

HISTORIC DISTRICT BOARD OF REVIEW

Minutes

April 25, 2016

The City of Madison Historic District Board of Review held a regular meeting on Monday, April 25, 2016 at 5:30 p.m. in City Hall, 101 W. Main St., Madison, IN 47250. Ron Hopper, Chairman, called the meeting to order with the following board members present: Pam Newhouse, Ann Roller, Ron Hopper, Betsy Lyman, Mike Dorsey. Absent was Valecia Crisafulli. Also present: Mark Johnson, Building Inspector; Jess Butler, Preservation Planner; David Sutter, Board Attorney; and Louann Waller, Planning Secretary.

Minutes

Ron Hopper asked if everyone had a chance to read the minutes from last month and if there were any changes or corrections or additions. Pam Newhouse made a motion to approve the minutes as published. Ann Roller seconded the motion.

Roll Call

R. Hopper	Approved
B. Lyman	Approved
A. Roller	Approved
M. Dorsey	Approved
P. Newhouse	Approved

The minutes were approved as published.

New Applications:

1. Melissa Miller – C. of A. to replace 6 windows in front of building with aluminum clad wood.

Location: 114 E. Main Street

Zoned: Central Business District (CBD)

Jessica Butler presented images of the property with a PowerPoint presentation. She said that in 1870 this commercial structure was built, and is contributing within the District. She and Mark Johnson had been to the property and evaluated the condition of the windows. They do definitely need repairs. The applicant has been consulting with a couple of individuals about options and there might be a repair plan now in place. Applicant stated that going forward at this time that they decided to just repair the 6 windows, 3 on the second level and 3 on the third level. Basically the windows would be taken out; wood jambs repaired and put back in instead of a new install will be doing just a restoration. Pam Newhouse asked who would be doing the work. Applicant stated Elder Restoration. Applicant stated that the reason why they decided to go with replacement windows in the first place was because it is very hard to get someone to repair the windows in this area versus a replacement. Applicant stated that she hopes it works out and that this is her first option but she may be back.

Ron Hopper asked if we would need a certificate of appropriateness. Jessica stated that we would not unless we want to move forward with the replacement of aluminum being approved, in order to save the applicant from returning if the repairs do not work. Ann Roller stated that was a good idea. Ron Hopper agreed that way the applicant would not have to come back. Ron Hopper stated that applicant could go with her option which does not require a C of A but she would have the C of A if she needed to. Applicant stated that the option was perfect and sounds great.

Louann Waller stated that we do have another name available also that specialize in historic restoration. Jessica Butler offered to get the applicant their business card.

Ron Hopper asked if there were any questions of Melissa from the Board or any comments or questions from the audience. Pam Newhouse stated that she appreciated the applicant doing it and stated that it was a lovely old building. Betsy Lyman stated that they always welcome investments like this into the community and that she really appreciated and thanked the applicant for doing it right. Ron Hopper asked if there were any questions or comments from the audience. Ron Hopper asked if we have a motion. Mike Dorsey made a motion moved that the Madison Board of Review approve the C of A for the property at 114 E. Main Street to install 6 aluminum frame windows if it doesn't work out to repair the wood windows on the second and third floors facing Main Street supported by the commercial design guidelines on pages 56 and 57 which indicate that aluminum frame windows are an acceptable replacement when existing windows are not reasonably repairable. Pam Newhouse seconded the motion

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Roll Call

R. Hopper	Approved
B. Lyman	Approved
A. Roller	Approved
M. Dorsey	Approved
P. Newhouse	Approved

Ron Hopper told Applicant that her C of A is approved. And that the applicant can go ahead with the repair. Ron Hopper asked if there is any old or new business of the Board. He asked if Mark Johnson has anything to add. Mark Johnson stated that we have a guest. Jessica Butler invited Graham Thieman to the podium, and he spoke of his project being complete. Graham thanked the Board for working with him and Carolyn to get the approval for the new roof at 704 W. Second Street. Graham stated that the project is complete and wanted to share a few photos of what it looks like. Stated that they accomplished everything that they said they would do. Everything went fine. Graham added that maybe applicants could come back and share project completions with the Board.

Ron Hopper asked if there was any new business. Mark Johnson stated that he choose tonight to speak about a couple of situations around town. Mark Johnson addressed the mobile home park on the north end of Walnut Street. Mark Johnson stated that it went through a flood last year, and one mobile home has been removed. Mark Johnson stated that we are in the process of trying to figure out what to do next as far as ownership of the trailers. Mark Johnson stated that late this afternoon he got some information back and David Sutter has not had time to deal with everything. Mark Johnson stated that he wanted to make the Board aware of the flooded trailers. Mark Johnson stated that he spoke with the gentleman and that he is going to put one trailer back in there. Mark Johnson discussed a couple of houses around town, one on Walnut Street classifies as an unsafe structure. He has not yet been able to speak with the owner. Mark Johnson pointed out that the house was leaning quite a ways out. He stated that something will have to be done. Mark Johnson was asked if it was vacant or is someone is living in it. Mark Johnson stated it says that the owner lives there but he has yet to see them there. Mark Johnson was asked for the address of the house. Mark Johnson stated that the address is 524 Walnut. Mark Johnson addressed a house on Aulenbach which is still within city limits. It's right on the creek; all that hillside water comes down and Spring Street is just to the right of it. Mark Johnson stated that the creek has eaten out the foundation underneath. The street department is really concerned about this situation because if it comes down into the creek potentially it could block the little bridge at Aulenbach and East Street. Mark Johnson stated that nobody is living there. Mark Johnson was asked if the area had been dredged. Mark Johnson stated no dredging was done in that area, it was to the West of it. Mark Johnson was asked if he knew who the owner is. Mark Johnson stated that he does and that the owner lives up Spring Street a little ways. Mark Johnson then addressed an issue of five years: 114 East Street. No one is living there and we continually have to mow the grass. It's owned by Harry Ross, who is known nationwide as a counterpart to Victor Gupta, who goes around and buys a lot of houses. Mark Johnson was told by someone that the property owner to the right was interested in buying the property. Mark Johnson stated that the inside is gone and it has been in a flood several times. Mark Johnson stated these are some issues that fall within unsafe structures. Mark Johnson was asked if he has spoken with the owner at 114 East Street. Mark Johnson responded no and that there is a long history of Harry Ross and Victor Gupta buying properties and just letting them sit. Betsy Lyman asked for education as to what to do in situations like this. Mark Johnson stated that since he started, that he brings a situation like this to the Historic Board, if it is downtown, there is a state law that if it falls within certain guidelines that you can just demo it. Discussion continued regarding these properties and their circumstances.

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R. Hopper asked if there was any other new business or old business. Hearing none he said all those in favor of adjourning to say aye.

All said aye. R. Hopper asked if anyone was opposed and then said hearing none the meeting was adjourned at 6:47 pm.

Ron Hopper, Chairman

Jess Butler, Preservation Planner

Louann Waller, Secretary

*****Addendum – See May 26, 2016 (minutes)**