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also probably installed at that time or somewhere in the 30 year period or maybe a little bit later, not totally sure.

Ms. Gripshover told the board that she just wants to replace the windows, picture window is the worse (as can be seen in the photo); did do some research on having them repaired and storm windows put on (C. Fife has copies of that), but the guy who estimated the repairing never sent her an actual quote to physically give the board, but he estimated to repair that window (picture window in particular) at \$100.00 and the storm window would cost \$270.00 so that's \$370.00 to repair and put a storm window on it which is \$9.00 less than getting a brand new window – however, for the regular size windows, it is more expensive to fix and put on a storm window than it is to replace.

J. DeLuca asked Ms. Gripshover what style window does she have planned for the picture window. Ms. Gripshover had a window booklet with her – pointed out the window but it will have grids, won't have the two sides as shown in the booklet. J. DeLuca said this window will look more residential when she replaces it – that's good. (Booklet passed to the board members.) D. Cheatham asked Ms. Gripshover with the wood windows she has now, is she going back with wood or is she going back with vinyl. Ms. Gripshover answered they are vinyl. G. Jorgensen said she was concerned too at first when she heard wood but agrees with Camille's assessment after she looked at them, they are not original, they are not old, they are new wood windows. R. Hopper asked for confirmation that the new picture window will have grids. Yes, per Ms. Gripshover. G. Jorgensen added that new is not always better than repair, just in this case since we're not dealing with an original window she doesn't have as much ...according to the Guidelines and Ordinance this is not an issue – if it was an original window, then there would be. J. DeLuca told Ms. Gripshover that he thought what she is proposing would make a great improvement to the house. R. Hopper pointed out that the other windows don't have grids.

D. Cheatham confirmed that basically all the board is considering is windows. No further questions or comments from the board. No questions or comments from the audience.

R. Hopper made the following motion: “I move that the Madison Historic Board of Review find as a fact the proposed project for 708 W. Second Street, if constructed according to the plans submitted on 10/12/11, is compatible with the character of the historic district and the architectural details are generally in harmony with the adjoining properties. The replacement of the wood windows with vinyl is in concert with the Residential Guidelines, pages 60 and 61, and City Ordinance 151.30.” Motion seconded by G. Jorgensen – roll call – all ayes.

Application approved in accordance with motion and vote.

3. Patty Jackson, SIRPC, City of Madison for owner Allen O'Neal – C. of A. to remove existing wood windows; install new to match existing; replace wood hollow core door with salvaged or new panel door; install Mon-Ray or equivalent storms; install new asphalt shingle roof (in-kind replacement).

Location: **220 East Street**

Zoned: Historic District Residential (HDR)

Property history, structure pictures, and project outline by C. Fife; rated as “notable” on the 2002 survey; contributes to the local and National Historic Register; rear door is really not visible from a street or alley.

Mr. O'Neal told that his parents bought the house in 1967, father passed away in 1993 and in 1994 he bought the house from his mom and replaced all the windows and the roof because they were in really bad shape; now he has a black ant problem – carpenter ants that are eating everything – has a tree in front of the house that has some kind of a fungus and is drawing the black ants which are eating their way in to his house – that's his biggest problem; windows

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basically leak, thinks a lot of his problems is his eave troughs...getting to the point where he can't climb up there anymore and clean them, they get full, causes the water to run into the windows which has caused a lot of problems, basically just rotting out completely. Ms. Jackson stated they did bring a sample window – apologized that the sample shows that the grids are inside the window but they will actually be on the outside (provided a window brochure that the contractor gave her); explained it is a wood window that has a metal clad finish on the outside – she had asked the contractor if it comes with wood on the outside and he wasn't able to answer that question for her – didn't know if that would pose a problem or not, but that is what they are proposing to replace with or something very similar to it; also (passed around a picture of the existing door) they are proposing to replace the door either with something from Historic Madison, if they can possibly do so, but if they can't do that “here” is what the contractor is proposing to put in, believed Camille recommended a six panel door, this is a wood grain door or replica to look like a wood door (provided sample of what it would look like), comes in many different colors.

Mrs. Jackson explained with the program they are required to do things that promote energy conservation and unfortunately a solid wood door does not meet that requirement, so they would prefer the insulated fiberglass door with the look of wood. Also, Mrs. Jackson commented that the contractor did not say if he had had any luck with Historic Madison so she is assuming he has not contacted HMI as yet. D. DeLuca asked who the contractor is. David Jackson with Jackson Construction per Mrs. Jackson. M. Pittman noted he was in the building of the old Harvest Market a couple of months ago and the owner had probably thirty doors - told Mrs. Jackson she could probably contact Scott Lynch Realty for owner contact information.

D. Cheatham said if they go with the wood panel looking door, are they talking about a full view type storm door to go along with that or...Mrs. Jackson said on this house what they are going to try to do is take the existing storm door that is on the front, move it to the back because they are putting one on the back that is a full view and so they are going to switch them out, but didn't know if the measurements are the same, but that's what they have talked to Allen (O'Neal) about. Mr. O'Neal advised it is a smaller door. Mrs. Jackson said she thought it would look a lot nicer with the full view. Additionally, Mr. O'Neal said it hangs different because the contractor has talked to him about it. Then Mrs. Jackson noted they may or may not be able to do that – might try to work it out. J. DeLuca said he thought this is a good plan and had just a comment about the carpenter ants – he always thought they ate wood like termites – they don't actually – they burrow in, nest in there, get the moisture, still a pain, but even with the new windows Mr. O'Neal will have to do something to get rid of those. Mr. O'Neal said that the wood around the windows actually should be taken out and see if they can't exterminate – told that the nests could be inside the brick, doesn't know – has been told that ants are so hard to get rid of, knows they are a pain. Mr. O'Neal explained that upstairs in the bathroom and the other bedroom, you can see the droppings everywhere on the window sills. J. DeLuca told Mr. O'Neal he might want to call an exterminator. Mr. O'Neal said that has been done but the damage is done. In addition, Mr. O'Neal said he has been told the ants are very difficult to get rid of, will come back especially with that tree being out there – hate to see the tree cut down but it does have a fungus that is eating all the bark. J. DeLuca told Mr. O'Neal he might want to talk to the city engineer, thinks he is the head of the tree committee. Mr. O'Neal said he has already done that, said they didn't see anything wrong with the tree.

C. Fife mentioned that she thought in the discussion everyone knows that the windows, even though these are replacement windows according to the owner – 1994 – they do have a very fine profile and a very delicate look which makes them look very, very appropriate for an 1835 house and thinks they were hoping to see a true replication in these windows. G. Jorgensen asked who did those windows. Applicant answered that it was Bumper Johnson who did the windows, he actually put the type of windows back in that were replaced. G. Jorgensen commented that the

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existing windows do look original, they look very good, she couldn't tell there was that much deterioration because "we" need to have 80% deterioration in order to... Mr. O'Neal told her to go over and look at it, she will see it, those downstairs are not that bad but the two upstairs are really bad. J. DeLuca said if they are not original windows they are not going to require the 80% deterioration – that's if they are original windows, these were put in in 1994 so they are replacements. C. Fife said she thought the issue is that this is not an appropriate replication of those windows (the sample that is here) so maybe need time to investigate a replication. G. Jorgensen agreed and commented that these are not anything like what are in there now because she can't even tell that those aren't original windows. Mr. O'Neal again said, they are not, he could have brought his mom up here to tell the board that they are not. C. Fife told Mr. O'Neal he does not need to do that, have no doubt.

As far as the door, G. Jorgensen, she said she thought this is a good replacement.

Ann Roller asked if the new windows would be the same style as the sample. No, per Mrs. Jackson who explained the new windows would be six over six – her understanding it would be a wood window with a metal overlay. D. DeLuca noted that Jeld-Wen usually goes with aluminum/metal overlay over the wood and they are good windows. Mrs. Jackson went on to explain it is a solid wood window but on the outside the wood is covered with a metal – sample is not exactly the proposed window as it is not a six over six and the grids will be outside instead of inside. C. Fife asked Mrs. Jackson if they will be actual separations of each pane or will they have just a grid. Mrs. Jackson said it's going to be a grid laid on it, didn't know for sure but the contractor actually talked about making one just specifically for the window – a custom overlay of the grid but didn't know if that would be possible. G. Jorgensen stated that the gentleman who did this certainly did a wonderful job because she couldn't tell they weren't original, they look very good and...C. Fife said there are people in town who are very good. Mrs. Jackson said the downstairs windows are in better shape than the upstairs windows – has been upstairs and there is a lot of deterioration around the windows especially in the sills.

J. DeLuca said he thought the board has to recognize that Patty (Jackson) represents the program and the grant in bringing this to the table today, board is not talking about the Morgan house or one of those others around here, so thought the board should take that into consideration. G. Jorgensen commented that the natural architecture has a value too because it fits in with the neighborhood and the historic district...just because it's not a grand home, it still has value. C. Fife added that it is the style and has been rated noble.

M. Pittman asked if the plan is to put Mon-Ray storms over the new windows. Yes, per Mrs. Jackson just to try and preserve them more so there is not as much deterioration over the years. Mr. O'Neal noted that is basically what has happened to his windows and again noted he is at the point where he can't climb and repair so he had asked for the storm windows. J. DeLuca said he didn't recommend it, but if there is a hang up on the dimension of the window they can go to a pure vinyl window instead of a solid core wood window at a lesser price and thought they would get a smaller profile like the house across the street from him – you can't tell it's not wood, it's vinyl but thought the board would all prefer to have a wood window – just throwing that out for consideration – talking about Joe Knoebel's house in particular who had approval for all vinyl windows and they are very similar to both Mr. Knoebel's house and Mr. O'Neal's sample window – Mr. Knoebel's windows look great – just throwing this out as an option.

G. Jorgensen told Mr. O'Neal if he would secure the attic in his home and the basement he would have a much better opportunity ...Mr. O'Neal said the attic is sealed off. G. Jorgensen told him there are ways to get in there – he will have a lot better energy savings if he secures all the...Mr. O'Neal said the basement is pretty well sealed. G. Jorgensen responded by saying that is good because that will suck the air in and straight through the house. Mr. O'Neal told that

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there was a window in the basement years and years ago that his dad took out and just closed it up.

On the windows, D. Cheatham said he knew this is not the three six over six – the outside is going to look like “that”? Per Mrs. Jackson, yes, except they will be six over six and the grid will be on the outside, not in between. D. Cheatham then asked if they plan to have storm windows over these. Yes, per Mrs. Jackson. Mrs. Jackson said they are willing to entertain a designer window, they were told to go with the wood window so if this saves money for the program, that is great because they have a lot of people that have a lot of needs. G. Jorgensen said she wished they knew a little better about the amount of deterioration because she didn’t see that – didn’t see 80% amount of deterioration of the windows when she looked at them. Mr. O’Neal said, but they are replacement windows and have been in there since 1994, they are not the originals, he can bring his mother up here and tell the board, they...G. Jorgensen then said they did a really nice job though and he is not replacing them with a look like that and the same...C. Fife said the recommendation was for a replicated window. C. Fife asked Mrs. Jackson if she had had a chance to look into having those windows rebuilt. Mrs. Jackson said she believed she had a quote for repair (looked through her file) – no, they did not do a comparable on this one. C. Fife asked Mrs. Jackson if it would be possible to check that out. Mrs. Jackson answered, yes – they can check that out – can get with the contractor. D. Cheatham noted that basically that would just be for the front three windows. C. Fife confirmed this and stated they (HDBR) have no concern with what is on the back because of visibility. Mrs. Jackson asked if the contractor can find a better replica of a wood window, that would be a possibility – is that what C. Fife is saying. C. Fife said either that or rebuild and use the storms which gives a really good seal – knows we are in a situation where our federal government is not helping us a great deal with regard to rebuild and storms and Patty has to work within her guidelines, she is doing a great job. Mrs. Jackson stated it is only going to get a lot worse – just got budget cuts today – these programs are going to be very hard to come by so we need to take advantage of them while we can get them.

J. DeLuca asked if everyone can talk about how they can reconvene and address this at the next meeting. D. Cheatham said he thought the applicant could be granted an extension. This is correct, per C. Fife. D. Cheatham asked Mrs. Jackson and Mr. O’Neal if they would like to request an extension until the next meeting. J. DeLuca said that is not what he suggested – what he suggested is there a way to have a meeting to address the options before the next meeting – knows we are getting close to winter and if they don’t get an answer, they are not going to get the windows in this winter and then they lose a cycle on that – but, if Mrs. Jackson can find out from her sources in a few days...Mrs. Jackson stated she can probably find out from the contractor within a day or so. J. DeLuca added that what he is saying is if there can be a special meeting to get together to vote on it, it would save at least two to three weeks. D. Cheatham asked, it has to be a public meeting, correct? Right, per C. Fife and we do have a special meeting planned – not so sure if there is an applicant at that meeting – need some advice from our legal...we’re tentatively thinking of a special meeting December 14 for other purposes but it is possible to hear an extension...D. Auxier noted that the meeting notices have already been sent out. Yes, C. Fife said – the notices have been sent for this one but won’t have quite the same length of time, will have a 48 hour notice but won’t have 15 days – so, since the public has already been notified about this application she wondered if what she suggested can be done. D. Auxier said he thought to just table the application with the consent of the applicant because if it’s tabled without the consent of the applicant the board has just granted it. C. Fife asked D. Auxier if it is then his recommendation to table this until the special meeting tentatively set for Dec. 14. J. DeLuca asked Mrs. Jackson if she could be ready in two weeks – have all her options – the one option is replacement vinyl windows with the right profile and the other one is replacement wood windows with a different profile, and a third one is renovation of the existing windows through whatever source they want – with storm windows on each one and the storm

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window price should remain the same. Mrs. Jackson said that sounds good. Then Mrs. Jackson asked what time is the meeting on the 14th in which C. Fife responded that the time has not yet been set but will be in the evening.

G. Jorgensen made the motion to extend the application – seconded by R. Hopper – roll call – all ayes with the exception of P. Davis abstaining.

Application extended until the special HDBR meeting on December 14, 2011.

J. DeLuca asked Mr. O’Neal to bring some substantiation to the meeting that the windows were replaced in 1994. Mr. O’Neal said he could bring his mom, that is the only person he has unless...J. DeLuca told Mr. O’Neal that he believed him as much as his mom, he’s satisfied. Mr. O’Neal explained that his mom lives at the Heritage and doesn’t get around very good – if he can find Bumper can bring him too because he is the one who put them in. D. Cheatham told Mr. O’Neal that Roger Welch might have some information on those windows – Miller’s may have made them. J. DeLuca commented that rather than bringing other people to the meeting can they just get a statement signed by them that they stuck them in or whatever – another person on this board is suggesting they are not replacement – he is saying forget about it all together – we believe Mr. O’Neal – then the 80% rule doesn’t apply to the windows. Mrs. Jackson asked – so the main problem is just the profile? Right, per G. Jorgensen. Then Mr. O’Neal asked – like the one she showed you that is basically like this but the wood on the outside of it, if it comes up to the profile the board wants, that would be fine? J. DeLuca told Mr. O’Neal in terms both of them would understand, not in preservationist language – pieces of the windows in the older houses are usually narrower, ok, so these are wider and thicker than the ones he is trying to replace, so they are trying to get the windows to look physically like the narrow muntins and window sashes.

Also, Mr. O’Neal said he did find some old storm doors in Connecticut and actually brought back and would eventually like to come back and ask about putting those on, they are wood and they are the right size – had to take the old ones down because they rotted out. D. Cheatham confirmed Mr. O’Neal is talking about shutters, not doors. J. DeLuca said that sounds like a great idea. Mr. O’Neal told that he has already painted the shutters and put them in the shed.

4. Patty Jackson, SIRPC, City of Madison for owners Kenneth & Shirley Bennett – C. of A. to remove portion of collapsed rear addition; create covered porch; install new panel fiberglass door; repair wood windows; paint and install Mon-Ray storms; replace front door with fiberglass door or salvaged wood panel door; install full view storm door.

Location: **718 W. Third Street**

Zoned: Historic District Residential (HDR)

Property history, structure pictures, and project outline by C. Fife.

Mrs. Jackson explained they are proposing to replace the front door which is the sample she brought tonight – it is a hollow core door that is existing on there – pointed out the door on the back of the house which they are also asking for the approval of the demolition on the back of the house, she didn’t see a photo of that, assumes everyone has gone by to take a look at that – but, she had a couple of views of the inside of the portion that needs to be demolished, it is in extremely bad shape. Mrs. Jackson showed a photo of the door going in to that space, it is not actually the door as seen in another photo, it is the door that would be exposed once that portion is taken off, so that door would then be exposed, it is a hollow core door, half view door but they would be proposing...it’s a bedroom back there...to put a solid wood door in the wood frame. J. DeLuca asked Mrs. Jackson if they are looking at this from an alley, street, or something. Mrs. Jackson explained this actually would be Presbyterian behind it so there is a pretty good view of the back when going behind it.

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Further, Mrs. Jackson explained they are going to repair the wood windows, painting, and installing new storm windows over the top – the biggest items are the door in the front and they would like for it to be solid, probably a six panel or a four panel door and then a full view storm door would be installed on the front also.

No further questions or comments from the board. No questions or comments from the audience.

R. Hopper made the following motion: “I move that the Madison Historic Board of Review find as a fact that the proposed project for 718 W. Third Street, if constructed according to the plans submitted on 11/7/11, is compatible with the character of the historic district and the architectural details are generally in harmony with the adjoining properties and the district the COA approval includes the following: removal of the collapsing back portion of the house, replace with new wood deck and support posts reusing the existing metal roof; repair the wood windows and install Mon-Ray or equivalent storm windows; replace front and back doors with period doors, or replaced with new wood doors, and install full storm door on the front door. This work complies with the Residential Guidelines, pages 40 and 60-61 and City Ordinance 151.30.” Motion seconded by J. DeLuca – roll call – all ayes with the exception of P. Davis abstaining.

Application approved in accordance with motion and vote.

- 5. Patty Jackson, SIRPC, City of Madison for owners Marshall & Kathy Shelton – C.**
 o A. to replace front storm door; repair wood windows, install new Mon-Ray storms; replace rear vinyl window with new; remove side wood deck, install new wood ramp with railings.

Location: **612 Saddletree Lane**

Zoned: Historic District Residential (HDR)

Property history, structure pictures, and project overview by C. Fife.

G. Jorgensen said she just asked if they find wood siding underneath that they retain it. Mrs. Jackson advised they are not doing anything with the siding – the siding was actually put on by OVO probably over ten years ago so they are not going to be doing that.

Mrs. Jackson stated they are going to do a full view storm door, owners have not decided yet what they want either that it will roll down, or a screen or not, but thought she had presented that to this board before. Further, Mrs. Jackson explained that the ramp is questionable whether or not they are going to be able to do it because of the setback requirements being right next to the alley way which is 10 ½ ft. so their contractor is going to be reviewing that and making sure if they can or cannot do it – if they can't do that, they are going to replace the decking that is there because when you walk on it it is very unstable, but it is a wood deck that is there and would just replace it with wood decking – thought that would be repair and maintenance.

J. DeLuca suggested that the contractor also check out the slope of the ramp to meet ADA specs. Yes, he will, per Mrs. Jackson – they are required to do that, which actually when she did the measurements for it they were trying to decide which way to go and the slope is a lot better going towards the east, and if they went to the west it would hit in the center of the stairs coming off the front of the house so that was not even going to be a potential option and it's probably about seven or eight feet to go the other direction – the problem is if they can get the width they need to meet ADA compliance and if not they may have to try and figure out an alternate route because he is not able to get around very well or in and out of his home very easily.

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M. Pittman told Mrs. Jackson that she probably already knows but there is a hole in the foundation on the side they want the ramp. Mrs. Jackson said she knew about the hole.

No further questions or comments from the board.

Audience member, Jack Patchin, said he had seen here several places that Mon-Ray storms are mentioned and he is the only Mon-Ray storm distributor in this area and he has not been contacted, does this mean that Mon-Ray storms exactly or Mon-Ray storms look alike. Mrs. Jackson answered by saying it is Mon-Ray or equivalent is what...they cannot specify Mon-Ray windows without saying equivalent, it's against the regulations for the program – they can recommend it, they can't make them buy it, but it will be something equivalent to Mon-Ray. Mr. Patchin said this board has approved Mon-Ray 500 series only, not anything other than Mon-Ray windows and just the 500 series, if they do equivalent that would have to be brought before the board. C. Fife stated, but she is bringing it here. No, per Mr. Patchin – equivalent is what? We don't know that, that's what the board needs to know, what equivalent is. J. DeLuca told Mr. Patchin that he makes a good point and thought between Camille's knowledge of equivalent based on the visual appearance as opposed to the thermal conductivity, the board has to decide if Camille is going to make that decision or if Camille and the board in conjunction with one another are going to make it, and does it have to be made at a public meeting – all three of those are considerations. G. Jorgensen said the board is making the decision now. Mrs. Jackson explained at the pre-bid conference with all of the contractors that were on the bidders list for this program, she had met with Camille prior and she had given her the regulations and the Guidelines for historic Madison and Camille had also given her information on the 500 series Mon-Ray, that was all distributed to all of the contractors so they had that knowledge. J. DeLuca said, so they have the knowledge of what the dimensions are, the various components of the window, and that's going to determine whether or not they look alike. C. Fife said it is a fact that in these federal programs you are not allowed to specify a single provider. M. Pittman asked Mrs. Jackson to bring before the board the windows if they are not Mon-Ray or at least give to Camille and she can bring it to the board. G. Jorgensen told Mrs. Jackson that she had brought some other applications that said Mon-Ray or equivalent, what did they end up going with? Mrs. Jackson answered that she did not know. C. Fife told that some of these are still in the process, they haven't necessarily been done yet. G. Jorgensen added that it might be helpful to know what they're actually going to.

J. DeLuca told Mrs. Jackson he had just one more suggestion, if she would tell the contractors – give them Jack's name because he is the sole source in this area he will at least issue quotes to her, he would think. J. DeLuca added, please don't take it to mean that he thought Mr. Bennett should get those, just that he should have the opportunity and if the contractors are doing the client a fair service, this will help expedite a decision if they know those have been considered.

No further questions or comments from the board or audience.

End of Tape 1, side A
 Tape 1, Side B is blank (no recording)

R. Hopper made the following motion: "I move that the Madison Historic Board of Review find as a fact that the proposed project for 612 Saddletree Lane, if constructed according to the plans submitted on 11/7/11, is compatible with the character of the historic district and the architectural details are generally in harmony with the adjoining properties and the district. The ramp planned for the south side of the building will be constructed of wood and meets the Residential Guidelines, page 65, item 1 and City Ordinance 151.30. The repair of

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the windows and use of approved Mon-Ray storm or equivalent for doors and windows is applauded and meets the Residential Guidelines, page 61, page 3, and City Ordinance 151.30. The only replacement window planned is on the addition to the north, and the vinyl is replacing an existing vinyl window.” Motion seconded by M. Pitman – roll call – all ayes with the exception of P. Davis abstaining.

Application approved in accordance with motion and vote.

- 6. Rod Sidley, Architect for owners Dr. & Mrs. Ben Canida** – C. of A. to demolish existing building and construct new single family residence.
 Location: **801 W. First Street** Zoned: Historic District Residential (HDR)

No recording.

R. Hopper made the following motion: “I move that the Madison Historic Board of Review deny the CoA based on the City Ordinance 151.30 and the Residential Guidelines, page 80, section 1, as this building contributes to the historic character of the district, page 80, section 2, as this applicant has not demonstrated that all alternate possibilities have been explored, and page 80, section 3, that the denial of the demolition does not appear to result in a demonstrable hardship on the owner.” Motion seconded by G. Jorgensen. Roll call – all ayes.

Application denied in accordance with motion and vote.

Note: Cable 15 video recording obtained and added to meeting folder.

Business – Old or New:

As the meeting was running late, C. Fife did not give her monthly progress report.

M. Pittman expressed concern regarding the condition and stability of the house at 413 Poplar Street.

No further business to be brought before the board.

R. Hopper made the motion to adjourn – seconded by M. Pittman.

Meeting adjourned at 7:27 p.m.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW

Louann Waller, Secretary

Dirk Cheatham, Chairman