

The City of Madison Historic District Board of Review held a regular scheduled meeting on Wednesday, May 30, 2001 at 7:30 p.m. in the City Hall Building. Darryl Steinert, Chairman, presided over the meeting with the following board members present: Gene Brown, Judy Collins, Dave Adams, Bill Murphy, and Jerry Massie. Dana Riddle was absent. Also present were: Steve Williams, Attorney; Jim Storm, Building Inspector; and Marlene Joslin, Secretary. There were no minutes from April to be discussed.

1. Paul W. Key II – C. of A. to replace aluminum siding with vinyl siding and the old style windows with new pella windows at 1054 W. Main Street. Zoned (Medium Density Residential (R-8))

No one was present to speak for the application. Tabled until next meeting.

2. David Ray & Ruth Turner – C. of A. to remove rotten sash, replace window glass w/brick on east wall, replace tin roof with translucent panels (south shed) also make changes inside of shed. On south wall, 2nd floor – brick door to match windows, insert tempered glass w/wood sash & trim, replace western most window with tempered glass, wood sash & trim, replace 2 eastern windows w/double hung windows, wood sash & trim. On north wall, replace upstairs windows with tempered glass, center window with dbl.hung window. Downstairs, replace picture window w/two tempered windows at 105 Fountain Alley. Zoned Central Business (CBD)

Ruth Turner, Applicant, was present to speak for her application stating they want to do just what is included in the application. G. Brown asks Mrs. Turner what she means by tempered glass. Mrs. Turner said they could get pieces of glass which are used in patio doors. Will be 6 sash. G. Brown asks why they are using that instead of double hung windows. Mrs. Turner said "cheaper" - G. Brown said don't you think the double hung windows would enhance the value of the building? Mrs. Turner said "yes" it is a compromise. D. Steinert asks if the trim is going to look like what is there. Mrs. Turner said except it will not look rotten. Suzanne Skaggs, Audience, expressed her opinion on the windows. No further questions or comments, Roll call – All Approval votes – Application approved as applied for.

3. Lumber Mill Antique Mall/Chris Richards – C. of A. to erect 2 signs at SW corner & NE corner of property, signs to be 2' x 2' x 12' high at 721 W. First Street. Remove old sign. Zoned Heavy Industry (M-2)

Chris Richards, Owner of Antique Mall, was present to speak for and answer questions. Chris said he plans to remove the sign in the NE corner towards the Boys Club (round sign). The sign at the SW corner is at the corner of Vine and Vaughn. Board members had pictures of the signs to be erected. No further questions or comments. Roll call – All Approval votes – Application granted as applied for.

4. Keith & Kim Smith – C. of A. to remove aluminum siding and replace with vinyl siding. Remove existing windows and replace with new windows (same look if possible) at 748 W. 3rd Street. Will make house more energy efficient. Zoned Historic District (HDR)

Keith & Kim Smith, Applicants, were present to speak for and answer questions about their application. B. Murphy asks Mr. Storm if this property is considered Historic. Mr. Storm said that it was. B. Murphy read from the ordinance and stated that the siding was not the real issue, it is the windows since they are original, ordinance implies that the historic elements be preserved, we are being asked to alter the elements and I don't think we can do it unless we change the rules by which we operate. D. Steinert asks if they planned to do anything with the trim work around the eaves. Keith said they will stay. Kim said the windows are going to stay the same height and everything we just want to replace them. B. Murphy said if you replace them with modern windows, unless you replace them with wood windows which would be identical, they will be altered. Bill said he looked at the windows and they looked healthy, windows can be repaired, probably cheaper than replacing them with modern windows. That is a responsibility of owning historic property which is not always convenient. Your architecture happens to be significant. Kim said they have six windows facing the front including the one that sits back, also want to replace the sash with vinyl sashes. Kim speaks of the cold air that the windows let in the house. B. Murphy said he has the same type windows, if I permitted problems to happen then they would happen, I took storm windows off... Kim said they did not have storm windows. B. Murphy said he would recommend storm windows rather than change the windows. Storm windows can also be placed on the inside of the window. Kim mentioned

things they have tried to stop the cold air. B. Murphy said he does everything possible to stop the cold air from coming in. Kim said then you must have more money than we have. B. Murphy said ACE Hardware is a very cheap source, that is where I go. D. Adams asks if they had priced wooden windows. Keith said wooden windows are a lot more expensive. B. Murphy said that he pulled the storm windows off his home because he didn't like the way they looked. Pat Cunningham, 1034 Park Avenue, heard the sills and sashes were bad – they can be taken care of, explains how. Pull glass out and re-glaze. No further questions or comments from the board or the audience – Roll call – All approval votes with the exception of Gene Brown and Bill Murphy who disapproved. Application approved with a (4) to (2) vote.

5. Leon Perry – C. of A. to add a 8' x 23' deck on south end of house & a 24' x 8' privacy fence on west side (rear) of lot at 111 East Street. Zoned Historic District (HDR)

Leon Perry, Applicant, was present to speak for and answer any questions the board might have. D. Steinert said the deck will be between the house and the garage, right? L. Perry said that was correct. No further questions or comments. Roll call – All Approval votes – Application granted as applied for.

6. Steve & Dawn Coker – C. of A. to add a 15' x 24' garage to north side of house, remove a small window and siding on two walls at 505 Aulenbach Avenue. Zoned Med. Den. Res. (R-8)

Steve and Dawn Coker, Applicants, were present to speak for and answer questions the board might have. There were no additions by the applicants and the board had no questions or comments. Roll call – All Approval votes – Application granted as applied for.

7. Madonna Ferguson – C. of A. to replace wood siding with vinyl siding at 313 Walnut Street. Zoned Central Business District (CBD)

Brenda Eversole, Realtor, was present to speak for Ms. Ferguson's application, turning in the certified letter receipts. Bill Murphy asks Mr. Storm if this house is rated historic. Mr. Storm said the house is rated historic. B. Murphy said he drove by, stopped and looked at the siding, it is original and is also healthy. I punched a lot of the siding, as a Deputy Sheriff watched me, I saw a lot of very nice siding there, yes indeed, it is peeling it needs to be scraped thoroughly and it needs to be repainted. There is some trim that is not as healthy as the siding which is the fault of drip-edge and the roof. Siding would only cover the deterioration and cause further rot of the areas. Gene Brown said he could concur with Bill since the building sits in the middle of several nice looking brick homes and all of them in pretty good shape. D. Steinert said he would have to agree. David Pallet, 316 Walnut, lives right across from the house, stated that the wood is in good shape, needs a fresh coat of good paint, the house is on the market for sale. Whoever buys the house would have the option to either paint or make a request for vinyl siding, I don't think it should be vinyl sided to enhance selling the house. Brenda said several people had looked at the house and questioned whether vinyl siding could be put on – so that is why I am here. Suzanne Skaggs, Audience, said she used to live across the street from this house and did not think this house should be vinyl sided. Pat Cunningham was curious as to what the cost would be to vinyl side the house. There is no cost as of yet. There were paint estimates given about 4 or 5 years ago Pat said. Oil paint and latex paint were discussed. J. Storm suggested putting a good outdoor paint on the house and taking a good look at the gutters which could be causing some of the problems. J. Massie said paint now days is not much, will not last very long. No further questions or comments – Roll call – All Disapproval votes with the exception of Jerry Massie who abstained from voting. Application denied.

Business – Old or New

Elsie Bodeman – back before the board wanting to go with square posts. Leon Perry, neighbor, was present to speak for Elsie telling the board that up on East Street there is a house that has square posts and they look historic. We can make her treated posts look just like those. J. Massie said he has square posts on his house and they look historic. Will be taking a treated post, put it in place and then box it to make it look historic. Real issue is to have a historic look and as long as they look historic I don't think the board has any problem Darryl Steinert said. No further discussion, J. Massie made a motion to grant as explained, D. Adams seconded the motion. Roll call – All Approvals.

Darryl Steinert said since there is a motion in front of the City Council on restructuring the Historic Ordinance I don't think it would hurt anything to discuss it to some extent, do we

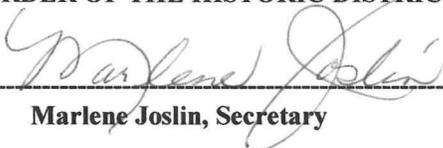
have any comments about the proposed amendments? G. Brown asks if the board members have a copy of the proposed changes. Jim Storm said we do not have a copy because the Mayor ran it past his council and his council thinks we should look into it more as to the legalities and changes so he would prefer that we vote for a recommendation or against that at another meeting. D. Steinert talked to the Mayor and his understanding was that instead of automatic approval of petitions that approval had to be made by a majority of the board and that a majority of the board would be a majority of those present at the meeting as long as there was a quorum. Jerry Massie said he was opposed to the change, we have had this Ordinance for over 18 years now and it hasn't been perfect but it has not been bad. I look at the financial status. If we do not have a quorum show up then it is our fault, it is not the applicant's fault. We are appointed, if you don't want to come to the meetings, resign – and we will get somebody that will come. I only remember a couple times since I have served on the board that there has been a problem, both times applications passed. If you are on the board, then be here. Marlene calls us, thank God, if I had not gotten my messages today I wouldn't have been here. If we don't show up then I think it is our problem. It has worked for over 18 years, downtown Madison has improved. I don't think the Ordinance needs to be changed. D. Steinert said he told the Mayor he thought it was just a band-aid because I think it is time for the City to examine lots of things. Would not hurt if there was some kind of a Task Force to reexamine the downtown area since refinishing the south side of Vaughn Drive and now to think about what will be done to the north side. Examine the Historic Ordinance thinking about the core area and the peripheral area, the core area being a little tougher. Talked about sidewalk replacement. Have to be serious about enforcing rules and laws; still have not made the transition in this community from doing whatever you want to really enforcing the laws. I think the job is just a little to big for one person because I think a little more needs to be done to watch construction while it is in progress. J. Massie said if changes are to be made then the Council should be the ones to make them, they are elected officials and we are not. Darryl said I just think a Task Force should be appointed to look at all this downtown and make recommendations to the City Council. Steve Williams said you, as a board, are telling people downtown what they can or cannot do with their property. My understanding of the ordinance is that it passed by a slim margin; it did get through after some things were removed, and this was done just so the Ordinance would pass. As Jerry said, should the burden be on the homeowner who wants to make an improvement to his property but who has delayed that because he doesn't want to have to come and sit before one of these boards. At times it only takes one or two people being on vacation and someone being ill, or someone just not making the meeting – then you don't have a quorum and it is not the applicants fault. Gene Brown thinks the burden falls on the historic area homeowner to maintain their home. Speaks of a home on 2nd Street that seems to be a tragedy because they have put vinyl siding on it, it should not have vinyl siding on it-should never have been allowed. I think it is time to move on and create something for this community. J. Massie said he knew the person that owned the house and she could just not afford to paint it every two years. There are a lot of people that live in downtown Madison that can't afford to do what this board wants them to. B. Murphy thinks having people come before this board will protect the areas. I have come before this board and will be coming again. Board does not understand how or why the Council is acting on this since the Historic Board has not given a recommendation. Jim Storm said this was done by the Mayor. A recommendation was made by the Council that they get a recommendation from this board before acting on anything, that you all discuss this first and then take it to the Council. The board decided they would like to see in black and white just what they want. Will be discussed at a later meeting. No further discussion at this time.

Darryl Steinert was presented a Certificate of Appreciation for the years he has served on the board. "Thanks" Darryl – you will be missed. Darryl retired from Hanover College and has accepted a position at Loyola University. Enjoy New Orleans!!

Board discussed property of Charles Requet on N. Jefferson Street. No action taken.

No further business to come before the board, meeting adjourned at 8:50 p.m.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW



Marlene Joslin, Secretary