

The City of Madison Historic District Board of Review meeting scheduled for the month of January was held January 26, 1998 at 7:30 p.m. in the City Hall Building. Dana Riddle, Chairperson, presided over the meeting with the following board members present. A. Patton, D. Adams, B. Snodgrass & Kim Washer. D. Steinert was absent. Also present were: Steve Williams, Attorney; Jim Storm, Building Inspector; and Marlene Joslin, Secretary. There were no additions or corrections to the previous minutes as distributed so they stand approved as recorded and distributed.

**1. American Legion Post #9 - C. of A. to add awnings on window & door as per drawing submitted to board at 707 N Jefferson Street. Zoned General Business (GB)**

Marshall Wentworth, American Legion Post #9, was present to speak for the application stating the awnings will look just like the drawings submitted, they will be dark blue with gold lettering and the lettering will be within the guidelines of the Ordinance. No questions or comments - **Roll call - All Approval votes to grant application as applied for.**

**2. Jefferson Co. Historical Society/M. Totten - C. of A. to add addition to existing building as per plans submitted at 615 W. 1st Street. Zoned Historic District (HDR)**

Mike Totten, Architect, along with Joe Carr, member of the Society, were present to speak for the application. We are hoping to expand the building to the west, at this point we are planning on 4200 sq. ft. on the 1st floor and hopefully 4200 sq. ft. basement also. The exterior building from the first floor up is all brick veneer with wood showing, then under the windows on north side a stucco appearance, the gable end on west end of building is intended to be brick but may be pushed back to lap siding of wood, from 1st floor down will be poured concrete walls, using brick forms, creating look of layered brick. Changing the appearance of the front porch creating a more of a gazebo look, columns will be a lot larger, then there is an arbor connecting the addition to porch which will make the entrance addition subordinate to the front door. Any questions?

Alaine Patton ask why not brick under the windows. Totten said they could do brick, but the building is tall, gave reasons for using stucco and told of different things they tried. Will not look like one big piece of stucco. Face with stucco on it is out 25', porch extends out 12', arbor is approx. 8' from face of building. Totten said he had already gotten approval from the Zoning Board for set-backs. No further questions or comments, Dana ask for roll call. **Roll call - All Approval votes - Application granted as applied for.**

**OLD BUSINESS: Mike Totten - Re-visit concerning siding issue ... Girl's Club, Inc. 109 W. 3rd Street.** Dana said they had a request by the Girl's Club to re-visit concerning siding, decided to advertise in the paper so that anyone wishing to come to the meeting would have a chance to voice their opinion, Mike could you just re-present what you did the last time? Mike said "sure" if I have to. This particular docket has gotten quite a bit of history by now, was last presented in November, 1997, at which time I gave you some cost comparisons with vinyl siding and wood siding. The bottom line was a difference of 500-600% over a 20 yr. period. In mean time I have gotten information from company that that percentage is way low. That was assuming that we repaint every 10 years, the average is that you repaint every three years, instead of the \$3600. it would be more like \$12,000. Explained buying good vinyl siding compared to cheap vinyl siding and also the correct way to install it, all problems with vinyl siding don't occur if done properly. If you go to a bargain basement store and buy the least expensive siding and put it up in the wrong manner then you will have problems with it. Buy good stuff to start with and have someone that is good install it, problems will not occur. There is existing vinyl siding on the Girl's, Inc. structure so would seem strange to go brick-old vinyl-wood. Snodgrass ask what part of the historic structure would be covered up. Totten explained it on the drawing, not putting vinyl over brick directly, would only be concealed. Hard Board was discussed, would not be satisfactory to use, bad reports have come out about it, has been defective. Snodgrass ask if we would be covering up any water problems if we allow vinyl siding. Totten said "no". We are hiding some brick but not placing vinyl against the brick. Members are concerned about maintenance down the road. Members wanted everything done possible to get the vinyl siding said Mike. Leaves a package with the board to gain knowledge of the siding. Snodgrass also passes out brochures for the board members. Will leave a copy with Marlene and she can make copies. After lengthy discussion with board members floor was opened to the audience. Joe Carr said he didn't think that downtowns 19th century buildings should be wrapped in 20th century materials. Totten ask Steve Williams if vinyl siding was prohibited in the **Cont'd. Page 2**

Historic Ordinance. Steve Williams said "no" it is not prohibited, nothing specific in there about vinyl siding. Totten said he had made every effort to notify Mr. Carr and it was also in the paper so would request a vote tonight. Suzanne Skaggs was concerned with Totten coming back before the board to try and change their minds, also mentioned painting the building every three years, was also giving percentages. Kathleen Cooper said applying vinyl siding to the structure would reduce the appearance of the block, names some of the old buildings in the area. This is a very significant building to Madison. It is used daily and who is going to oversee the vinyl siding being installed? Mr. Totten says he is going to oversee the project but how do we know he is? We do live in a special place I think said Joe Carr. There should be a few "special" places left in the country where vinyl siding is not allowed. Dana Riddle said she thought wood could not be replaced by vinyl, wood can last more than 100 years. After audience spoke, Mike said he would be referred to as a construction superintendent from time it begins to the end, not afraid to enforce quality control. D. Adams ask if anybody had talked to Darryl Steinert. Marlene Joslin, Secretary, spoke with Darryl by phone and Darryl stated that he did not have a problem with the vinyl siding, after all the City allowed vinyl siding on a building on Vaughn Drive. No further questions or comments Dana said a vote to approve means you approve the vinyl siding, disapproval means you do not approve of the vinyl siding being used. **Roll call - All approval votes with the exception of Dana Riddle who voted to disapprove. - Application granted as applied for - Vinyl siding to be allowed.**

**Next item of Old Business:**

**Nina Youngblood - C. of A. to demolish structure at 915 W. 1st Street. (HDR)**

Tony Castor, Attorney, was present to speak for Ms. Youngblood stating that approx. 3' of water got in Ms. Youngblood's house at 915 W. 1st Street during the flood. On September 23, 1997 the house was put up for sale and was also advertised in the newspaper, she has made an effort to sell the property, she has received three offers on the house and this is what the board requested her to do. The Federal buyout program has offered \$22,000. pending financing. The buy-out will pay for the demolition of the house and then the lot would be landscaped. We are asking you to approve the demolition tonight, if someone comes along to buy the property she will sell it. Snodgrass ask if the Government Agency would go along with this. The answer was if she can get \$22,000. for it they will go along with it. The Federal money is expected in 1 - 4 weeks, but you never know just what will happen, Tony Castor said. Patty Heitz said that Ms. Youngblood is under no obligation with the buyout program so if someone wanted to buy the property that would be fine. Ms. Youngblood said she did not want to have the house torn down but she has waited for ten months and it hasn't been good, not knowing what is going to happen. Attempts have been made to repair the house and it just has not worked out. Jim Storm, Building Inspector, said the home is structurally sound and repairable, just think attempts to repair were made to soon after the flood before the structure dried out completely. The Federal buy-out means that the home will be demolished and the lot landscaped, paid for with federal funds. If the City gets the property, Jim Storm said it will be maintained, that will probably be figured out later, should be no problem. There was discussion from the audience and the board concerning how the vacant spot would look. Dana Riddle ask if there was a need to vote on this again. After discussion, decided there was no need to vote again since the vote was taken four months ago and Ms. Youngblood has done everything she said she would do the house can now be **demolished**. **Application granted to demolish property at 915 W. 1st Street.**

**The next item of business - PSI Signs to be changed to Cinergy - 3rd Street Office.**

Since this is a business change and the signs are within the guidelines the board sees no problem with the changes, will not have to come before the board Jim Storm, Building Inspector, can OK.

**Next item of New Business - Election of a Chairman & Vice Chairman for 1998.**

Alaine Patton nominated Dr. Robert Snodgrass, Kim Washer seconded the nomination. - **All Ayes**  
Alaine Patton nominated Darryl Steinert for Vice Chairman, Kim Washer seconded the nomination. - **All Ayes.** **CONGRATULATIONS TO DR. SNODGRASS, CHAIRMAN & DARRYL STEINERT, VICE CHAIRMAN FOR 1998.** Alaine Patton also expressed her thanks to Dana Riddle for a job well done in 1997.

Vinyl siding in the Historic District was brought up again and Steve Williams opinion was requested. Steve said I have the same Ordinance you all do, reads from Section #10-A. Preservation of Historic Buildings Within All Zones in the Historic District. Nothing specific said about vinyl siding.

No further business to come before the board, meeting adjourned at 9:12 p.m.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW

*Marlene Joslin*  
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Marlene Joslin, Secretary