

## HISTORIC DISTRICT BOARD OF REVIEW

**Minutes**

**April 25, 2011**

The City of Madison Historic District Board of Review held a regular meeting on Monday, April 25, 2011 at 5:30 p.m. in City Hall. Dirk Cheatham, chairman, presided over the meeting with the following board members present: Paul Davis, Mike Pittman, Ann Roller, John DeLuca, Ginger Jorgensen and Ron Hopper. Also present were: Darrell Auxier, attorney; and Louann Waller, secretary. Absent was Mike Hoffman, Building Inspector.

There were no additions or corrections to the minutes from the previous meeting.

P. Davis made the motion to approve the minutes – seconded by R. Hopper – all ayes.

***Minutes stand approved as recorded and distributed.***

Prior to the applications, J. DeLuca said he thought there were four (4) applications that could be approved by the Building Inspector as opposed to going through the formal process – the two that are for storm windows, the one for the back porch enclosure on W. Main Street, and the one at 756 N. Jefferson – unless the board feels they should go through each one of these.

D. Cheatham said with the storm windows the board had come to the agreement a couple of meetings ago that this would be brought to the board. J. DeLuca answered he was not aware of that, thought if it was conspicuous it would come to the board, if it wasn't conspicuous based on the judgment of the Building Inspector, he could approve it – so, presumed these are conspicuous tonight. D. Cheatham said the board had agreed they were – any storm window – board just wanted to make sure they got the chance to see the product before ...doesn't think there is ever going to be a big problem, but board did agree to do storm windows as far as approval or disapproval.

D. Auxier told the board there is another option they might want to look at in the future particularly now that someone has been hired to assist in the application process – the board can delegate to the staff limited authority to grant a C. of A. so that there are certain areas the board may determine, under certain guidelines, that a preservationist could approve that – could thin some of that out so it doesn't all have to come to the board level. But, the board would have to delegate the power in order for her (preservationist planner) to be able to exercise this.

D. Cheatham said she can concur with M. Hoffman the Building Inspector or whoever it may be and then if there was a problem, bring it before the board. D. Auxier advised that is specifically allowed in the state statute that created the Ordinance in the first place. They would need to report to the board, speeds the process up for more routine matters that don't need to come to the board level – actually would come to board level but would delegate it to someone else to approve or disapprove. D. Auxier noted the board does not have to do this, just an option.

J. DeLuca said he thought this is a process that might streamline things in the future.

D. Cheatham agreed he thought this would streamline things and could be done once the position takes hold.

In far as the 1041 D. Cheatham said he thought it was brought up because you can see that from the street. J. DeLuca said that can be discussed during their application but thought that was really stretching the intent of the rules.

### **New Applications:**

- 1. Mike and Linda Pittman – C. of A.** for eleven (11) Mon-Ray storm windows (nine on front, one on south side, and one on east side).

Location: **420 Elm Street**

Zoned: Historic District Residential (HDR)

(M. Pittman excused himself from the board to present his application.) Also present for the application was the window contractor, Jack Patchin. M. Pittman commented he learned a lot when he engaged Jack for the storm windows because as the board knows, not all storm

**Page 2**  
**Historic District Board of Review**  
**April 25, 2011**

windows are created equal – Jack gave him a good education on them – glad Jack is here tonight to help share some of his knowledge.

Mr. Patchin said he had information from the manufacturer – historic buildings and energy efficiency and sound efficiency and that's something that we really don't see too much is about the sound – there are folks who live here on Main Street who can't hear the trucks go by anymore after they put these in.

Utilizing a product sample, Mr. Patchin said here's what it looks like on the outside and will notice this flush and that is one of the reasons he picked it – it doesn't have the triple track design and all four pieces around the edge, called expanders, so if the window opening is a little bit crooked or bowed or whatever these will push out and fit, they fit nice and tight and that is where we get the energy efficiency; all three pieces come out from the inside with the primary window in place for cleaning and can put it all back together again from the inside and out – don't need to get on ladders or be on the outside of the house; basically that is pretty much it. Mr. Pittman asked for questions. Mr. Patchin said it is all aluminum painted material. J. DeLuca asked if the wood frame ...No, Mr. Patchin said it is mimicking the trim that is normally on the house – this is brick mold but most of our houses here are like just flat wood siding and it's 7/8" thick or to 1 1/8" and these are 7/8" thick so it's almost flush when these are installed. M. Pittman advised the paint color Jack will be able to get will match the trim color of the house so they were pretty lucky on that – almost the exact same color. J. DeLuca asked if the windows are only one over one and then the muntins shows through. That is correct per Mr. Patchin. Mr. Patchin further explained you don't have to leave the screen in in the winter time – his wife likes to pull the screen out so she is not looking through the dark color – only have that in the summer time and then you get two clear panes to look out of all winter long.

D. Cheatham asked if when the storm windows are in does it overlap the original window. No, per Mr. Patchin – on the outside where the outside stop pulls the upper sash in place, this fits right in against the outside stop, it sets inside, doesn't sit on the outside of the frame, this would be the outside of the trim and this is sunk in, there is no flange on the outside, it is inset and that is one of the reasons he likes it so well.

M. Pittman told that he had provided a close up picture of one of the windows on the front so it can be seen how the shutters are attached and Jack won't have to remove those shutters at all. Mr. Patchin said that is the cool part of these expanders, he can just push them in and then slide it in and then push them back out again and the hinges on the shutters do not have to be moved or changed or anything. D. Cheatham commented this makes a snug fit. It makes a really tight fit per Mr. Patchin.

Mr. Patchin said this window is the exact same window for the Wooley job (next application) as well which he believed is on the agenda for tonight.

In response to G. Jorgensen's questions, Mr. Patchin noted this is aluminum. She asked if the color is baked into the ...Yes, it is per Mr. Patchin, it is not an automotive finish but it more toward the automotive then say like latex paint – paint the aluminum then run it through an oven – haven't seen it but the rep has explained it to him – they get it painted, they don't do the painting, it is pretty well painted when they get it.

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

Mr. Patchin said before the vote – he got the courthouse storm windows – the general contractor called and said he wanted to go ahead and go with his quote and the quote was based on interior

**Page 3**  
**Historic District Board of Review**  
**April 25, 2011**

storm windows on the first floor over the existing windows that they restored – and, there were two people from the County Council there and the conversation started and they said why do they have to be put on the inside and Mr. Patchin said because that is what he was asked to bid; they said can they put them on the outside – Mr. Patchin said absolutely, that’s where he suggests they go, not on the inside because on the inside you get cold air going through the primary window and when it gets against the storm on the inside it fogs up where if this is on the outside the cold air doesn’t penetrate through this so you don’t get that problem. Mr. Patchin said he didn’t know where the interior storm came from, the architect (doesn’t know who the architect people are) but Julie (Berry) and Tom (Pietrykowski) said to ask the board (HDBR) if they can have these on the outside of the building. So, Mr. Patchin said he is asking the board – there is no C. of A. – will they need one and is that going to be approved and if so he can go ahead get stuff ordered and get things moving.

J. DeLuca thought the board doesn’t have jurisdiction over the county. D. Auxier advised the board does have jurisdiction. G. Jorgensen said the board does as it’s in the historic district. D. Auxier instructed the board they can give an advisory opinion but cannot vote on this. Mr. Patchin said he guessed that is why he is asking because if the board approved the other ones these are exactly the same windows. J. DeLuca said he had no objection to the county if they are going to be approved for historic... D. Cheatham said as of now, the way he looks at it, it will have to come before the board and the paperwork...asked D. Auxier if this is what he would say. Yes, per D. Auxier – it’s a conspicuous change in appearance. D. Cheatham said this would still have to go through the channels even though he approves of the window. Mr. Patchin said if the board approves the two tonight would assume that (for the courthouse) would be approved also.

Roll call – all ayes. **Application approved as applied.** (*M. Pittman did not vote.*)

- 2. Ross and Deanna Wooley – C. of A.** for four (4) Mon-Ray storm windows.  
 Location: **622 W. Second Street**                      Zoned: Historic District Residential (HDR)

This application was also presented by window contractor, Jack Patchin who told this is the same window, different color – white instead of almond like what Mike (Pittman) is doing but that’s the only difference.

G. Jorgensen asked Mr. Patchin if they (the applicants) are replacing some (windows) that are there now. Yes, per Mr. Patchin – they are replacing the triple track – as Mrs. Wooley calls them, the old leaky ones and then as soon as these are installed will restore the windows on the inside but she didn’t want to do that last fall because she said the windows leaked too bad and they would freeze in the bedroom. Again Mr. Patchin said he would be restoring the windows on the inside – said that brings up another question – is the board going to want to approve restoration of existing windows and...as long as the storm windows came up he thought maybe that would be something that would come up and if it is he definitely needs to know it because that is what he does. G. Jorgensen commented that is maintenance. M. Pittman mentioned as long as Mr. Patchin doesn’t change the configuration of the panes. Mr. Patchin said he would not be doing that. D. Cheatham considered this to be maintenance and repair.

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

Roll call – all ayes. **Application approved as applied.**

J. DeLuca suggested that in the future if other residents in the historic district come up with this same storm window the Building Inspector be given the authorization to just approve them as being in compliance with the Guidelines rather than needing a C. of A. G. Jorgensen said the

**Page 4**  
**Historic District Board of Review**  
**April 25, 2011**

new preservation planner will be reviewing applications. J. DeLuca said but it is still the Building Inspector that approves it. D. Cheatham said since the board has already approved two this evening, that shouldn't be a problem. J. DeLuca said when Mike (Hoffman) looks at it since the board has approved two, should have approval for future ones of the same window not of storm windows in general – but these MonRay windows. D. Cheatham said he agreed – this would be a time saver.

Audience member, Rich Murray, said he was assuming that the board is talking about identical storm windows by the same manufacturer and nothing more than that. Exactly, per J. DeLuca – Jack seems to have a good handle on the sales part of these kinds of windows and if he is fortunate enough to have the additional clients who use the same window, this would make it easy on everybody. Mr. Murray said he just wanted to make sure the board is not giving approval for any similar windows. D. Cheatham said this would not be across the board for any window. J. DeLuca explained it would be for Mon-Ray High Performance Environmental storm windows.

- 3. Randy Mahoney – C. of A.** to remove roof over living room, remove flat roof, raise kitchen roof to bedroom roof, put gable roof over living room and flat roof area up to same height as other roof forming an “L” shaped roof system. Will utilize shingles, seamless metal guttering, half glass metal door, vinyl window, and vinyl siding.  
 Location: **756 N. Jefferson Street**                      Zoned: Medium Density Residential (R-8)

J. DeLuca said he had a question or comment on this particular one – he looked for it three days in a row and can't find it and secondly based on the information that he has in the booklet, it looks like it's outside the historic district since it's, he presumes, north of Fifth Street and that's at the toe of the mountain. Mr. Mahoney said actually if you go the American Legion you turned too soon, if you go to Darrell's Tire Service you turned too late – it is on a dead end street. G. Jorgensen said it is behind the Saddletree Factory.

D. Cheatham told Mr. Mahoney his application is pretty much self explanatory and he has been by it and looked at it. Mr. Mahoney explained the flat roof itself he has tried to recover two or three times since he has been there and it does not hold up – the only thing he hasn't tried is rubber roofing and he is not into rubber roofing on a residential place. Mr. Mahoney said he wants to take this off and if you see his house it is all built downhill – the original part is down here and then you step down two steps to his kitchen then it comes out, used to be a garage, two more steps. Mr. Mahoney wishes to raise all his roof lines to the same height and just make it an “L” shaped roof.

D. Cheatham confirmed with Mr. Mahoney he already has vinyl siding on his house.

G. Jorgensen noted this is not contributing to the historic district. Mr. Mahoney said he is in town but he is out of town.

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

Roll call – all ayes. **Application approved as applied.**

- 4. Ron and Joy Jump – C. of A.** to partially enclose pre-existing deck/porch to use as sun porch/flower porch. Will utilize dimensional shingles, seamless metal guttering, six over six Pella windows, Energy Star white cottage one-half glass (nine pane) door, and T1-11 pine board.  
 Location: **1041 W. Main Street**                      Zoned: Medium Density Residential (R-8)

**Page 5**  
**Historic District Board of Review**  
**April 25, 2011**

Property owners Ron and Joy Jump presented their application. Ms. Jump explained this is the little red house on West Main Street and her inspiration is the little white house in “this” book. Mr. Jump also explained that the deck was a preexisting deck when they bought the house but their problem is there is so much debris that comes from the trees that are not on their property but are behind them – they get all kinds of berries and all kinds of leaves and twigs – it is terrible. Mr. Jump said they thought when they bought the house with it having a deck that would be great, could enjoy it but to be quite honest, if you go down there and look at it like right now you could see it is even worse when there is a storm of something – so, what they thought was well maybe they could go ahead and use the space somehow, at least could enjoy it, cut down on the deck space so they can maintain it better but also enclose it and maybe could enjoy it as well. Further, Mr. Jump explained they started work on it because their understanding was it is on the back of the house, which they found out was a mistake, but they found out they needed to come before this board so they stopped work right away and when they found out there was some kind of an issue with that. Mr. Jump noted when they talked with the realtor when they bought the house he said well if it’s in the back of the house there shouldn’t be much of a problem to do much of anything. Mr. Jump said they apologize for that and they stopped it as soon as they found out that they needed to come before this board and explain what they were doing.

Mr. Jump told the board he and his wife had brought samples and pictures tonight. There was confirmation the board members had received this information prior to tonight’s meeting. Mrs. Jump showed what is on the house now, it’s a dimensional shingle, black; did some research on the siding and she...she has three cottages in Kentucky and she has used the T1-11 plywood and the reason she choose it over the HardieBoard is that HardieBoard is cement, it is good up front but long term HardieBoard is going to crack because it is cement, it is going to crack, it can’t bend, have to predrill, so she has had experience with the T1-11 and that is the reason she chose to use the T1-11 plywood – it is water resistant even though it has to be painted, it is water resistant. Mr. Jump said the other thing too is when they were looking to enclose the deck, they drove around town and what they looked at are what materials other people are using in construction and so they tried to use basically the same kind of material that they see everybody using - just out of consciousness, they are not going to build the Taj Mahal here, so anyway she (Mrs. Jump) was talking about the T1-11 versus the HardieBoard but...so they have it under roof right now and it has the T1-11 on it and they have to paint it – also thought about painting it the color of the house, which is red to kind of make it as inconspicuous as possible when you see it from the road. Mr. Jump said by the way you can only see it from one side from the road and if you look straight down actually you can’t see it but as you go past it you can see it. He noted there are also some bushes and a tree there – you would never know it was there unless you knew it was there.

Mrs. Jump said she wants to use lathing strips which will give the batten look and they will be applied every 24-in which means there are three spaces between each lathing strip; it’s a gabled roof which is within the Guidelines, she is able to do in the back. Mrs. Jump provided information on the gabled roof and T1-11 siding – asked if the board members wanted the literature on the HardieBoard just to compare...J. DeLuca said he would take it because he is considering this for his house. Mrs. Jump showed the pros and the cons and if you read, you get good reviews up front but as you read you will see it does have some drawbacks.

Mrs. Jump confirmed she had given the board members the red paint samples and that will be Valspar exterior paint; windows – the windows that are in the house when they bought the property are two (provided window literature) and what she did she got the same window that is in the house. Mr. Jump noted they matched up the window to match the house so it wouldn’t look any different. Mrs. Jump showed the paper (information) that came off the window – Pella – board declined information from Mrs. Jump about the Pella window; door – Mrs. Jump showed

**Page 6**  
**Historic District Board of Review**  
**April 25, 2011**

the door literature, it is a steel and wood door. Mr. Jump said so the way this sets, it sets at the back of the house and the deck, he forgets exactly how many feet, it's in the application, but it sets back so there is probably about 8-ft. from the door to where the privacy fence is so it's kind of enclosed, don't see that at all from the outside, see the privacy fence. Anyway, Mr. Jump said his point is that you don't see the door from the outside because it is inside of the privacy fence.

Mrs. Jump said the trees are approximately 40-ft. from their property line and there is no way around – these are 100 year old huge trees with very long limbs and there is nothing they can do – if they are not here where she can sweep every day or clean every day it becomes a total mess instantly.

Mrs. Jump asked the board members if she had answered their questions or do they have any questions. Mr. DeLuca told her he thought they had answered them very nicely. M. Pittman told Mr. & Mrs. Jump they had done a nice job. G. Jorgensen said they had been very thorough. J. DeLuca said he had no issues with this – knows if you stretch the intent of the Guidelines, yes you can see it if you're forced to look that way – you can see but thought it's nice they had showed the consideration to come here and do all this homework – wished more of the residents would do that – they were on the borderline – had done a fine job. Mr. Jump said they didn't mean to be on the borderline of anything or any violation or anything like that. J. DeLuca responded by saying that has come through loud and clear. Mrs. Jump said when they bought the little house, like she said, the little white house was her inspiration and that's what she eventually envisions and she will be back because she does want to at one point in time...now all her information has come from Mr. Greves at the appliance store, his mother has given information along the way, how the little place looked, and at one time apparently there was a little overhang (showed picture) and eventually she would like that.

End of Tape 1 – Side A

Mrs. Jump said it has certainly been a pleasure to work on the little cottage – thinks Mr. Davis did his inspection and it has come a long way since then. P. Davis told the applicants the place looks good – they have done a great job.

No further questions or comments from the board members. Audience member, Rich Murray, said in an attempt to help prevent anyone from having to go through what these people did to make their own copy of the Guidelines, the City has several hundred copies of those Guidelines available for distribution – all you have to do is ask Louann. Mr. Jump said he didn't know because he wasn't here and they wanted to go through everything – it was their issue.

No further questions or comments from the audience.

Roll call – all ayes. ***Application approved as applied.***

5. **Darrell and Kathy Auxier – C. of A.** to replace front door with a custom made Federal four panel (“cross”) mahogany door and a two glass panel transom above.  
 Location: **507 Broadway Street**                      Zoned: Historic District Residential (R-8)

Application presenters were Darrell Auxier and door contractor, Roger Welch. Mr. Auxier told the board members he would like to put a new door on his house – has the gentleman who proposes to build that door with him if there are any questions. Mr. Auxier noted the board members have a picture of the door that is on the house right now, that's not the original door, would like to go back to a Federal style door rather than the Italianate that is on there now. Mr. Welch explained that basically they are going to put a four panel cross door and it will probably be 1 3/4” – 1 7/8” thick, 19<sup>th</sup> century reproduction with a two (2) light transom sash – it

**Page 7**  
**Historic District Board of Review**  
**April 25, 2011**

could be hinged and it might be fixed; Honduras mahogany, quarter sawed, patterned grade, and it will be...it will look like the interior doors which is somewhat what they would do and that's basically pretty straight forward.

D. Cheatham asked D. Auxier if he did not like the old door. D. Auxier answered that the old door he is not crazy about it, one thing he doesn't like about the old door is that it has glass in it and you just get a straight shot right into his house and he is right on the sidewalk so if someone walks by and he is walking down the stairs they are going to see him – he does not like this. He added that the door is drafty, needs refinished at the moment, it has had a lot of locks in it so you've got markings in the door where one has been taken out and another one put in – and, he would like to see it closer to period – knows there were Italianate cornices added on, his guess would be the 1870's – 80's, on that block is a mixed bag but you have basically five what he calls row house although one of them is self standing and of those five three of them still have the transom and Federal type door and the other two have \_\_\_\_\_. D. Auxier said he wants the transom because #1 it would be authentic and #2 it gets some light into the hallway.

G. Jorgensen asked D. Auxier if he wants to take the whole house back to Federal or is he going to leave the Italianate. D. Auxier answered that he is going to leave the Italianate. G. Jorgensen then asked so he will have the Italianate and he will have mixed? D. Auxier noted it is mixed now. G. Jorgensen responded by telling D. Auxier that right now it is not, it's not mixed – did he mean as far as the neighborhood it is mixed. Yes, per D. Auxier. Mr. Welch explained that the front door jamb is mixed, it has the original somewhat Federal raised panel which does not marry...the only door that is perfect in that row which is more period of reproduction which is not true period is the very first one and they even took out the whole jamb and you can notice that the daylight opening on the door and the bottom two panels as you go out from the door to the jamb, linear panels marry with proportion of your door, that's the only true reproduction in which is not even period – then you have three others and the one Darrell has right now is a two light and a two panel at the base and then you come around and you look at your jamb and then that's period and it shows the distinction of where there was a transom there and a solid door at one time. Mr. Welch said this is a fact. J. DeLuca said it sounds wonderful and saw no problem with it.

M. Pittman said he thought he needed some help here because he has an 1830's house that was upgraded about 1850's. Mr. Welch noted you will find that to most of them. M. Pittman said from his vantage point they chose to leave the 1850's upgrades pretty much alone, they kept the upgrades, it's kind of like the fabric of the home, guessed from a historic standpoint he didn't know, he said he doesn't have a degree in preservation, thinks somebody here does, and doesn't know technically whether it is good to change it back to Federal or try to work on Italianate door to get it more usable for Darrell. D. Auxier said the only thing he would point out is that when the Italianate features were originally added, some houses they changed the door, some they did not so there is no consistency at least on his block there is no consistency on how they did that. M. Pittman noted there is no consistency of his house either, has Federal window treatments ... Mr. Welch said, and, there would be a more pure and cleanness \_\_\_\_\_ if anything, it will really clean it up.

G. Jorgensen said she wasn't saying they wouldn't put a proper door on there with the transom or it wouldn't be nice but they are just bringing it back to that particular period just on the door but not on the rest of the house – is this where he is going to stop is what she is wondering. Oh yea, per D. Auxier, not going to touch the rest – you have to understand his house is attached to another house and all the work along the top, if he took his off it would look like – it would make the others look – it wouldn't even work he didn't think. Mr. Welch commented that the one right next to it has not got anything over the double hung windows so you've got a whole glomerant, a mixture and if anything they are going to clean up this to compliment that whole

**Page 8**  
**Historic District Board of Review**  
**April 25, 2011**

face – if anyone that knows their stuff and they look at that door they are going to see the two different periods.

Audience member, Camille Fife, said she is not officially here yet but she agreed as Darrell has said, the situation being talked about – she has not looked at this – but the situation of the mix of Federal and Italianate in the survey that was done this is all over the place and it is true that when that Italianizing occurred it did not always encompass all of the elements of the building, so you have a situation here where you are looking at a possibility that \_\_\_\_\_ might have been here for a very long time \_\_\_\_\_ (very sporadic audibility on tape) – have to look at the original door and for evidence of the transom, that’s what you look at.

Audience member, Link Ludington, made comments – again sporadic audibility – microphone not used by audience members. Mr. Ludington said this particular house is one that they did the whole nine yards – this is just part of what you have – some houses are pure, never got changed, some got completely transformed, and others \_\_\_\_\_ - board has to decide if the door goes by the Guidelines or not – whole section that addresses historic material – existing door is historically from the 1870’s.

G. Jorgensen said this is a real issue for the board because what D. Auxier is proposing is not something that is not nice and that wouldn’t fit in with the house it’s just right now they are dealing with removing a historic door and that’s what some of them are having an issue with. G. Jorgensen told D. Auxier if he does remove the door then she would suggest that it goes to HMI or some place. D. Auxier said he would probably give the door to Roger (Welch) – he can use it for another project. G. Jorgensen asked that it just be used again. D. Auxier said he certainly doesn’t intend to destroy the door. D. Auxier said he wanted to point out that it’s going to be replaced with something that is absolutely historic accurate when the house was built. G. Jorgensen said right, it’s just that it has been changed now and it has Italianate features on it so he is mixing his features whereas right now ... Mr. Welch stated it is just like the Costigan door that he just redid, that was changed in the late 1800’s, so where do we go here? G. Jorgensen asked Mr. Welch if he did that door. Yes, per Mr. Welch – so, they tore the original door completely apart and they took it back to original so it’s the same difference. G. Jorgensen said well, not quite ... Mr. Welch went on to say that is a distinct print, it’s the jambs and the transom, now all they are going to do is put the door, the original door. D. Cheatham said that he personally, he did not see a problem with it. J. DeLuca said he didn’t either.

No further questions or comments from the board or audience.

Roll call – all ayes. **Application approved as applied.**

6. **Bruce Perry – C. of A.** to remove front porch; will rebuild the same style as existing utilizing H. & H. metal roofing, aluminum gutter, vinyl soffit and fascia, beaded vinyl under porch roof, and 6-in. x 6-in. cedar posts.

Location: **408 St. Michael’s Avenue**      Zoned: Specialty District (SD)

Contractor, Tom Wynn, explained to the board members that the existing porch is coming apart from the house so they just want to take it down and put it back up, will look almost the same except it will have vinyl, aluminum gutters, and vinyl soffit, metal roof – porch design to be the same as existing – metal roofing color will be maroon to match the existing house roof.

D. Cheatham asked what kind of roof the porch has on it now. Mr. Wynn answered it is shingles.

**Page 9**  
**Historic District Board of Review**  
**April 25, 2011**

G. Jorgensen asked J. DeLuca what he had said last time that the color should coordinate with the rest of the neighborhood. J. DeLuca explained that the Guidelines say that the colors should be compatible with the whole feeling of the neighborhood. J. DeLuca then asked Mr. Wynn what color they are putting on. Mr. Wynn told that the color would be maroon. R. Hopper noted it will match the existing roof on the house. Yes, per Mr. Wynn.

M. Pittman asked what is the current material for the ceiling roof. Mr. Wynn answered that is wood like a bead board. M. Pittman than asked what he is going to replace this with. Per Mr. Wynn, vinyl. M. Pittman asked Mr. Wynn if they had thought about putting the bead board back. Mr. Wynn said they (Mr. & Mrs. Perry) didn't really talk about it, they kind of wanted to go with vinyl, haven't really discussed it. J. DeLuca asked if that was from a maintenance perspective. Yes, per Mr. Wynn – owners are getting to the point where they can't really get around, he meant they get around but they can't do much maintenance on the house.

M. Pittman noted the fascia board – it has circles right now, will he repeat those circles – another words when you look at the porch, if he remembers right, you can't see it on the picture, but if he remembers right there are circles in the fascia board. Mr. Wynn said no, he wasn't going to do that – hasn't planned to but he can. M. Pittman said to him he is just looking at what is there now and he (Mr. Wynn) says he is going to duplicate what is there now, but ...and the posts, is Mr. Wynn going to taper them like they are now – thinks the posts are tapered. Mr. Wynn said they were just going to use square cedar posts – 6 x 6 cedar posts. J. DeLuca said they need a preservationist opinion on the design implications of that. J. DeLuca asked if that isn't a prairie style or something when the posts are tapered – is that something the board wants to replicate. G. Jorgensen commented that it was built later of course because the house is 1870's she can see here if that is correct. Mr. Hopper said the porch is not original to the house. G. Jorgensen noted it has been changed so many times – they keep taking a little bit of the original away. M. Pittman said to J. DeLuca, to answer his question, he didn't think it matches anything in the neighborhood. Mr. Wynn noted it (the porch) is in pretty bad shape. G. Jorgensen again noted it has already been changed a lot.

D. Cheatham asked Mr. Wynn if those are wooden shutters on the house now. Mr. Wynn answered that he thinks so – pretty sure they are. G. Jorgensen said, yes – because look at the style at the top, there are three wooden slats. J. DeLuca said he probably wouldn't reject it because of the vinyl but he would personally prefer the wooden bead board up there under the soffit. Mr. Wynn said he had no problem with that. Then J. DeLuca commented that is not far from where he lives so when it needs repainting he would be more than glad to give them a hand. Mr. Wynn said they could even go in and taper those posts. D. Cheatham wanted to know if the posts are bad. No, think they just need a good coat of paint per Mr. Wynn – can probably reuse them. M. Pittman stated this would save them some money.

Mr. Wynn explained that he really hadn't read much on the Guidelines. G. Jorgensen asked Mr. Wynn if he does a lot of work downtown. Mr. Wynn answered no, not really – he knows the owners so they had asked him to do it.

D. Cheatham said he kind of agreed with John (DeLuca) on the bead board and Mike (Pittman) and if they can reuse the posts that would be great. Mr. Wynn stated if the existing are too bad off, he can make them look like they do now. M. Pittman told Mr. Wynn he might check that fascia board that is up there now with the holes in it, might be able to reuse that – understands it pulling away but the actual physical porch doesn't look like it is in that bad of shape really, so might be able to salvage some. Mr. Wynn was agreeable with this. M. Pittman said they would like to avoid as much vinyl as possible. Mr. Wynn said they could put all wood soffit up and everything – thinks the owners were just looking at the maintenance. M. Pittman told Mr. Wynn he thought in the long run the wood would serve them better. Mr. Wynn asked the board

**Page 10**  
**Historic District Board of Review**  
**April 25, 2011**

member if they were talking about the soffit on the outside or do they want wood on all of it, or do...

J. DeLuca told Mr. Wynn the board prefers a wood structure. Mr. Wynn said okay. J. DeLuca added if that creates financial hardships or whatever for the occupants or there is concern over maintenance they can come back next month and talk it over some more with the board, but that is what the board's preference would be. Alright, per Mr. Wynn, have no problem with that.

D. Cheatham asked Mr. Wynn if he would want to table the application until he talks to owners about this or does he want to go ahead and amend the C. of A. Mr. Wynn said no, if he can go ahead and get it approved will just go ahead and do it as is and then if they (Mr. & Mrs. Perry) have any problems then they can come back next month- if they want to go along with it, will do it. D. Cheatham explained they are talking about amending the C. of A. changing the fascia and go back to the bead board – all wood porch – aluminum guttering – metal roof – tapered posts. Mr. Wynn asked if there should be any certain color for the guttering. J. DeLuca answered that it should be something that compliments the color of the house.

D. Cheatham asked L. Waller if she had this amendment written down – asked her to read it back so everyone understands. L. Waller stated the recommendation was made to retain the fascia as wood, retain the posts, retain as much of the original material as possible, but did agree to allow for aluminum gutters and metal roof – if property owners are concerned about that, they may return to the next board meeting. D. Cheatham asked the board members if they all understood that. Yes from all board members.

Audience member, Rich Murray, said just because he is not familiar with all of the terms here, could Mr. Wynn described H. & H. metal roofing. Mr. Wynn explained it is not a standing seam, it is just like a regular barn metal, not a standing seam, corrugated. Mr. Murray said that's what you are going to see from the front of the house. Right, per Mr. Wynn. J. DeLuca said that matches the metal design on the house. Mr. Wynn confirmed this. Mr. Murray told the board they might want to consider appearance. G. Jorgensen commented that a standing seam is more appropriate for that and can they ... Mr. Wynn said they can probably go with that but it doesn't match what is on the top of the house. Then G. Jorgensen stated you can't really see the top of the house and this is very visible. D. Cheatham noted you can see the top of the house from Main Street. G. Jorgensen said but when you go to the front of the house ... D. Cheatham said he likes the standing seam. Mr. Wynn noted it is a lot more expensive. J. DeLuca said given the location of the house and the ... P. Davis commented about the metal roofing and said normally he wouldn't go along with it but since it is already on there... D. Cheatham confirmed with Mr. Wynn that the porch currently has a shingled roof. D. Cheatham then asked Mr. Wynn if that is an option to go back with a shingled roof. Mr. Wynn answered that he didn't really know, they... D. Cheatham noted it has been like that for years, didn't know how the existing roof is on the main structure. Mr. Wynn said he didn't know, they hadn't really mentioned it, they just wanted it to match the rest of the house. D. Cheatham said he could understand that. J. DeLuca said he would rather see the whole house match than have the shingled. Then D. Cheatham said he thought he would too.

No further questions or comments from the board or audience.

Roll call –

Ron Hopper	Approve
Dirk Cheatham	Approve
Paul Davis	Approve
Ginger Jorgensen	Approved because she appreciated Mr. Wynn working with the board and everything he has done and agreeing to retain all the wood parts

**Page 11**  
**Historic District Board of Review**  
**April 25, 2011**

Ann Roller	Approve
Mike Pittman	Approve
John DeLuca	Approve

***Application approved for the following: retain wood fascia, retain wood posts (if posts are not reusable, new post design to match existing), retain as much of the original material as possible, aluminum gutters, metal roofing material to match existing house.***

**Business – Old or New:**

J. DeLuca said he noticed in the application package that we only charge \$5.00 an application and that is to cover ... G. Jorgensen noted it is \$10.00. L. Waller clarified that is not an application fee but rather covers the cost of the legal notice in the paper. J. DeLuca said he would just suggest raising the prices for the applications even though it is not a profit making issue but just thought there is a level sincerity that comes with paying more money – knew when he put on his porch in Michigan it was \$300.00 – he was not suggested the \$300.00 fee but something more than the \$10.00 – just something for consideration, perhaps discuss at this time. M. Pittman noted that he just went through the process and it is roughly \$6.00 for a certified letter in addition to the fee so he actually spent another \$35.00 - \$40.00 sending out certified letters and so did Darrell (Auxier) and it takes a little bit of work – if you put together an application it ...J. DeLuca said he would take back his opinion.

End of Tape A – Side B (no further recording)

Additional New Business included:

M. Pittman had received from a local citizen a list of addresses with concerns of conspicuous changes which may or may not have been brought before the HDBR. L. Waller had previously reviewed this list and provided a copy of HDBR minutes of those which had applied for a C. of A. G. Jorgensen noted there have been several instances in which work has been done without coming before the HDBR and said there needs to be a plan to stop this type of action. Board members agreed.

In regards to the HDBR filing fee, M. Pittman said the mailing of the certified/return receipt notification letters by the applicants is expensive and suggested as is done in Charlestown to put a sign in the property owner's window advising of the owner to bring their project before the HDBR. D. Auxier advised the discontinuance of the certified letters and a new type of meeting notification would need to have Common Council approval. D. Auxier will look into alternative means of notification and report back to the board at the next meeting.

D. Cheatham welcomed Camille Fife as the new Historic Preservationist Planner.

No further business to be brought before the board.

R. Hopper made the motion to adjourn – seconded by P. Davis

Meeting adjourned at 6:50 p.m.

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

---

Louann Waller, Secretary

