

## HISTORIC DISTRICT BOARD OF REVIEW

Minutes

December 28, 2011

**The City of Madison Historic District Board of Review held a regular meeting on Wednesday, December 28, 2011 at 6:30 p.m. in City Hall. Dirk Cheatham, chairman, presided over the meeting with the following board members present: Ron Hopper, John DeLuca, and Mike Pittman. Also present was Camille Fife, Preservation Planner; and Louann Waller, secretary. Absent board members were: Ann Roller, Virginia Jorgensen, and Paul Davis. Also absent was Darrell Auxier, attorney.**

J. DeLuca requested the minutes from the regular November meeting – relative to Patty Jackson’s presentation for Allan O’Neal – it says in the minutes “Camille asked that the minutes be sure to reflect that the dividers be the same dimensions as the existing.” J. DeLuca said if recalled after that he suggested, and thought the board members would all agree, that the minutes reflect that the dividers be close as possible to the existing so they wouldn’t have to incur increased manufacturing cost should that be the case.” J. DeLuca stated as this might be his very last night here, he wanted to make sure that he left Patty and Mr. O’Neal as happy campers.

M. Pittman made the motion to approve the minutes with the change – seconded by R. Hopper – roll call – all ayes.

***Minutes approved as recorded and distributed with the above correction.***

### New Applications:

1. **Joshua Nichter** – *C. of A.* to extend original roofline and construct a 24-ft. x 24-ft. addition at the rear of the building.

Location: **831 W. Main St.**

Zoned: Local Business (LB)

Property history, structure pictures, and project overview by C. Fife; contributing structure; plans to have 4-ft. between his building and east neighboring building; metal roof; vinyl siding; will not be visible from Main Street.

Mr. Nichter told the board members as they could all see he has about a 14 spot parking lot at the rear of his building; when he bought this building six months ago back in May he came from 118 E. Main and moved to 831 – 118 E. Main was huge so he had ample room to do...because he owns a screen printing shop; had to downsize just for overhead and everything else so when he purchased this he always had a plan on taking a little bit of that parking lot to expand his business if he needed to. Mr. Nichter said it has been a pretty good year and he really wants to get an automatic t-shirt press and to do that he doesn’t actually have enough room in the building right now – that building was over 30-ft. wide, his building right now, with interior walls he is dealing without about 26-ft. interior space and he really can’t fit two manual and an automatic press in the building comfortably and work – so, what he wants to do is extend...the original roof comes back and the original building is brick and it actually has a porch type stoop out on the rear of the building – he is not for sure when they did it but it is actually a shed type roof that actually is just over the 8-ft. section of the outside stoop area/porch area and what he wants to do because it is rotten and leaking anyway, tear that off and then gutter the original building where the brick ends, gutter it and then with trusses he has an Amish guy named Ben Girod that is going to do the construction on it, he is going to gutter the original building, drop the roof line down and then keep as close to the original fall of the original roof line because he has a lean type roof.

J. DeLuca asked Mr. Nichter is he is going to remove the metal roof, drop roof line down a tad, put in a gutter, and then extend out 24-ft. from there? Exactly, per Mr. Nichter – this is actually a shed type roof right now that is in really bad shape, so what he was going to do was to tie in but after talking and after working out the details, keeping this with just...it just really wouldn’t work out and tying that into the original structure it would always be a problem with leakage so

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what they came up with is tearing this off, guttering this, dropping this down, and then extending out 24-ft. J. DeLuca then asked Mr. Nichter if he will end up with an extended metal roof – same kind of roof. Exactly, per Mr. Nichter. J. DeLuca also asked Mr. Nichter what is the width of the east to west wall now from his neighbor. Mr. Richter answered it is 28-ft.

J. DeLuca asked Mr. Nichter if he is going to start at the far left side, come over...

Mr. Richter pointed out where his parking lot ends and so he is going to extend out off the original...J. DeLuca said so this will be about the depth of Mr. Nichter's truck plus another truck. Yes, pretty much per Mr. Nichter – it is going to come out off the original. J. DeLuca asked Mr. Nichter what the people to the west say about this – is there is any problem with parking or feuds with the apothecary or is this all Mr. Nichter's property? Mr. Nichter answered this is all his property, pointed out his parking lot and explained the lot actually moves out about 14 spots back to the alley – his property runs to the alley with a 14 spot parking lot – so, the apothecary has not problem with it. Mr. Nichter went on to say it will be extended almost exactly the same as "this" – there is going to be a 4-ft. walkway so he can work on his building. J. DeLuca said he would just suggest one thing that has nothing to do with this board's approval or disapproval, but the left hand corner of Mr. Nichter's building to the south, he might want to put up some type bollards there because that parking lot is pretty hazardous, with the telephone pole that is in the lot and then with what Mr. Nichter is building, he might want to protect it – want to protect his building because J. DeLuca said he guaranteed somebody like him will back into it and if Mr. Nichter didn't believe that, look at the back of his HHR. Mr. Nichter noted that suggestion will definitely go under review.

Mr. Nichter said the addition will be designated to do t-shirt type work – and, he also has a lot of equipment up on Clifty in a storage unit right now that he is paying astronomical fees on to store some of his equipment that came from East Main that he could not actually fit in West Main so he would like to get this built. J. DeLuca asked Mr. Nichter when he proposes to start construction. Mr. Nichter answered, like he told Camille, he wanted to have this built a month to almost two months ago. J. DeLuca also asked Mr. Nichter if he has his building permit.

Mr. Nichter said he did not – that is actually why he is here – this was actually okayed by Hoffman – Mark Hoffman – said there should not be a problem, just go get a building permit.

L. Waller asked Mr. Nichter if he had met with Steve Horton, commercial building inspector.

Mr. Nichter answered that he had not. L. Waller told Mr. Nichter he will need to talk to Mr. Horton to see if this construction will require that it be filed through the state for a Construction Design Release and also to consider fire wall separation between the garage and the actual business area. Mr. Nichter said he wasn't sure what L. Waller was talking about. She explained to Mr. Nichter when there is an attached garage the state mandates that there be a certain amount of fire separation – fire rating. Mr. Nichter asked if this would be in between the business and the new addition. L. Waller said this is for the garage area. Mr. Nichter noted this is a brick wall in the back. L. Waller told Mr. Nichter he still needs to check with Steve Horton and make sure because his construction might require that it be sent to the state for review – needs to check with Steve Horton who will be back in the office next Tuesday. J. DeLuca told Mr. Nichter just for his own education, if he does require a firewall, even though it is brick if it has penetration like it has two windows and two doors or something like that, the state might require an example such as a fire door, a rolling door that comes down in case of a fire or a rolling door/overhead door that slides, should they consider that a fire hazard. J. DeLuca told Mr. Nichter he was not trying to scare...Mr. Nichter said none of this is a surprise anymore with all he has had to go through already to put this on.

D. Cheatham told Mr. Nichter he had two questions – the roof that is on the original building, is it a standing seam that matches the roof on the ...Mr. Nichter noted it is shed type. D. Cheatham asked Mr. Nichter what type of metal roof he planned on putting on the garage. Mr. Nichter said he was planning on – because of the visibility – he was going to go with a 5V – with a new 5V steel roof instead of...get it from Madison Metals. J. DeLuca stated he was not familiar with that and asked what the profile look like. Mr. Nichter explained that it actually comes up and



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6. Restoring the existing steel grade windows and putting in new interior storm windows for energy efficiency
7. Replacing the existing store front with a new one but they are pledging to match material, color, and profile on that part of the building
8. Tuck pointing the existing block and repairing/restoring architectural tile – as replacements are needed they will be coming from various parts of the architectural tiles that face the interior
9. Restoring an interior skylight

Applicant's legal counsel, Merritt Alcorn, provided board members with copies of the SHPO letter approval. Mr. Alcorn said as Camille mentioned he thinks the outstanding features architecturally of the building...the store front will be restored – as the board has probably noticed it's not in very good condition now, there is some broken glass they will be replacing and leaving the building as it is now visually; the glazed architectural tile is going to be replaced through the source of the tile inside – there is a wall inside that has the same materials; basically doing a facelift in replacing the doors that are in poor condition and infilling the overhead door areas that Camille talked about.

J. DeLuca asked Mr. Alcorn if they have the contractor selected. No, per Mr. Alcorn – it is out for bids.

D. Cheatham said to Mr. Alcorn that as far as the outside they are basically putting it back, cleaning it up and putting it back basically the same. Mr. Alcorn said their intent is good, they like the building, they want to restore the building and leave it as is basically.

J. DeLuca told Mr. Alcorn that he hoped in this case they pick a contractor who knows this board is not in to seeing changes once this is presented to this board – would like to see that exactly put into place unless there is a change that can't be avoided. Mr. Alcorn said their intent to do just what he said, and as Federal money is involved here and that money is tied to the specs and tied to the plans doesn't think anyone will be wandering far from the plans.

C. Fife asked Mr. Alcorn if they also have historic preservation money from the state.

Mr. Alcorn answered that they do – that is another good point – they mandate – in fact thinks some of that money is helping with the skylight restoration – they mandate following plan specs.

M. Pittman asked Mr. Alcorn about the building on the other side – any plans on that side or any thoughts on what is going to happen with that. Mr. Alcorn answered they do not own that building, they talked to the owners of the building, it is one step at a time, would like to get this project completed and see how it goes and maybe then have further conversation – didn't know – that's a good question – right now they have their hands full.

J. DeLuca asked Mr. Alcorn what is the expected construction duration. Mr. Alcorn answered that the bids ranged from 195 or 196 days up to 225 days so somewhere in there and depending on who gets the job.

No further questions or comments from the board members. 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 for 100 E. Second Street, if constructed according to the plans submitted on 12/7/11, is compatible with the character of the historic district and the architectural details are generally in harmony with the adjoining properties. Specifically, the project will restore the main historic steel windows and replace, in-kind the large storefront windows, thus retaining the historic appearance and meet the requirements of the Madison Commercial Design Guidelines, p. 56 section 3 and p. 52, sections 3 and 4, and the Madison City Ordinance 151.30. Additionally, the architectural tile masonry will be repaired and preserved, and met the Madison Commercial

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Design Guidelines, p. 36, sections 1 and 9 and Madison city Ordinance 151.30. While the Guidelines do not address the replacement of the historic overhead doors specifically, the replacements are sensitive to the originals and meet the Madison Commercial Design Review Guidelines, p. 40, section 5 and the Madison City Ordinance 151.30” – motion seconded by J. DeLuca – roll call - ayes.

***Application approved in accordance with motion and vote.***

**End of Tape 1 – Side A**

- 3. Dirk and Nancy Cheatham** – *C. of A.* to install iron hand rails on front and side of porch steps.

Location: **904 W. Second St.**

Zoned: Historic District Residential (HDR)

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

D. Cheatham presented his application. As D. Cheatham did not vote on his own application, in accordance with the Historic District Ordinance Overlay, section 3, paragraph D “A majority of the members of the Board shall constitute a quorum, however, no application for approval shall be denied except by the affirmative vote of a majority of the entire Board. If not denied by four votes, such application shall be approved.”

***Application is approved as applied.***

**Extended Application:**

- 4. Rod Sidley Architects for owners Dr. & Mrs. Ben Canida** – *C. of A.* to construct a new single family residence.

Location: **801 W. First St.**

Zoned: Historic District Residential (HDR)

***C. Fife stated the owners have chosen not to extend their application – will reapply.***

**Business – Old or New:**

C. Fife presented her activity report –

1. Busy meeting with owners, new owners, and other interested parties throughout November and December
2. Worked on the DeBaptise property although on her own time
3. Ongoing consultation with KDH - don't have that resolved as yet but is working on it.
4. City of Madison website – now a page for Historic Preservation – still needs cleaning up and fixing – working on that – no pictures yet
5. Working with the Elutherian College board since they are going through a time of revitalization – trying to help them with that

C. Fife told the board members how grateful she was for this board, everyone has had a tremendous amount of patience, hard work, dedication, and support – her together with the board members did something that was really unusual and that was to get our CLG status not only in less than a year but in less than four months so that we could apply for a grant in October and that alone was huge, the board put in extra time uncomplaining and she is very, very grateful for that. C. Fife presented each board member a Certificate of Appreciation and candy.

No further business to bring before the board.

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

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Meeting adjourned at 7:13 p.m.

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

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Louann Waller, Secretary

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Dirk Cheatham, Chairman