

The City of Madison Historic District Board of Review held a regular scheduled meeting on Monday, April 24, 2000 at 7:30 p.m. in the City Hall Building. Gene Brown, Vice Chairman, presided over the meeting with the following board members present: Bill Murphy, Dana Riddle, Jerry Massie and Judy Collins. Dave Adams and Darryl Steinert were absent. Also present were: Steve Williams, Attorney; Jim Storm, Building Inspector; and Marlene Joslin, Secretary. There were no additions or corrections to the minutes from the month of March 2000 so they stand approved as recorded and distributed.

1. Elizabeth Young - C. of A. to put vinyl siding on, replace windows and doors, roof/guttering and downspouts at 706 Presbyterian Avenue. Zoned Historic District (HDR)

Elizabeth Young, Applicant, was present to speak for her application stating she just wants to replace the windows, doors, etc. Ms. Young turned in her green certified cards from adjoining property owners. Bill Murphy wished her best wishes, will really be a challenge. No further comments. Roll call - All Approval votes - Application granted as applied for.

2. Clarence Sentell - C. of A. to construct an 8' x 30' deck on back of structure with a metal roof at 113 E. 5th Street. Zoned Historic District (HDR)

Clarence Sentell, Applicant, was present to speak for this application stating he wants to construct a deck on the back of the structure and it will have a metal roof. Explains the three sided roof. Certified letter receipts were turned in. No further comments. Roll call - All Approval votes with the exception of Dana Riddle who Disapproved - Application granted as applied for with a (4) to (1) vote.

3. Mary J. Breeck - C. of A. to build roof across back of house & brick patio, porch will be 28' long x 14' wide and have metal iron work at 622 West Street. Zoned Historic District (HDR)

Mary Breeck, Applicant, was present to speak for her application stating she just wants to build a roof across the back of her house between the 1st and 2nd floors, the patio will be brick and the railing will be wrought iron. A comment about the back fence was discussed as to why Jim Storm said it needed to be higher. Donald Schaffer, neighbor, was present to question the water draining over onto his property from her property. This is a problem to be solved by the two persons involved. After some discussion on the situation a roll call vote was taken. Roll call: All Approval votes with the exception of Bill Murphy who disapproved. Application granted with a (4) to (1) vote.

4. Linda Fisher/Brenda Wilking - C. of A. to screen in front porch with additional door and replace front door at 512 East Street. Zoned Historic District (HDR)

Linda Fisher, Applicant, was present to speak for her application stating she wants to enhance the property and also that it will keep them from losing a lot of heat in the winter time. The porch will be screened in and will have a front door then I will be adding a door on the side. No further comments. Roll call - All Approval votes. Application granted as applied for.

5. Meredith Gregg - C. of A. to build a 2 story frame with brick veneer addition to accommodate an elevator. Brick and cornice work to match existing at 509 W. Main Street. Zoned Specialty District (SD)

Meredith Gregg, Applicant, said she went to an Orthopedic and he told her she needed to find some place else to live or get an elevator. Ms. Gregg said she did not want to live any place else and liked living on the second floor so chose to put an elevator in if the board will OK it. Ms. Gregg passed around pictures of what the elevator will look like and just how it will blend in with her house, the cornice will match the existing, brick will match existing, stone will match existing, will be brick veneer and the elevator shaft will be 22' tall, a shed roof sloped to the south, will set back 3' 4" and there will not be an opening from the outside to the elevator it will be through the hall on the inside. Any water will flow toward the sidewalk. My neighbor has no problem with what I plan to do. Ms. Gregg turned in her certified letter receipts, there was no one with a complaint. No further comments. Roll call - All Approval votes - Application granted as applied for.

6. SEA Design, Inc. - C. of A. to demolish two structures and relocation of one existing with modification of an existing warehouse to make townhouse duplex, create off street parking at 129 Mulberry Street. Zoned Central Business (CBD)

Renny Keal, 308 West Street, was present to speak for his application. Mr. Keal handed out some pictures and drawings for the board to view. Renny started with the colored drawing which is the Old Weinberg Complex, the bigger structure up in the corner is the existing office. The ones we are talking about are the ones all the way down to the blue structure, the little white house. The purple one is the large warehouse structure, the steel structure. What I am proposing is to leave the office in tact, the brick facade

building I would like to demolish, then back in the back there is another small shed I want to tear down. I want to modify completely the purple/blue structure. That's the big metal building. In its place I want to put three single family dwellings and bust this warehouse up into duplexes. Other 2 sheets you have show plans of the other little structures. In your packet also is a picture of the little white house on the end, I want to purchase the white house and demolish it to create a view that I need of the river for the development of the warehouse structure. Have other pictures, can explain the facade I plan. There is a lot of gingerbread in that area and this packet shows some of the houses in the area. I like it so that is why I want to go with it, it is pretty easy to duplicate, will be like a small Gingerbread Square on Mulberry Street. The 3 smaller structures up there are independent of the big structure, the warehouse structure. This is a complicated piece of work. Speaks of the steel building. What I want to do with that is raise the floor elevation, change the roof line. Garages are the little red things indicating cars/shared garages. Single family residences with off street parking. Not sure what the structure will look like but out of all the pictures I have taken in town - - shows the one he likes the best. Architecture is Victorian of some sort. I would have in the new structure narrow 20' wide townhouses, 20' x 40', 1600 sq. ft., two floors with varying facade on the front. The rest of the packet are where I went around town trying to take pictures of similar structures. Explains where the houses are and who they belong to. I show some window treatments that I like, there are other examples as you go through the packet. There are some one level, single family homes. There is a picture of the townhouses down on Mill Street, they have been and still are very popular in the community. They blend in and do a nice job, we do have a river view where I want to put the townhouses. Don't have a real definite plan it is the concept that I am really after here, it is a large project and will take some time. I'm not sure what the time limit with approval is, there is no way I could do it in one year. I would like to ask the board for consideration, doing it in a couple stages, there are major issues that would need to be addressed and total completion I don't think five years would be out of line, it is a lengthy project with quite a bit of demolition. It is a good project and would clean up the area. I talked to John Galvin and Kim Franklin who have both given me some ideas on what the large structure could look like and we still have not landed on any particular thing. Explains some that are pretty nice looking in town. I am open for suggestions. Gene Brown says this seems like a pretty good project and you should be commended for attempting it, but the matter of the large building - I wonder if we can really approve that at this time, lack of information. Plans are going to be required. There are going to have to be plans somewhere along the way. Need to be able to tell someone what it is going to look like so can we approve the big building at this point? Steve Williams said it sounds like he is not here to ask for the aesthetics of the exterior, he is here for the demolition of the buildings and everything else. Renny said he needed concept approval of the entire project, can't do part of the project and not do the rest. G. Brown said he thought they could give concept approval, what I am suggesting is when you get details of the large building then bring them back and let us see what it is going to look like, bring them back for review. Renny said he was not going to be using all wood windows and I may be using some vinyl and I may be using some contemporary material, this is going to be a new building. Renny ask what he could go forward with. Steve Williams said Renny is used to going before boards, this board deals with exterior changes and materials that are visible from the street. We don't know what it is going to look like, that is the part that needs to be approved by the board. They need some kind of aesthetics, what the outside is going to look like. Renny said he may want to modify this. We may want to try something down there and it not look right, so I would have to change it. I am after marketability. I am pretty sure I know what the board is looking for. Concern is what the large structure is going to look like. Steve Williams said he was thinking about Pearl Park, Mrs. Munier came in and we approved the idea in general, now she has to come back in when ever she is putting something different in the park, the board approves it and it has not held the project up at all, kind of the same thing here. When it comes to your aesthetics come back to the board and show them what you would like to do and I don't think we will hold you up. Right now the board can't approve what they don't see. Renny explained financing issues he has to deal with, etc. things that have to be done in phases. The upper phase, the 3 smaller structures would be done first, to do anything in the big structure before I can sell one unit I am going to have to complete the facade of the whole building. The concept is pretty much depicted by that one small drawing, what it is going to look like. Bill Murphy said they support what you have in mind, by the same token, counsel has just said that as long as it is what you do reflects that specifically there will be no delay. It really comes as a matter of trust. We can give you a generic approval of the demolition and so on ... and we can trust that that will be done efficiently, by the same token you can trust us. We will support you in every way - you trust us and we will trust you and we will go ahead as the counsel has said, come back with specifics in mind

and as long as they reflect what you have indicated there will be no delay. Renny said he is not as comfortable three years down the line, I may be dealing with different people on this board. Bill said we want you to do what you want to do - so there has to be trust. Renny said the first element is to do away with the eyesore and the last element is final approval of this large structure. Dana said we are all in agreement that you are going to get rid of this eyesore and do a good job, we just need to see what it is going to look like. Renny ask if they were in agreement that they are not against any of the demolition which includes the white house on the end. This area will be grass, landscaped, where the white house is now. Renny had thought of re-locating the white house but it was not worth saving, been flooded several times, not much worth saving except the paneling. The cost exceeded the value of the house. Renny ask to amend the application to not re-locate the white house, demolish it instead. If we could break this down into sections, demolition, the three structures behind that building are pretty detailed as for as facade so we could go forward with that portion. Dana said we still don't know about the windows, vinyl siding, brick, etc. The street facade would look just like the end of the office Renny said. Renny likes the full windows. Would be brick on the end, could be done in stages. Could all be approved with the exception of the concept of the large structure which could be approved with the final coming with the details on that. I will be getting help on this. I can't go get financing when I go to get it and say they half way approved this. Concept is pretty secure and I think everybody agrees it is basically a sound concept, what I'm hearing from you all is that you are just not quite sure what it is going to look like and that you want some check on that. The upper portion, I am pretty hard fact on the way it is going to look, the demolition - there is no question about that, the external facade of that large structure, the concept is the alter and it will be made somehow compatible. Explains the wide range - the basic is the 3 windows and the door in the front entrance. Duplex type of townhouse application. I'm partial to brick or a mixture of brick and vinyl so we can have distinct looking family residences. I hope we can come to a compromise where I can proceed forward, leaving the latter part of this structure to later approval. Gene ask why they can't approve this project subject to Mr. Keal bringing final details back to us at a later date. I have to get general approval for my financial approach. Steve Williams said he thinks everyone on the board seems pretty comfortable with that, it is just the final - whats it going to look like? The board could approve everything except the looks, then come back to the board when that decision has been made. You can erect the whole thing, just can't finish it out. Renny has been before a few boards and to be honest I have lost complete confidence in boards, I'm not going down there and spend \$\$\$ getting rid of the eyesore and come back before this board and be picked to death. This project depends on the total project. I'm not going forward without some kind of approval, I'm spending a million bucks and if you don't think I am going to do it right then you are mistaken. I will follow anybody's advice but I'm not going to come back here and be picked to death after I've cleaned up the eyesore. Dana said we are looking at this from the trust factor to, remember the St. Michaels house. I was thinking about what you told us you were going to do and what you did. Jim Storm said that was a condemned structure, pretty much except the facade. Turned out to be a good project. John Galvin, HMI President, said the information Mr. Keal turned in tonight did not seem appropriate because when the application is filed with the secretary there should be enough information to approve or disapprove the application. Steve Williams said if Renny says the structure is going to look like a picture he has picked out then I do not see any reason why the board can't either approve or disapprove this tonight. Jerry Massie said the Legal Notice did mention demolition of two structures so if they were against it they could be here. The board will be voting on Mr. Keal coming back before the board with the aesthetic features for the main building. You will be getting concept approval or disapproval for the three smaller structures, picture is on file. Demolition to be approved or disapproved - to go forward. **Roll call - All Approval votes -**

Business - Old or New

None

BY ORDER OF THE HISTORIC BOARD OF REVIEW



Marlene Joslin, Secretary