

The City of Madison Historic District Board of Review meeting scheduled for the month of May was held May 28, 1997 at 7:30 p.m. in the City Hall Building. Dana Riddle, Chairperson, presided over the meeting with the following board members present: Kim Washer, Dave Adams, Alaine Patton, Robert Snodgrass & Darryl Steinert. Frank Gunter was absent. Also present were: Dan Hobbs, Attorney; Jim Storm, Building Inspector; & Marlene Joslin, Secretary. There were no additions or corrections to the previous months minutes as distributed so they stand approved as recorded and distributed.

**1. Robert & Ilene Anger - C. of A. to add a "3 season" enclosure made of tempered glass, roof will be studio style attached to wall of house, all doors will be sliding type, walls will be a series of doors on leveling tracks at 606 Jefferson Street. Zoned Historic District (HDR)**

Bob Anger, 606 Jefferson Street, was present to speak for his application explaining his intentions. Dave Adams ask Mr. Anger to point out on the slide just where the addition will be. Mr. Anger did point to the location. Will be where you see the window, only a small portion can be seen from the street. No further questions or comments. **Roll call - All Approval votes - Application granted as applied for.**

**2. James & Margo Olson - C. of A. to renovate carriage house, replace missing/damaged windows, replace sliding door with overhead door, remove fence between carriage house & neighbor's garage, construct carport roof & privacy fence at 610 E. 2nd Street. Zoned Historic District (HDR)**

James Olson, applicant, was present to speak for his application stating that they want to do just what is on the application. Darryl Steinert said he has a question for Mr. Storm. Why is this on the agenda since you can't see it from the street? Storm said it can be seen from the alley. Steinert said alley's do not count, Dan Hobbs agreed. No further questions or comments. **Roll call - All Approval votes - Application granted as applied for.**

**3. Mary Breeck - C. of A. for a new wrought iron fence, change concrete walk to brick, porch has already been demolished at 622 West Street. Zoned Historic District (HDR)**

Mary Breeck, applicant, came forward to speak for her application stating that the porch was not demolished, the porch roof fell off by accident and then the bottom fell off so it is no longer there. There was lengthy discussion on sending out the letters to adjoining property owners. Mary said she didn't send it out just walked it over and she signed it. I did not send one to my other neighbor, Mr. Schafer, he didn't send me one when he put his fence up. If I had of sent it he wouldn't have signed for it because it was from me. The man just would not have accepted it. Dan Hobbs said that letters must be sent to adjoining property owners at least (10) days prior to the meeting. Dana said if you had mailed it you would have proof of notifying him of your intentions even if he wouldn't sign for it. I put my fence up when I had the opportunity. Dana said "you did that prior to coming before the board". Mary said "yes", I put it up when I had the opportunity. The certified letters were discussed again and Mary said that she would not mail a letter to the other adjoining property owner because he will not accept it anyway, would just waste the money mailing it. If you want to go into detail on why he will not sign, I can do that. Dana said "no" that is not our concern. I will not mail the letter to him and that is "flat-out", I will not mail it to him.... If you will come down to my house sometime this week we will walk over together and try to explain to him why he needs to sign the paper, the reasons why, etc. Dana said she did not mind doing that. No problem with the signed card even though it wasn't mailed. Board can suspend the rule if they want to. Dana reads that no action shall take place until letters are sent certified to adjoining property owners. Mary said "what is good for the goose is good for the gander". I will not take the letter over to him to be signed and that is that. D. Hobbs said all she has to show is that she mailed it at least 10 days prior to the meeting.. Mary then spoke about John Paquette, Circuit Rider, and that he is not a nice person, he is arrogant, rude and we don't need a person like that in our community to upset people. Dana said he was just there to get pictures. Mary said I know and he got them without my permission. The pictures make me mad, the ones he took were the worse parts of my house. We need to televise these meetings, would be helpful and interesting to know the do's and don'ts. Should be televised, educate people. John Paquette was terrible and led me to believe he was the Building Inspector. D. Steinert said he would appreciate it if Mary would state what went on that day. Mary said we just don't need that man in our community, they sat in the car for about 5 minutes, got out of the car and ask for me, he demanded to know where I ordered that fence and I said that I didn't order it that my husband built it. He said you can be fined for putting it up before the meeting. I told him he wasn't going to fine me for anything, he said I can ... wanted to know where the old porch went to, I told him that it fell off about two years ago and I took the bottom off just recently. Wanted to see my construction plans and I said I don't have any. It was his attitude, his voice, etc. and he is not going to walk on my property and talk to me like that. I have been working on that house for three years. Nothing is permanent until I say it is permanent and that is what I told him. A couple of board members said they had heard complaints on John Paquette. After lengthy discussion it was brought up that the rules Mr. Paquette was hired under will be reviewed at the next meeting. Mary said he is college educated but common sense is common sense. I didn't appreciate him coming into my yard the way he did and upsetting me, don't send him back to my property again because he is not welcome. I have called the councilmen and I

also talked to the Mayor about him. You need to ask the general public who else this man has treated this way, otherwise you (Dana) would be at work, not out riding around with him. I was told that you ride around with him to keep him from being rude to people. We have to become more helpful than hurtful. I know you people want to do your job but this needs to be televised. This community needs a lot of effort. After lengthy discussion Dana ask the board what they wish to do. **Darryl Steinert made a motion to table the application until the next meeting and Kim Washer seconded the motion. Roll call - All ayes to table the application until next meeting.**

**4 Joyce & Pat Ogden - C. of A. to replace metal roof with shingles, remove plywood board once used for sign, "Mir It Is" sign to remain, awning to be replaced over sidewalk with same material, canopy to main entrance to be removed at 515 E. 2nd Street. Zoned Historic District (HDR)**

Joyce Ogden, applicant, said they own the beauty shop and just want to make improvements to the building, points out the things to be done to the building, explains that the sign will be lowered, will extend the awning the length of the building and replace a portion of the metal roof with shingles. D. Steinert said this is a welcome change, will help the neighborhood out. No further comments - **Roll call - All Approval votes - Application granted as applied for.**

**5. Jim Pruett/Bev Blaney - C. of A. to replace shingles, light fixtures, install double pane/double hung windows, remove existing porch, replace per sketch, move driveway to east 14', install vinyl siding, kitchen addition and 1-car carport, build small deck at 106 Ferry Street. Zoned General Business (GB)**

Jim Pruett, Realtor, was present to speak for Bev Blaney stating they just want to do what Dana has read to you, this was probably built back in the 50's. There were no additional comments - **Roll call - All Approval votes - Application granted as applied for.**

**6. Karen S. Wilson - C. of A. to replace existing roof & siding to match siding & roof of the house at 201 S. Walnut Street. Zoned Central Business (CBD)**

Link Ludington, friend of Karen, was present to speak for Karen since she is ill. Karen wants to replace the steel with aluminum, 8". Application does include putting a garage door on, new roof, new siding to match the house.

There was no one opposed to what Karen wanted to do. **Roll call - All Approval votes - Application granted as applied for.**

**7. Howard Breeden - C. of A. to demolish & remove garage attached to west end of home, restore porch to original condition at 313 Mill Street. Zoned Historic District (HDR)**

Howard Breeden, applicant, was present to speak for his application stating he wants to demolish the garage, rebuild porch which will be replaced as original. Lloyd Miller, neighbor, was present to speak in favor of what Mr. Breeden wants to do - will be a great improvement and compatible with the neighborhood. No further comments. **Roll call - All Approval votes - Application granted as applied for.**

**8. People's Trust Co. - C. of A. to make changes in front of building, change signage at 214 E. Main Street. Zoned Central Business (CBD)**

Mr. Lynn Smith, Bank Employee, was present to speak for the application and explain their intentions for the facade of the building which will be renovated. Mr. Smith explained the front of the building will be 19th century style entrance, the showcase windows will be removed. Door will be solid wood with glass window & brass kick-plate at bottom. Will have tavern type drapery so you can't see in. The sign will be flat with raised lettering and be within the guidelines of the Ordinance. The windows will also be painted on and be within the guidelines. Dana said she thought it would be a lovely addition to the building. No further comments or questions. **Roll call - All Approval votes - Application granted as applied for.**

**9. John Kidd - C. of A. to remove (2) 4' wooden doors, install (1) 10' overhead garage door at 633 Spring Street. Zoned Med. Den. Residential (R-8)**

John Kidd, applicant, was present to answer any questions the board might have. John said he would like to take the doors off and replace them with an overhead door because the way the doors are now, can't get anything in there.

Mike Kagg's ask if he couldn't come around behind the building. Mr. Kidd said he couldn't. No further comments. **Roll call - All Approval votes - Application granted as applied for.**

**10. Rob & Missy Holt - C. of A. to erect a carport/storage shed in rear of property at 749 W. Main Street. Zoned Specialty District (SD)**

Rob Holt, Applicant, was present to speak for the application and answer any questions. There was a question as to why Mr. Holt was asked to appear before the board. This is going to be in the rear of the house and can barely be seen from the street if it can be at all. The lot is 42' wide and the structure will be only 32' Holt said. No comments - **Roll call - All Approval votes - application granted as applied for.**

**11. Mike Totten/Lee Daugherty - C. of A. to remove late 1800's addition, replace with 2 story addition 3' - 1-1/2" longer than existing, addition of frame construction with heavy vinyl lap siding, shingle addition, roof & copper small north walkway addition at 115 Walnut Street. Zoned Central Business (CBD)**

Mike Totten, Architect, was present to speak for the application along with L. Daugherty. Bought house and want to remove a single story late 1800's addition and replace it with a vinyl sided 2-story addition. The existing addition does

not have a foundation in certain places. The application was explained and drawings were passed out to the members. No further comments - **Roll call - All Approval votes - Application granted as applied for.**

**12. Elsie Bodeman - C. of A. to repair/renovate property at 111 Vaughn Drive due to flood damage. Zoned Open Space (OS) -----APPLICATION TABLED UNTIL LATER DATE**

**13. Terry Thomas - C. of A. to remove existing back room & rebuild at 847 W. 3rd Street. Zoned Historic District (HDR) ----- APPLICATION TABLED UNTIL LATER DATE**

**14. The Old Cotton Mill Consortium, LLC - C. of A. to rehabilitate 70,000 sq. ft. into luxury condo's. with garages, etc. at the NE corner of St. Michaels & Vaughn Drive. Zoned Open Space (OS) APPLICATION TABLED UNTIL LATER DATE**

**15. Kocolene Food Mart #5 - C. of A. to make signage changes. TABLED FOR 2ND TIME ...**

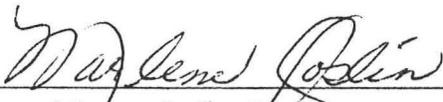
**16. Barry Drake - C. of A. to put vinyl siding on residence at 725 Saddle Tree Lane. Zoned Med. Den. Residential (R-8)**

Barry Drake, Applicant, was present to speak for his application stating that a STOP WORK was put on his project when he was covering bad brick with vinyl siding because the brick has moisture damage. Barry said he had tried everything before he turned to vinyl siding, said he had tried sealer, painting and even tuck-pointing. The board does not like to see brick covered with vinyl siding they said. Jim Storm, Building Inspector, said that if the vinyl siding was removed now it would cause extensive damage, the brick are so soft. There were several persons in the audience to speak in favor of what Barry was doing. After several comments. **Roll call - All Approval votes with the exception of Dana Riddle who disapproved. Application approved as applied for with a vote of (5) to (1).**

After hearing the applications there was discussion on how the Circuit Rider should present himself when he looks at the applications and the properties. People don't know the proper procedure for making application to the board. Are we required to have a Circuit Rider? Carol Cunningham, Cornerstone, said the Cornerstone Organization is sending letters to new property owners downtown welcoming them to the City and briefing them on the Historic District Ordinance. It was also brought up about a sign on West Street, Timme Tee's, that is still in place and what is to be done about it.

No further business to come before the board at this time, meeting adjourned at 9:05 p.m.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW

  
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 Marlene Joslin, Secretary