wood deck; enclose side porch with finished interior and exterior (vinyl siding; double hung windows).

Location: **745 ½ W. Third St.** Zoned: Historic District Residential (HDR)

Mrs. Todd explained they have a room on the rear of their home that has no foundation under it – houses their bedroom at the present time. She explained this is unsafe. Mrs. Todd told they would like to replace this room with a slightly larger structure, 12-ft. x 20-ft., 9-lite door that is already on the home, and then it will be utilized not as a bedroom any longer but will be utilized as a family room. In regards to the porch, Mrs. Todd said they would like to enclose it – this is a shotgun home and they would like to make the enclosure a hall so they can go into each one of the rooms separately rather than going into the rooms as a shotgun. Mrs. Todd told they would not change anything structurally to the interior and will not do anything of significance to the structure.

Further, Mrs. Todd said they would like to raise the gable on the side porch so there will be better water run off.

Mrs. Todd said the windows they would like to put in that hall would be facing the other structure and won't even be seen from the street because the houses are so close together.

G. Jorgensen asked if the front of the side porch is all that will be seen. This is correct per Mrs. Todd. Mrs. Todd explained the front porch is recessed from the front of the house so you have to be right in front of the house to even be able to see the side porch.

Also, Mrs. Todd said they would like to bring the roof up to a slightly higher gable – will be done in shingles.

Mrs. Todd advised they prefer vinyl siding for the addition in the back because they have very wide aluminum siding – will not be seen from the street.

Mrs. Todd provided additional pictures of other residences in Madison – pictures typical of what they wish to do with their house.

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

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

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- 5. Christian and Michele Laine – C. of A.** for a sunroom addition to be built on existing concrete slab (sliding glass doors and vinyl siding).  
 Location: **311 East St.** Historic District Residential (HDR)

Application presented by contractor, Ricky Bladen.

T. Hertz asked about the electrical service. Mr. Bladen answered there will be new service – will be updated and relocated to the front of the house.

Mr. Bladen provided an additional proposed design and pictures of other homes around Madison that are similar to their idea.

R. Saueressig asked about the windows. Mr. Bladen answered they will be Pella – 6/6 – vinyl. He explained in the first examples they are actually sliding glass doors, but there will be windows 3-ft. x 6-ft. They also will have a 9-lite steel door and three vinyl windows.

L. Wenning asked about the sliding glass door. Mr. Bladen explained the door was just to give the board an idea of what it was going to look like – drawing looks more like a porch and it will actually be a sunroom.

As far as the roof, Mr. Bladen told it will not be gabled – will be flat.

G. Jorgensen questioned Mr. Bladen about the exterior siding. Mr. Bladen said they will use vinyl – currently has wide aluminum which they can't match in vinyl so ....

R. Saueressig asked if HardiPlank would match up. Mr. Bladen answered "yes."

G. Jorgensen said that would have a better look as far as matching the house. She then asked if the owners would consider using HardiPlank. Mr. Bladen said, yes they will – want to do what the HDBR wants them to do in order to keep the house with the historic district. G. Jorgensen said she thought that would be more appropriate. Mr. Bladen noted there will not be a whole lot of siding to it with all the windows.

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

Roll call –

L. Wenning	Approve
R. Saueressig	Approve with the HardiPlank
T. Hertz	Approve
G. Jorgensen	Approve with the HardiPlank
M. McGee	Approve
P. Davis	Approve

***Application approved as applied except will utilize HardiPlank siding.***

- 6. Zack W. Hatton (Robert Wallace, owner) – C. of A.** to replace metal roof with shingles; standard white aluminum gutters; black iron fence; wood front door; vinyl windows; and HardiPlank siding.  
 Location: **753 W. Third St.** Zoned: Historic District Residential (HDR)

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Applicant, Zack Hatton, presented his application. Mr. Hatton told that he thinks the house has been abandoned for about 30-35 years. T. Hertz told Mr. Hatton this is quite a project.

T. Hertz asked Mr. Hatton if he will take off the metal roof. Mr. Hatton said it is half blown off now – found out about it when he went inside the house.

G. Jorgensen asked Mr. Hatton if he plans to run the cement board the same way that it is now or going to go up with it. Mr. Hatton said the lines will be horizontal. She also asked if he will be using wood/vinyl windows. Mr. Hatton answered he will use vinyl windows and a wood door – thinks the windows in it now are aluminum.

In regards to the iron fence, T. Hertz asked if it will be at the front of the house. This is correct per Mr. Hatton. He explained there is currently some small chain link running parallel with Third St. and plans to replace some of that with a black iron fence.

M. McGee asked if the structures are attached. Mr. Hatton answered they are not attached - are actually side by side – can't walk between them or anything – they're just right up against each other. M. McGee asked if they are discussing only the one section – property next to it is not Mr. Hatton's. Utilizing a picture, Mr. Hatton pointed out that the beige and white building is a separate building – it's not his. M. McGee asked where the front door is. Mr. Hatton told that it is on the side.

R. Saueressig asked if the windows will be in character with the neighborhood. Yes, per Mr. Hatton – will resemble the windows that are in the house next door that some remodeling had been done a year or two ago.

Audience member, Mrs. Betty Todd and HMI director, John Stacier, thanked Mr. Hatton for taking on this project.

No further questions or comments from the audience or board.

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

7. **Rivermill Preservation Company – C. of A.** for a metal (historic) roof, wood wrap around deck, signage, stone walls in landscape, and timber frame porch on south elevation; remove door and replace with arts and crafts style door, new wood deck; remove existing steps and railing to be replaced with wood steps and railing to match new deck, and signage on east elevation; signage on north elevation; and landscaping. For the green metal building: glass garage door; 6-ft. glass entry door; deck; signage; wood windows for the south elevation.  
 Location: **108 St. Michael's Ave.** Zoned: General Business (GB)

Property owner, Robert Przewlocki, attended the meeting to present his application. Mr. Przewlocki said this is basically a refinement of when he spoke before this board last fall – now kind of tuning up things.

Mr. Przewlocki said of paramount importance is the roof of the main building as it was blown off last September – put a band-aid on it – now it's time to ahead with that. He said instead of a metal roof, which really wasn't appropriate to the building, so have opted to go with a white color roof that is a Dura-Last product just like what was put on City Hall.

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Further, Mr. Przewlocki said they have been refinishing the windows and have finished those on the whole west side of the building and those should be installed in about a week or so.

G. Jorgensen asked where the historically correct door will be placed. Mr. Przewlocki said that is on the house – the old office – the west side. Also, G. Jorgensen said the signage looks very nice but wondered if it will be interlit. No, per Mr. Przewlocki – will be a wood carved sign.

In regards to the green metal building, Mr. Przewlocki said they are not going to do the glass garage doors as they now plan to use double doors – custom wood doors they will make themselves. Mr. Przewlocki noted all the doors will be wood which they make themselves. He further explained the windows will be wood – everything will be wood.

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

Roll call – all ayes. ***Application approved as applied with the exception of the roofing material for the main building to be Dura-Last rather than metal and the garage door for the green building to be wood rather than glass.***

- 8. PLP Properties – C. of A.** replace existing shingle roofing material with metal roofing; and for composite material siding.  
 Location: **320-322 East St.**                      Zoned: Specialty District (SD)

No one present for this application. ***Application tabled.***

**Business – Old or New:**

G. Jorgensen told that the Historic Trades Program will have skilled tradesmen at the Lanier Days festivities at the Lanier Home on July 13 and 14. Several tradesmen will be demonstrating their skills and there also will be entertainment. Admission is \$2.00.

Cornerstone member, Rich Murray, said he expects to receive what will hopefully be the final draft of the Design Guideline manual by May 15. He said the intention is to give the board as close to two weeks as possible before the May Review Board meeting, which is scheduled for May 27. He asked the board members to look over this version and hopefully take a vote at the May meeting on accepting the guidelines manual - subject to the Council approval for its use. R. Murray said he is very hopeful to accomplish this at the May meeting.

J. Stotts said she had an attorney contact her about a question he had on the Historic Ordinance – she had an opinion on this specific section but she wanted to ... before his client acted on her word, she wanted to bring it before the board. She said in Section 10 – “Development Standards” there is a clause regarding demolition of a building and if the board is not familiar with it, whenever a property owner has to notify the board and then there has to be a twelve month waiting period and during that period of time if the board or owner can find an alternate way of dealing with the building, they can – if not, after appropriate publications in the appropriate time frame the building can be demolished. She said the question that the attorney brought before her – is this specific clause of the ordinance specific to the owner or is it specific to the property. J. Stotts said she believes this to be specific to the property. She asked the board members to please read this section and be prepared to give their interpretation at the next board meeting.

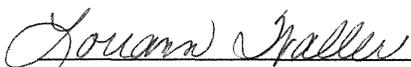
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No further business to be brought before the board.

P. Davis made the motion to adjourn – seconded by M. McGee.

Meeting adjourned at 7:22 p.m.

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

  
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Louann Waller, Secretary

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**HISTORIC DISTRICT BOARD OF REVIEW**

**Minutes**

**May 27, 2009**

**The City of Madison Historic District Board of Review held a regular meeting on Wednesday, May 27, 2009 at 6:30 p.m. in City Hall. Tony Hertz, chairman, presided over the meeting with the following board members present: Mindy McGee, Virginia Jorgensen, Linda Wenning, Dirk Cheatham, and Robert Saueressig. Also present were: Mike Hoffman, Building Inspector; Jennifer Joas, attorney; and Louann Waller, secretary. Absent was: Paul Davis.**

There were no changes or corrections to the minutes from the previous meeting. M. McGee made the motion to approve the minutes – seconded by L. Wenning – all ayes. *Minutes stand approved as recorded and distributed.*

**New Applications:**

- 1. **David & Carol Stonecipher – C. of A.** to construct a one-car carport over an existing cement pad.

Location: **201 St. Michael's Ave.**

Zoned: Historic District Residential (HDR)

Mr. Stonecipher confirmed he desires to put a carport on the existing slab – inside the fence.

G. Jorgensen asked if the carport will have a flat roof. Mr. Stonecipher told it will have a 1-ft. pitch. G. Jorgensen then asked if there will be supports such as shown in the picture. Mr. Stonecipher said he will put some lattice around it – just spruce it up. R. Saueressig asked if there will be wood posts. Yes, per Mr. Stonecipher. He further explained it will have a green metal roof to match their shutters.