

The Madison Historic District Board of Review meeting scheduled for the month of March was held Monday, March 25, 1996 at 7:30 p. m. in the City Hall Building. Robert Snodgrass, Vice-Chairman presided over the meeting in the absence of Chairman Frank Gunter. The following board members were present: Dana Riddle, Kim Washer, Darrell Steinhardt, and Alaine Patton. Also present were: Dan Hobbs, Attorney; Dan Carter, Building Inspector; and Steve Horton, in the absence of Marlene Joslin recorded the minutes of the meeting. There were no additions or corrections to the previous month's minutes as distributed so they stand approved as recorded and distributed.

1. **Mr. & Mrs. Richard Denton - C. of A. to replace existing wood frame windows with vinyl frame windows, same size & style at 410 West Street. Zoned Central Business(CBD)** Dick Denton presented his application to the board. There were no questions or comments from the board or the audience. Roll call -all approval votes- Application granted as applied for.
2. **Wilma Harrell - C. of A. to put vinyl siding on, add porch and change steps at 411 Baltimore Street. Zoned Historic District (HDR)** Wilma Harrell presented her application to the board. B. Snodgrass asked about the change in steps. Harrell explained the change was due to the difficulty in maneuvering the current steps as they make it difficult to enter the home. There were no further questions or comments from the audience or the board. Roll call- All Approval votes - Application granted as applied for.
3. **American Legion - C. of A. to erect red brick, 12' x 20' restrooms similar to the one in the Main Street parking lot (city) at 707 N. Jefferson Street. Zoned General Business (GB)** Alan Duncan presented the application for the American Legion. The board questioned the size of the building and location. Duncan explained the building might be somewhat larger than the Rest Rooms on Main Street but it would be the same style. No other questions from the board or the audience. Roll call- All Approval votes- Application granted as applied for.
4. **George & Maudine Kirk - C. of A. to replace existing post lamp, replace windows on the east and west sides of house with dbl. hung vinyl windows-size, style & appearance of original windows. Brick entire area between sidewalk and Main Street at 610 W. Main Street. Zoned Specialty District (SD)** George Kirk presented his application to the board. Dan Carter said pictures of the home were available for viewing. There were no questions or comments from the audience. R. Snodgrass explained that this home was once the home of Abraham Lincoln's' sister-in-law during the Civil War. Kirk stated that this is just the beginning of many things they will be doing to preserve the home. The Board asked if the Kirk's had checked into restoring the wood windows or replacing the windows with wood rather than vinyl. Kirk said they had but could not afford the cost of replacing all the windows around the house with wood. Kirk said the Main Street windows will remain wood for as long as possible and will probably be replaced with wooden windows later. Kirk explained the home needs good protection from the weather. There were no further questions from the board or from the audience. Roll Call- All Approval votes- Application granted as applied for.
5. **Jesse Lopez - C. of A. to take old siding off and replace with new vinyl siding, rear of structure at 411 W. 2nd Street. Zoned Historic District (HDR)** Jesse Lopez presented his application to the board. There were no Questions or comments from the board or from the audience. Roll Call - All Approval votes- Application granted as applied for.
6. **Shawn & Geri Auxier - C. of A. to construct a new residence at 922 W. 1st Street as per plans that will be presented to the board. Zoned Historic District (HDR)** Shawn Auxier presented his application and plans to the board. The home will be vinyl siding and the windows will be 6 on 6. Auxier presented a sample of the vinyl siding they will be using but the color has not yet been determined. The plans were offered to the audience. The board and several audience members reviewed the plans. There was a question from the audience as to the reason the Auxiers chose the style of vinyl that they did. Auxier said there was no particular reason however there are

several homes in downtown that are using this type. The contractor also recommended this type for the home. Roll Call- All Approved- Application granted as applied for.

**7. John & Sarah Morgan -C. of A. for demolition of garage at 403 W. 1st Street; demolition of present structures at 123 Broadway, construction of carriage house to be used at guest house for 403 W. 1st Street. Zoned Low Density Residential (R-4)** Sarah Morgan presented the application, copies of the proposed changes and a letter from Force Construction on the condition of the property at 123 Broadway Street to the board. Rob Sidley architect for the Morgans stated that they had toured the building and looked at the possibility of renovating the structure, however the original building had been added on to and was deteriorating. The assessment was that the building was beyond repair and would require total replacement to turn it back into a habitable building. Sidley said it did not appear that the building was salvageable at all for the intended use. the removal would enable the Morgans to build a carriage house more appropriate to the property. The design of the carriage house is meant to be consistent with the style of the Morgan's home. The existing garage also to be demolished doesn't have the detail that would make it historical significant and is in poor condition. the plans also include a formal garden. Several audience members ask questions about the demolition of the 123 Broadway home and if the Morgans had looked at every possibility to restore the home. Comments were made as to other homes in the same shape that have been restored and the market value after restoration should not be considered in the demolition of homes. Dana Riddle said she had received several phone calls mentioning that there where so few homes left on Broadway Street and she was not comfortable with approving this. Several other comments were presented in favor of the demolition. Roll Call- Disapprove - D. Riddle, Approve - K. Washer, R. Snodgrass, D. Steinhardt, and A. Patton. Application approved by a (4) to (1) vote.

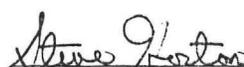
**8. Elizabeth T. Mancuso - C. of A. to remove (2) windows on north side, (2) on east side & replace with vinyl windows, look same ar as near as possible at 901 W. 2nd Street. Zoned Historic District (HBR)** Elizabeth Mancuso presented her application to the board. There were no questions or comments from the board or the audience. Roll Call- All Approved- Application granted as applied for.

**9. Chris & Laurel Richards - C. of A. to tear off concrete porch, rebuild back to original if possible at 902 W. 2nd Street. Zoned Historic District (HDR)** Chris Richards presented his application to the board. The board questioned as to what the original structure would be. Richards said he could not tell until the concrete was removed however it will probably be railing and steps trying to keep it as traditional as possible. There were no further questions or comments from the board or the audience. The Board approved the demolition of the concrete porch but would like for Richards to come back before the board with the plans to rebuild. Roll Call- All Approved with conditions stipulated.

**10. Historic Madison Foundation, Inc. - C. of A. to demolish a wood frame garage with concrete foundation, also the cistern box to be removed, cistern filled, at 106 Milton Street. Zoned Med. Den. Residential (R-8)** John Stacier representing Historic Madison Foundation, Inc. presented the application. The demolition is due to the possible problems with providing fire protection for the remaining more historical building. Anything that can be salvaged will be. The board asked the date of the building and construction. Stacier said the building dates back to 1928 but the frame work was very substandard. Roll Call - All Approved- Application granted as applied for.

No further business to come before the board, meeting adjourned at 8:25 p.m.

BY ORDER OF HISTORIC DISTRICT BOARD OF REVIEW

 FIRE INSPECTOR 03/29/96  
Steve Horton, Recorder of Minutes