

**HISTORIC DISTRICT BOAD OF REVIEW**

Minutes

May 29, 2019

The Madison City Historic District Board of Review held a special meeting on Wednesday, May 29, 2019 at 5:30 p.m. in City Hall. Valecia Crisafulli presided over the meeting with the following board members present: Josh Wilber, Sonny Ash, Susan Schmidt, Owen McCall, John Collins, and Betsy Lyman. Also present: Nicole Schell, City Planner – Preservation Coordinator and Devon Sharpe, attorney.

**Business - New:**

V. Crisafulli laid out process to be followed for the meeting. V. Crisafulli opened floor for comments.

Topic	Correction/Comments	Comment from
Additions	issue doesn't come up too often but when it does it is mostly regarding garages	Josh
Additions	issue when it comes up is visibility and one question the board always asks is if the addition is visible	Valecia
Additions	Issue with ramp location falls within this chapter. This could be an issue when the building is land-locked and cannot install the ramp along the rear or set back	Betsy
Additions	issue with garages facing street, the guidelines should advise against that	Valecia
Additions	some properties don't have a choice because they are landlocked with only street frontage	Josh
Additions	issue with language regarding false sense of historic character is discourages	Sonny
Historic Looking New Buildings	source of statement in not recommended is the department of interior	Owen (Nicole agreed)
Historic Looking New Buildings	Why? Every third grader should know if a building is historic or not.	Sonny (Nicole stated that wasn't true)
Historic Looking New Buildings	we don't want Madison to turn into a Disney world with faux historic	John
Historic Looking New Buildings	there is only a few places for infill buildings	Josh
Historic Looking New Buildings	read public comments and board agree with comment	Valecia
Historic Looking New Buildings	This is working in places like DuPont Circle in DC and the infill building was compatible in terms of size, scale, and materials. Infill was very contemporary	Valecia
Historic Looking New Buildings	don't understand why we would discourage people from building a new building with a historic design	Josh
Historic Looking New Buildings	there should be a little new construction as possible downtown which will help preserve the character of the district	John
Historic Looking New Buildings	there is a difference between blending in with the district and mimicking	Nicole
Historic Looking New Buildings	Asked Link about his thought on this topic	Valecia
Historic Looking New Buildings	the statue says there is no expectation that historic styles be imitated; visual compatibility items in the ordinance should be observed	Link

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Topic	Correction/Comments	Comment from
Historic Looking New Buildings	fall into the same line of thinking as most preservationists that new construction should be contemporary/modern but should be compatible with the surrounding buildings (KDH oncology building is a good example)	Link
Historic Looking New Buildings	there is a difference between replacing a historic building with a reconstruction than building a new infill building	Link
Historic Looking New Buildings	include visual components to infill guidelines	Valecia
Historic Looking New Buildings	provide good examples	Betsy
Historic Looking New Buildings	board should allow people to mimic historic	Josh
Historic Looking New Buildings	plans will be reviewed on a case by case basis on the visual compatibility factors within the ordinance	Valecia
Historic Looking New Buildings	remove not recommended: not mimic historic structures	Josh
Historic Looking New Buildings	we should get away from words like discouraged	Owen
Historic Looking New Buildings	issue with new/modern garages	Betsy
Historic Looking New Buildings	encourage garages to match house	Valecia/John
Historic Looking New Buildings	guidelines are trying to do two different things: suggestions/advise for applications and direction for board	John
Historic Looking New Buildings	guidelines do need to be flexible	Josh
Historic Looking New Buildings	add compatibility within introduction section of chapter	Josh/Valecia
Sheds along Alleys	some alleys are more important than others and sheds should be reviewed on case by case basis	Valecia
Sheds along Alleys	most sheds are pretty simple; pole barn is different issue	Josh
Sheds along Alleys	Is there language about sheds not matching the character of the house	Sonny
Sheds along Alleys	the issue is with materials/placement on lot	Valecia
Sheds along Alleys	L. Renwick mentioned at the last meeting that they work with applicants to remove items like the shutters; we should work with applicants to make them more appropriate with the district	Betsy
Sheds along Alleys	remove paint comment on page 88	Betsy
Sheds along Alleys	this section needs to be looked at the same way as infill section: compatibility	Josh
Sheds along Alleys	add that pole barn or other agricultural type buildings are not appropriate within the historic district	John
Sheds along Alleys	remove number 2 under not recommended	Betsy

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Topic	Correction/Comments	Comment from
Sheds along Alleys	Some historic carriage houses are very large because they housed horses, hay, carriages, etc. So size of accessory buildings should not be an issue	Owen
Sheds along Alleys	need to define pole barn or other agricultural type buildings	Nicole
Sheds along Alleys	pole barn is poles in ground with horizontal members to install metal siding	Betsy
Sheds along Alleys	you can add horizontal lap siding onto poles with horizontal members	Sonny
Sheds along Alleys	cost cannot be an issue when considering an application	Valecia
Sheds along Alleys	We need to be considerate to cost though. It can be an issue	Susan
Sheds along Alleys	board needs to consider prices of materials because there are times when the materials the board would prefer is more than the value of the house	Susan
Sheds along Alleys	board needs to live on a slippery slope and allow alternative materials	Owen (Josh agreed)
Sheds along Alleys	need to allow people to make progress and allow some demolition but the board should go slow and steady	John
Sheds along Alleys	board needs to look at the difference between people who want to do it right and those who want to do it on the cheap and flip the property	Valecia
Sheds along Alleys	letting people fixing up blighted properties helps property values	Susan
Sheds along Alleys	We are not asking people to restore properties. We are asking them to rehabilitate them.	Valecia
Sheds along Alleys	property maintenance needs to be addresses	board agreed
Demolition Documentation	provide documentation prior to historical society	board agrees
Demolition Documentation	is this for just main structure or all structures	Susan
Demolition Documentation	all contributing structures	Board
Demolition Documentation	issue with putting this on applicant is that you will get a wide variety of outcomes	Betsy
Demolition Documentation	suggest that the historical society take documentation	Susan
Demolition Documentation	give historical society 30 days to take documentation	Josh
Demolition Documentation	include check list of what documentation is required	Valecia
mothballing	reference to preservation brief on mothballing on page 104	Valecia
mothballing	need to include timeframe	Josh
mothballing	Cotton Mill and Elks sat for a long time	Valecia

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Topic	Correction/Comments	Comment from
mothballing	if you are not mothballing then it could fall under demolition by neglect	Owen
mothballing	not sure if the board cannot control the process of mothballing; might be more of a public comment for city council/city administration	Josh
mothballing	demolition by neglect is not a factor for demolition	Owen/Valecia
mothballing	some places are just beyond rehabilitation and need to be demolished	Susan
mothballing	mothballing is a viable option to demolition and should be considered instead of demolition	John
mothballing	then the people cannot make the case that it needs to be demolished	Josh
mothballing	state enabling stays that the owner should consider alternatives of demolition and mothballing is one of those alternatives	Valecia
mothballing	maybe we need to provide a process on whether the board would allow them to demolish a structure prior to purchasing the property	Susan
mothballing	there have been some that have come before the board prior to purchasing the property	Nicole
mothballing	title companies should provide sheet regarding historic district so that purchasers would know that they are purchasing in the historic district	Josh/Susan
mothballing	leave section on mothballing so that people know that it is an option	Betsy
mothballing	issue is time	Josh
economic/technical feasibility	I think the board does a good job of considering that and should be added within the introduction	Valecia
economic/technical feasibility	need to define economic and technical feasibility	Josh
economic/technical feasibility	SOI standards say: The Standards will be applied taking into consideration the economic and technical feasibility of each project.	Nicole
economic/technical feasibility	should include that exact wording which allows for flexibility	Valecia
economic/technical feasibility	board needs to be careful about economic feasibility	Josh
General	list of pre-approved material list and possible increase fast-tracked items	Susan/John
General	need to have a discussion on appeals process	Josh
General	We should not recommend that as a board. It would set a precedent for every other city board and could negate the process of this board. It sends the wrong signal to the public.	Valecia

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Topic	Correction/Comments	Comment from
General	Appeal group to look at applications that have been denied. Board would look at denied applications with reasons on why they disagree with decision and the appeal board would determine if the application should be reconsidered	Josh
General	issue is applicants who are surprised by decision of the board	John
General	appeal board isn't to overturn board's decision, but to say the board should look at the application again on these reasons	Josh
General	implement process that the applicant can submit a letter on their reasons for why they disagree with decision	Owen
General	Only the City of Carmel has an appeals board (Indiana Landmarks staff is trying to remove this from their ordinance. Most other boards have either: staff has more time with application or board has preliminary review (before entire board without fee - no vote). might need different meeting for preliminary review applications	Nicole

No further business to be brought before the board.

J. Wilber made the motion to adjourn - seconded by O. McCall.

Meeting adjourned at 7:22p.m.

**BY ORDER OF THE MADISON CITY HISTORIC DISTRICT BOARD OF REVIEW**

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Valecia Crisafulli, Chair

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Nicole M Schell, City Planner – Preservation  
Coordinator