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Historic District Board of Review
August 24, 2009

Meeting adjourned at 7:40 p.m.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW



Louann Waller, Secretary

Tony Hertz, Chairman

HISTORIC DISTRICT BOARD OF REVIEW

Meeting

September 28, 2009

The City of Madison Historic District Board of Review held a regular meeting on Monday, September 28, 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, Dirk Cheatham, Linda Wenning, Ginger Jorgensen, and Robert Saueressig. Also present were: Mike Hoffman, Building Inspector; Jennifer Joas, attorney; and Louann Waller, secretary.

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

New Applications:

- 1. **Landon and Amy Ralston – C. of A.** to construct a 30-ft. x 16-ft, x 14-ft. carriage house style garage with a 20-ft. x 16-ft. concrete inset from the alley, and a porch on the side facing the house (west elevation). Garage materials to include: HardiPlank siding and slate appearance shingles.
Location: **420 East St.** Zoned: Historic District Residential (HDR)

Before the application presentation, J. Joas announced she has a potential conflict of interest with this application and she cannot provide any legal advice pertaining to this. She said she had a couple of comments that she probably is going to make as a neighbor. J. Joas asked for this to be noted in the minutes.

Landon and Amy Ralston were present for their application.

T. Hertz asked the Ralston’s if they are in the process of purchasing the house. Mrs. Ralston answered the closing is this week.

In explaining the application, Mrs. Ralston said they would like permission to construct the garage with the dimensions of 30-ft. x 16-ft. with a 3-ft. inset with a 20-ft. x 16-ft.

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inset. She said the reason for the inset was because they thought with the garage on one side and a small building on the other side, it might be a little less congested if they inset the building into the property, and plus with the alley not being real wide, it might make it easier to pull in and out safety wise and that kind of thing.

Also, Mrs. Ralston explained there will be a 6-ft. porch facing the house off of the garage and a garage door on the alley side with a small garage door facing the house. She added they will be using materials as included in the application. T. Hertz asked Mrs. Ralston if there will be two garage doors. She answered there will be one facing the alley and a small door facing the house. T. Hertz then asked if the larger door will be 8-ft. Yes, per Mrs. Ralston. Additionally, T. Hertz asked if there will be windows. No windows per Mrs. Ralston. T. Hertz then asked if there will be windows in the garage door. Mrs. Ralston answered the doors will be similar to those she included in the application (shows windows). G. Jorgensen asked Mrs. Ralston if they plan to use the same type door on both sides. Yes, per Mrs. Ralston.

J. Joas said she is by no means opposed to this project at all, however, did have a couple of questions. She asked Mrs. Ralston if there is a phone cable in the way that will need to be moved. Mrs. Ralston answered there may possibly be a couple of utility ... there is a pole at the one side on the alley that may need to be rearranged somehow. J. Joas told Mr. & Mrs. Ralston she is glad they have decided to set the building back a little bit as they can barely get in their driveway. Another question from J. Joas – in addition to the Burrell's who have a shed on the other side, is it going to be elevated at all – concerned about water run off and what might be done for water run off – will there be gutters and where will that guttering may lead to. Mrs. Ralston said she imagined the building will have guttering – where that guttering would lead to, she said she imagined they could run it – depending on the elevation of the alley – could run it possibly to the alley and have it drain that way and then run off whichever way the alley goes to make it drain better. Mrs. Ralston further added with the gutters there it would not have the run off onto the Burrell's shed or the side of J. Joas (where the garage is). J. Joas then commented/asked – with fences on both sides right now, will there still be a fence – she doesn't know who owns those fences and is not sure anyone could tell her – will the structure be in between the fences? This is correct per Mrs. Ralston. J. Joas also asked how much room the applicants think will be on either side of those fences – between the building and the fence. Mrs. Ralston responded by saying she guessed it would be the 3-ft. setback – the lot side is 22-ft. so if the building is 16-ft. would have 3-ft. on both sides.

J. Joas said compared to her garage, is it going to be approximately the same width as her garage? Mrs. Ralston answered it will be approximately the same width but could possibly be a little bit deeper. Also, J. Joas questioned about the set back compared to her garage, about where would the new structure actually start? Mrs. Ralston said it is her understanding that the garage doors would be almost where J. Joas' garage starts so with a 20-ft. inset it would set closer in to the lot, not right next to J. Joas' garage. The garage door they would pull into would be at the back of J. Joas' garage facing her house.

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

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

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2. **Madison Consolidated School Corporation – C. of A.** to construct a new 26-ft. x 25-ft. single family house with a small covered front porch. Materials to include: painted wood siding, 6 over 6 interior divided Anderson windows, half-round gutters, fiberglass shingles, and recycled wood doors. Applicant also wishes to construct a retaining wall on the east side of the property utilizing a Versa-Lok wall system.

Location: **702-704 W. Third St.** Zoned: Historic District Residential (HDR)

David Bear, representing Madison High School, was present for the application. Mr. Bear clarified that the house size will actually be 26-ft. x 52-ft.

T. Hertz asked Mr. Bear if the house will be on the west lot and the east lot will be terraced. This is correct per Mr. Bear - told that the east lot will be terraced for a yard. Mr. Bear advised the house will not be where the old grocery store was because that has fill dirt – don't want to put the foundation on fill.

T. Hertz asked Mr. Bear if the house will have vinyl windows. Per Mr. Bear the windows will be wood/vinyl coated/Andersen.

In response to the question from D. Cheatham, Mr. Bear said there will not be a basement – will have crawl space.

G. Jorgensen asked how long it will take to build the house. Mr. Bear advised it will be complete by May. G. Jorgensen also asked if the house will be shotgun style. In response to this, Mr. Bear explained that most shotgun style houses are narrower than 26-ft. – this will be sort of a modified shotgun style house – won't pass through the rooms – will have a small hall just off the center of the room – bedrooms will be on the west side – living, kitchen, and dining room will be on the east side.

R. Saueressig asked if the pillars will be square. Mr. Bear said they will be square – approximately 7 x 7.

As far as the siding, Mr. Bear explained it will be a painted wood product (samples provided).

G. Jorgensen asked Mr. Bear if he had considered using rock for the wall rather than the proposed – more appropriate for the area. Mr. Bear answered this project has a lot to do with a time factor – have had some problems with erosion and drainage problems so want to get that solved as quick as possible. Also G. Jorgensen inquired as to how far back from the street the house will be – same as others on the street? Mr. Bear said it will be approximately 9-ft. back from the sidewalk – house to the west sits right on the sidewalk so what they are trying to do is to allow the people to the west, if they want to sit in front of their house or on their small porch, they can still see to the east.

Audience member, Mike Pittman, addressed the issue of Versa-Lok verses natural stone. Mr. Pittman said he would be willing to provide the stone – he has a farm in Switzerland County – has plenty of stone. He also offered a stone foundation but the students would need to dismantle it. Mr. Pittman also said it would be nice to see a green area between the sidewalk and street – he is willing to donate a tree. Mr. Bear advised there is a very small green space but there is a fire hydrant there.

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G. Jorgensen commented that the Versa-Lok is pretty simple to learn and thought learning to lay dry rock would be great for the students to learn but she does understand the time constraints.

Audience member, Kelly Rector, said she also is an educator and thinks it is great the students are learning – this is fabulous. Ms. Rector told Mr. Bear she would like to see the house plans. She asked about the retaining wall. Mr. Bear explained at the top of Lincoln Street (right there by Third Street) it will be one block high and then on down the street it will be approximately 3-ft. tall. Ms. Rector asked if that is to ward off erosion. This is correct per Mr. Bear and it is also to make the yard more level. Ms. Rector asked if there will be a garage. Mr. Bear answered they hope to have an area for off-street parking on Lincoln Ave. close to the backside of the property for one space – school also owns the lot going all the way to Presbyterian Avenue so that would could be a space for parking as well.

Also, Ms. Rector said she had heard that the Clinic will be up for grabs. Mr. Bear answered that he did not know about that.

Audience member, Linda Pittman, told that she and her husband have a farm in Switzerland County and, as her husband has said, the stone is available for this project. She talked about a home at the end of Broadway Street that she knows a couple have been working on and they have done a beautiful job with stone work on the side property. Ms. Pittman told Mr. Bear she realizes he is under a time constraint in building this home, but the skills that these young men will be learning using the stone is something they can take with them throughout life and also after this project is done this is a home that will be in our community for many, many years to come and when you go through town you can see homes that have used a product that you can buy at Lowes and everybody recognizes it – it really doesn't fit into this historic community whereas this would be something that would add beauty and value to this home on Third Street which is part of our community and very close to her. Mr. Bear responded to Ms. Pittman and the board that Versa-Lok is something that is fairly simple to put up and also can take it down and use it in other places, so if they do use Versa-Lok to begin with that is something that could be changed in the future as there is time to teach the students to work with stone. Mr. Bear said he is in favor of making it look more historical with the stone. Mrs. Pittman asked Mr. Bear if there is the possibility he will change his mind and use the stone. Mr. Bear answered they could still change their minds – time is a factor and like he said, there is an erosion problem right now. M. Hoffman said something has to be corrected quickly; if you get into training students – which he is a 100% behind as far as the masonry trade – this is talking about a four-year apprenticeship program and they can get an idea what is going on but it's going to take forever to get it done; and, the drainage problem has to be corrected – neighbor had 2-in. of mud on their property and this not something we can let slide for three or four months.

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

For clarification: The board is voting on this application as applied.

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

Business – Old or New:

T. Hertz said that the building at 523 Mulberry Street, the wood windows have been replaced with vinyl windows – no application before the HDBR. T. Hertz asked the

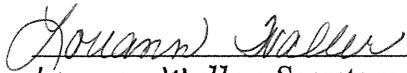
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wishes of the board – this is a constant problem – people do things without asking the HDBR – doesn't know how to stop it. J. Joas said in reviewing the Ordinance it would appear that the Building Inspector should send a letter to the them indicating they are not in compliance with the Historic Board Ordinance – he can, she thinks, do the following: request that they come before the board and try to get approval – it sounds like the work is already done so he can't ask them to discontinue it; or order removal. J. Joas said she would probably recommend that a letter be sent indicating they are not in compliance and request that they come before the board to see if the board would approve it prior to just telling them to remove it and see if they are willing to come before the board – if not will have to figure out action from there – thinks that's basically how the ordinance reads. G. Jorgensen said she had noticed a couple of properties on Second Street that have also made recent changes. T. Hertz noted there are a lot of metal roofs that have not been applied for.

No further business to be brought before the board.

L. Wenning made the motion to adjourn – seconded by P. Davis

Meeting adjourned at 7:01 p.m.

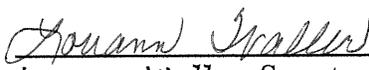


Louann Waller, Secretary

HISTORIC DISTRICT BOARD OF REVIEW

October 26, 2009

No meeting held this month as there were no applications to be brought before the board.



Louann Waller, Secretary

Tony Hertz, Chairman