

The City of Madison Historic District Board of Review held a regular scheduled meeting on Monday, January 24, 2000 at 7:30 p.m. in the City Hall Building. Darryl Steinert, Vice Chairman, presided over the meeting with the following board members present: Dana Riddle, Bill Murphy, Judy Collins & Jerry Massie. Dave Adams & Gene Brown were absent. We welcome our new board member, Jerry Massie. There were no additions or corrections to the minutes from the previous meeting held in December, 1999 so they stand approved as recorded and distributed.

1. Gerry & Kay Chase - C. of A. to remodel garage at 317 Vine Street (rear of 603/605 W. Main Street) as per sketch submitted with application. Zoned Historic District (HDR)

Link Ludington, Restoration Design Consultant, was present to speak for this application. Everyone has copies of the application and sketch. The building is a garage that was built approximately between 1911 and 1927 so this is not envisioned as a certified rehabilitation historic structure unless the state decides that it is, it would then be reviewed by the Division of Historic Preservation Archaeology with guidelines. Will be a 10% tax credit, if so designated, instead of a Certified Historic Rehabilitation. Judy Collins, board member, who lives across the street said she did not get a notice. Link said he sent all the notices that were required, was also advertised in the newspaper. No problem with Judy voting on the application according to Attorney Steve Williams. Diane Sommers, owner of property next door to this property came forward stating she would like to see a picture of what this is going to look like, she was shown the drawing. I understand this is to be apartment living. Link said there would be one residential unit and then passage through to the back yard, shows Di the part that would be residential. Di explains their property next to this is her husbands workshop, works there all sorts of hours, has a lot of tools that make a lot of noise, store four boats in there so we would be coming in and out at weird hours. Want to make sure that whoever lives here does not complain down the road. My only other concern is parking. Appearance looks very nice. Darryl said this board is here only to approve or disapprove the outside appearance of the structure. I would suggest the tenant and your husband discuss the other factor or get in touch with the owners. Link said if neighbors already living in the area have not complained then there should not be a problem. Bill Murphy ask if this is going to accentuate historic architectures. We are not going to try to make this building look as if it was built in the 19th century Link said. Bill ask if there was any thought to casings at all on the windows and doors or anything, something to dress it up a little bit, to me it looks like a boutique. I appreciate the wood siding. We are talking about something that would be minimal but be a dress factor, will get a lot of viewing. Link said they tried to keep the dressings to a minimal at my urging. Jerry Massie said he thought this was going to look better than what is there now. Darryl said his concern is if the state says so and so then you have to deal with things differently then why are you coming to us if the plans are not the final plans, why not clear with the state first - I am just curious. Link said this is the way I have always done, I start with the local board first. Bill Murphy said about all we are looking at are 1 x 4's and molding, this looks like something that is about 25 years old, not something 60 years old. We could make it look a little more historic and would be doing the community a service. Bill said he could write out something in a few seconds and make a motion. Steve Williams said everyone votes just to approve or disapprove it the way it is, no motion needed. George Kirk, 610 W. Main Street, came forward as a neighbor, my property is not adjacent to this. What I have to say is not a Historic situation it is something else - I am concerned about the congestion in the neighborhood. What is being proposed in this request appears to be a change in the use of property and it is my understanding that this would require a Zoning Board approval, if this is the case is it appropriate for the HDBR to take action on this. What if the ZBA takes action and does not pass it then there would be no action for this board to take. Is it appropriate for this board to act on this since

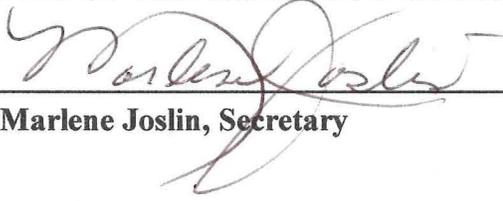
it has not come before the Zoning Board. Darryl said since he has been on this board that has been left to the decision of the property owner, what the board does in this situation is act to issue a Certificate of Appropriateness contingent upon the Zoning Variance because that is totally out of our hands and we have no legal concerns and the Ordinance does not provide any kind of order in which the property owner has to go through. That is why I ask Mr. Ludington about the State process. We have an obligation to respond to an application such as this. Steve Williams said it doesn't really make any difference where you go first, that is why it is written that way - would still have to come before this board to make exterior changes. Joe Colussi, Attorney, was present for John Nyberg, Sr. who lives in South Bend, Indiana and could not be here tonight, his son is here with me. I would like to state for the record that he does not have any problems with the design as Mr. Ludington has presented, the one thing he wants to make sure of and to make a condition of any Certificate that you issue is that it remains a one story building as Mr. Ludington has drawn it. Concern is for the neighborhood and the congestion - so if you issue a certificate would request it be limited to a one story. Darryl said if he went to a two story he would be in violation of what has been submitted. Link said there was no plan to go more than one floor. Mr. Colussi mentioned the sq. footage of the living area. Jim Storm does not think there are any specific guidelines on sq. footage when you are renovating an existing structure. Judy Collins ask if they approve this is it still contingent upon approval by the Zoning Board. Steve Williams said it doesn't appear that it would have to be approved by the Zoning Board. Jim Storm said they do not need ZBA approval because it is an allowed use in that zone. Does not have to have a Variance or Conditional Use permit. Mr. Kirk said (reading from a paper he had) it does say that a Conditional Use is required for Residential Hotels, Condo's, Apartments. Does require a permit. Darryl said if we approve or reject this does not mean the person is going to get a Building Permit, we just approve or disapprove the exterior appearance. **Roll call - All Approval votes with the exception of Bill Murphy who Disapproved. Application granted with a vote of (4) Approvals, (1) Disapproval.**

Business - Old or New - Election of a Chairman and Vice Chairman for the year 2000.

Since the full board was not present, board members decided to wait until next month to vote on a Chairman and a Vice Chairman.

No further business to come before the board, meeting adjourned at 8:03 p.m.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW



 Marlene Joslin, Secretary