

HISTORIC DISTRICT BOARD OF REVIEW

Minutes

July 25, 2011

The City of Madison Historic District Board of Review held a regular meeting on Monday, July 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; Camille Fife, Preservation Planner; and Louann Waller, secretary. Absent was Mike Hoffman, Building Inspector.

Historic Preservationist, Camille Fife, announced that tonight is a special night because of inaugurating a new award – called Preservation Heroes. Ms. Fife said in a quick background and introduction, it might be nice to honor people who have done a really good job after they had come before this board and presented their project - so this award was created, it is recognition of community preservation and it is also recognition by the city. She noted this will be given quarterly. Ms. Fife said the way this was put together is that the staff looked through a lot of past meetings and tried to find some project, asked a few of the board members, asked other people in the community to suggest projects that met a criteria, the criteria being that it needed to meet the Guidelines (or very close), it needed to be a project that was not outlandish – didn't have to be rich to do it – and that showed innovation and brought the building back from being unused or underutilized into a new use; then had a selection committee, these were representatives of the Cornerstone Society, Historic Madison, Inc. and the Historic District Board of Review – they met with herself and they made a recommendation to the Mayor to make this award. (PowerPoint showing before and after pictures). C. Fife said this award is given this month in the first quarter to 313 West Street for rehabilitation. C. Fife gave a history of the building and outlined recent work.

C. Fife announced this award goes to the building owners, Bob and Tammy Courtney. Mayor Armstrong presented the award to Joan Backus who accepted the award on behalf of Mr. & Mrs. Courtney.

There was one correction to the minutes from the previous meeting – page 424, Old Business, line 3 – change from “people” work to “paper” work. With there being no other corrections or additions, R. Hopper made the motion to approve the minutes – seconded by P. Davis – all ayes. *Minutes stand approved as recorded and distributed reflecting the aforementioned correction.*

New Applications:

1. Main Source Bank - Resubmission of previous application to replace front doors.

Location: **213 East Main Street**
Central Business District (CBD)

Zoned:

C. Fife outlined the application and gave a history of the building. C. Fife noted there are safety concerns with the existing doors.

Bank representative, Dewayne Cole, explained that the doors currently swing both ways just because of how they are set up, have people in wheelchairs be hit from people who are exiting the bank when they are approaching the doors so that is their biggest concern; have met with the Door Store, want to go with “this” door but it will be replaced with a fifteen (15) light (Mr. Cole provided a picture of their proposed door.) In utilizing the picture, Mr. Cole explained it will be a fifteen (15) light door with external muntins.

Mr. Cole stated they will not be changing anything else on the front of the building – focusing on the doors, want to retain as much as they can. In regards to the existing bubble glass, C. Fife said it is her understanding that type of glass is no longer available so the new glass will be a flat glass – plus, the fan light above it is not a bubble glass, it is a plain glass with a beveled edge. G. Jorgensen received confirmation that the fan light will be retained.

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D. Cheatham asked if there will still be two doors. This is correct per Mr. Cole. G. Jorgensen asked Mr. Cole if any work has been done since the last time (previous HDBR application) because at that time there was the option to correct the undercarriage. Mr. Cole answered there has been no work done.

J. DeLuca said he understood that sometime in the past the bank had another application that was disapproved – this was in 2009.

C. Fife stated that application was for a single light door – one plain glass. J. DeLuca commented that his concern is that tonight's proposal still looks like a modern door on a commercial building as opposed to the existing, although noncontributing – still very historical looking – classical looking design that fits into the community, didn't think the new door architecturally design wise gives the same appearance. And, as far as the glass goes, replacing it with plain glass doesn't do it justice not only from a historic standpoint but from a visual standpoint. G. Jorgensen said she didn't want to speak for the board from that time but thinks that is why the board disapproved it the first time was because of the character of it, but thinks now the bank is saying it is a safety issue.

M. Pittman said he thought the fifteen (15) light makes it a lot different. M. Pittman asked Mr. Cole if they are going to try to match the coloring – are they going to redo the paint on the front? Mr. Cole said the actual color they are proposing is tan (showed color sample) based on the building look. M. Pittman also asked if they will redo the windows and paint those. Mr. Cole responded by saying that he supposed they will. M. Pittman added that the windows are pretty bad, are peeling.

J. DeLuca asked about the operation of the new doors compared to the old. Mr. Cole stated the new doors won't swing two different directions. J. DeLuca told Mr. Cole there are plenty of resources in Louisville or Cincinnati that can provide solutions to double swinging doors to change them out – had he looked at that? Mr. Cole said he had not but can explore that. J. DeLuca said from his personal standpoint that would be a better alternative.

G. Jorgensen stated that as M. Pittman had said, the first time this was brought before this board the bank just brought a plain, single light door, did not bring the option of having multiple lights. Mr. Cole said to be quite honest that was what they were going to propose again until they met with Camille because they tried to follow the book and the book shows a single pane – that was what they were going to propose but Camille told them to save energy and effort let's talk and then back to the door guys and said they needed twelve (12) or fifteen (15) lights to give it more appeal basically. Mr. Cole said he appreciated Camille's time to save him some time and energy as well.

Ann Roller asked Mr. Cole if they can get beveled glass instead of just plain. Mr. Cole answered that he was not sure, had not talked to Mike (Prickett – Door Store representative), would have to talk with Mike but can ask. A. Roller noted this would match the fan light and look a little better. Mr. Cole said he could ask. P. Davis said he doesn't personally like the design in the door panels, was on the board the last time when the bank came before this board, there is nothing historic about that door – agrees with John (DeLuca).

G. Jorgensen told Mr. Cole the bank has to consider it is in a primary area of the historic district and the board appreciates that they have considered adding lights in it but thinks adding beveled glass would help somewhat – but it is a unique feature to the downtown.

Ultimately, D. Cheatham asked Mr. Cole if he would consider tabling this application. Mr. Cole answered that is fine if that is what the board prefers.

Application tabled.

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2. Michael Hopper - Approve sign on window.

Location: **327 Mulberry Street**

Zoned: Central Business District (CBD)

R. Hopper excluded himself from this application.

C. Fife told the board members she is in the process of revising the current sign application and hopes to work a little more closely with our local sign makers because she thinks there is a little confusion as to when a person should come before this board with a sign request; a lot of the downtown people rely on the sign makers to tell them whether or not they should come before the board and in this case it did not happen, but as soon as Michael discovered that this was the kind of thing that needed to come before the board because it did not meet the basic parameters for the signs, he came in. C. Fife explained that signs that meet the basic parameters will not need to come before the board. She noted this application did not meet the parameters – wanted the board to be aware this is the situation here.

C. Fife explained that one sign per window is part of the Overlay, page 12 – however, this particular sign is a little bit larger than the 20% which is normally allowed in that ordinance – do allow 50 % of window space in a door and there is no sign on the door, however, it is also mentioned in the Ordinance that the sign should be sympathetic to the environment and believes this is – referred to page 49 of the Commercial Guidelines. C. Fife asked the board to waive the sign requirements. D. Auxier said he wasn't so sure the requirements can be waived, Overlay is written so exact.

D. Auxier said maybe there is another question here – limited to 20% of the window area? 20% of the window area completely? Determination was made that the actual lettering does not exceed 20% of the window.

J. DeLuca made the motion to approve the application as applied – seconded by A. Roller – all ayes (excepting R. Hopper who abstained).

Application approved as applied.

End of Tape 1 – Side A

3. Darrell and Terry Bright - Remove deteriorating rear addition, side addition, and cement at front of property and replace fence on the side.

Location: **950 West Second Street**

Zoned:

Historic District Residential (HDR)

C. Fife outlined application and gave structure history.

Mr. Bright was present for his application. (Note: No tape recording of this application)

R. Hopper made the motion to approve application as applied – seconded by M. Pittman – roll call – all ayes.

Application approved as applied.

4. Heritage Trail Conservancy, Inc - Demolish a non-contributing, c. 1975 concrete block building.

Location: **108 Pearl Street**

Zoned: Heavy

Manufacturing (M-2)

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C. Fife outlined application, gave Power Point presentation, noted that demolition is the most serious thing the HDBR considers, every member of the board has visited the site, gave synopsis of building history, provided demolition support letters from several historic agencies and professional historic preservationists, referred to Historic Guidelines page 71/Item I. Heritage Trail representative, Bob Green, was accompanied by Link Ludington. Mr. Green stated the property closing was on April 29 of this year; original building was built between 1948 – 1955 and arrived at the conclusion by looking at Sanborn map and aerial views – second building appears somewhere between 1955 – 1961, can't give a firm date as to when that was actually constructed.

Mr. Green said he had talked with a gentleman who had previously worked in the block building and advised it was the previous R. J. Reynolds tobacco shipping center – went from a drying barn to a sale barn and then to a warehouse such as this building.

Mr. Green thanked supporting neighbors for attending the meeting tonight – Dave Johnson who has lived in the shadow of this building for 53 years and also Rodney and Debbie Kelley who have lived in this neighborhood and have had the opportunity to view this building for 31 years. Also, Mr. Green thanked Link Ludington who has helped immensely in getting national, state, and local endorsements on the demolition of this building.

Mr. Green stated he does not take this demolition lightly because of the mission statement as a conservancy is that this is a volunteer organization dedicated to the preservation and management of the natural scenic, historic, and cultural resources associated with the Heritage Trail greenway, and so don't like to be in the business of eliminating any kind of landmark though don't think this qualifies in that regards. Mr. Green said that one of the missions they have as a conservancy is to uncover the great architectural landmarks in Madison beginning with the stone arch culvert over Crooked Creek, the first stone bridge into Madison which is right behind the house as you come in from the west (where Jim Scott used to live – affectionately calls it the Scott bridge), the cat steps and numerous other great architectural landmarks that are in the western frontier.

Mr. Green said he would like to read, because he thinks it needs to be part of the record, why this building is being demolished – he has had unanimous support among everyone he has interviewed and has made a real conscious effort to interview as many people as he could concerning the demolition of this building. When they assumed possession of this property he was reminded by the property owner and cautioned by him to remember when this building is torn down will never be able to build on this property again because it is in the flood plain. So, after taking possession it wasn't such a cavalier attitude to just take it down so began to reassess if it could be repurposed in some way that they hadn't considered before and the more they looked at the structure, gutted totally inside of it, and as they did, some of the obvious structural issues became more evident and began to see that it was unthinkable to even begin to save this building. Mr. Green said he is going in to this because his presentations about the Heritage Trail and Heritage Conservancy he likes to show “this” picture about all the architectural landmarks that have been lost and doesn't think it qualifies in any way, shape, or form in regard to this distinguished group of buildings that have been lost. But, you know the decisions that are being made in 2011 it's amazing how they may be viewed differently 30 years from now because where were the Madisonsians back then when these structures were being demolished, where were they at to protest demolitions of these buildings and it just happens as he looked at this, Ron Grimes put it together for him, asked Mr. Grimes to list what he considered the top seven (7) demolitions that strikes a great despair in taking down – came up with this and many of them were taken down in the 50's – can't believe there was such a disparity that they were taking down these great landmarks and they were building buildings such as “this.” Mr. Green said if it

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could be explained to him what was in the water back then that made those decisions happen, didn't know – but, of course, the post office and the John Paul House and the bank, such sadness we all have in regards to that situation. So, the whole idea about this is that he has gotten unanimous opinions, unanimous support across the city in regard to this what many people call an ugly duckling or an eyesore that it be removed. He noted there are a lot of people who don't even notice this, don't know it exists, people on the hilltop and even people downtown – they said what building was he talking about – and didn't know whether they had selective memory or if it was blocked by semis and tractor trailers but a lot of people don't even know this building exists, so when this news is going to go out that they are going to demolish a building a lot of people are going to say “what building is that” so that's why he wanted to go into just a little bit of the description about the serious structural problems that exists with the building. Mr. Green said he wanted to state just for the record that Link (Ludington) has been so helpful to him to get these comments from these leading authorities and he had the contacts and sent them extensive photos of the building – demolition supporting letters received from: Greg Sekula (Historic Landmarks), Michelle Curran (National Historic Landmarks officer), Frank Hurdis (Dept. of Natural Resources), and Robert Wolf (adjoining property owner) – all letters are retained in the July 25, 2011 HDBR folder on file in City Hall. Mr. Green said with these leading authorities endorsing the demolition of this building he felt greatly empowered to go forward and ask for this request tonight. Mr. Green noted he is happy two of the longtime neighbors are present to endorse this demolition and said once again there have been engineers and building specialists down there evaluating the building, have had Sonny Ash (historic sites construction manager) and he went through a thorough evaluation of the building, which he appreciated so much, told Mr. Green about some of the inner parts of the building that he didn't know about – but, the inside has a lot more charm to it than the outside – inside are the bow type trusses which Mr. Ash said came from a building that was much older, maybe 100 years old when they were put in here and they were transferred from some other local factory nearby and the dimensions of this building were determined by the footprint of the building where these trusses came out of – so he (Mr. Ash) said they were reused to build this building and Mr. Ash pointed out that a lot of this rough sawn lumber is very valuable and there is a lot of board feet that can be reused. Mr. Green went on to say that in the process of looking at this wood he began to think how can this be reused because it would be such a tragedy for it to end up in a landfill – so, through networking and talking to people he found out some Amish from Canaan might be interested in it so they had an Englishman bring him down in a van and they crawled up on the roof and looked in, kicked the tires so to speak – timbers, and said they would let Mr. Green know in a few days whether they would take it or not – said they would like to build a new barn in Canaan and would see if this is going to work, so the Amish gentleman called Mr. Green back in about a week and said, you know what – we're going to take all that lumber that's in that building and repurpose it into a barn in Canaan. Mr. Green said he is so thrilled about that – that is such a great resolution to this whole problem that all this lumber is going to have an adaptive reuse into a barn in Canaan right here in Jefferson – so he is thrilled, asked how they are going to do it, coming from country in Pennsylvania kind of knew what the answer would be – Amish said depending on how things are in the field they might have 25 Amish people and take the roof off and all the wood out and then haul it to Canaan to build a barn. So, all these bow trusses and wood are going to be used again – hope for a much more beautiful structure than what this is.

Mr. Green commented that like he had said, this building was very much unloved, it wasn't as Camille said even included in the National Historic Landmark inventory it was so unloved – it wasn't even included as a noncontributing resource, it was so unloved. Mr. Ash asked when he left his final remark said to Mr. Green – you know, this building was ugly when it was built new. Mr. Green believes this to be a case where there is addition by subtraction when this building is taken down because their mission – what are going to do with that property down there? It is going to be made into a beautiful nature type park with indigenous vegetation, trees, and wild flowers and they just look forward to this beautiful green space down there and a wonderful,

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positive is all the shotgun houses on West First Street will now have riverfront property so to speak and they really are kind of luckily on the backside of those homes because part of the campaign has been a lower west end beautification program and Mr. Green is so proud of their neighborhood now and what it has to offer to Madison.

Mr. Green thanked the board members for allowing him to speak in length about this because he thought for the public record these things should be made when it comes to a demolition – it should never be taken lightly and welcomed the opportunity to come and speak before the board tonight.

J. DeLuca said after listening to Mr. Green he is concerned that like was said, once it is taken down – it is done – had Mr. Green thought about repurposing it – perhaps having not a grandstand but a picnic area so the balance of the 25 acres that the community could enjoy in a family environment – would still have the wood – wouldn't just be all open space – would like that to be considered. Mr. Green explained the building is bi-level, it was never built as human use as a function of it and the fact that it is bi-level...some of the pictures that he provided and Camille showed that when it flooded in 1997 the water actually got up to within 6-ft. in the building – there are serious issues but the building itself has serious structural flaws that would be cost prohibitive to even consider repairing at least for the Heritage Trail organization or at least anybody but those with deep pockets – so – they think the best use for that property – the footprint will probably be a parking lot with green space and will convert some of the building footprint in to green space and in to getting back to the original preservation state that was there before people settled in Madison. J. DeLuca then asked about the fact

Mr. Green had mentioned a parking lot. Mr. Green said there is a parking lot there now and the trail users actually have to park out on the street so they want, as current director of the Heritage Trail, going to use some of that park space not strictly as a nature preserve but to provide parking for not only the park but the trail users as well so they feel like that the building footprint is the best place to do that and so they intend to take the walls down and take out the foundations and reconfigure how they want to do the parking lot.

J. DeLuca asked Mr. Green if it will be crushed stone, blacktop, or have they got that far. Mr. Green answered that they haven't got that far – want to be very environmentally correct in anything they do down there so they want to set a model for their region in what they do there, want to do everything with cutting edge technological and environmental type of features and elements down there, so if they do a parking lot they would like to do it in a way that is storm water friendly – use maybe impervious materials and not put down blacktop – that would not be his preference. J. DeLuca told Mr. Green now that the shotgun houses will have a beautiful view of the river wanted to make sure they now would not have a beautiful view of trucks and a beautiful view of vans – wanted Mr. Green to give this some serious thought and retain the positives in respect to their view remaining gorgeous. Mr. Green agreed – will be very sensitive about that, absolutely. M. Pittman asked for confirmation from Mr. Green that they will take all the foundation out, there won't be any concrete left because there is skeletons of old buildings all through that, along the trail. Mr. Green answered that the foundations along the railroad tracks, they will keep – but the foundations they are going to take is where the building is which the earliest the foundation could have been put there was 1948 – 61 is the footprint of those foundations and they think...have to realize that on the west side of the building they are going to take down is a very unusual feature, there is a crawlspace underneath that and that is why you have a bi-level so there is not even a solid foundation or slab that you can work with and that bi-level really does cut down the usability of that building – the only purpose that he saw that really made him think about keeping that building is one person who is here tonight said “you know, if you really had to keep the building, maybe we could go up to the Children's Museum in Indianapolis and get the Rubin Wells and bring it down and store it in there” and under that condition he probably would keep the building if he could get the Rubin Wells to have a place to harbor it but that is about the only use that he can see and they have fought long and hard upon

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the fact that once this building is torn down if they can't do anything with it...thinks, again, he has never seen so much agreement in Madison over this building being torn down as he has when he interviewed people.

G. Jorgensen told Mr. Green that she appreciated him having the opinions of all the people he has talked with and all the thorough work he has done and with Link being here also because they have come to the same conclusion as to the value of the building.

G. Jorgensen added that it is very difficult to her to take down a building and does give a lot of thought to it, but **don't** see that it contributes to the district and that is # 1 – its contribution to the district. And, also, one thing they (HDBR) think about is the streetscape and that sort of thing which doesn't exist with this building.

Audience member, Dave Johnson, said that folks don't know the sweat and heart that Mr. Green has – he has changed his neighborhood so much, very conscious about people's feelings, about their property, has done a great job. (Applause for Mr. Green)

No further questions or comments from the audience or board.

R. Hopper made the motion to approve this demolition based on Madison's Commercial Design Review Guidelines, Item 1, Page 71, #1 – seconded by J. DeLuca – roll call – all ayes.

Demolition application approved based on Madison's Commercial Design Review Guidelines, Item 1, Page 71, #1

Business – Old or New:

1. Billy & Mary Beth Comer, 421 E. Fourth Street appeared before the board last month asking to replace their metal roof with shingles. C. Fife said the last time she spoke with Mr. & Mrs. Comer the plan now is to repair the roof.
2. Preservation Resource Center, 225 E. Main Street, is now open – 2:00 p.m. – 5:00 p.m.
3. Recognition of Preservation Heroes.
4. Working on SHPO-CLG application.
5. Continued work on board procedures and a redesigned sign application form.
6. Filling of downtown windows.
7. Working on two grant applications
8. Adding information to City website
9. Two HDBR members attended the recent workshop in Newburg, IN

Discussion regards to the need for a special meeting for board members to begin the process of updates to the Historic Ordinance Overlay. C. Fife will schedule.

No further business to be brought before the board.

G. Jorgensen made the motion to adjourn – seconded by R. Hopper.

Meeting adjourned at 7:10 p.m.

BY ORDER OF THE HISTORIC DISTRICT BOARD OF REVIEW

Louann Waller, Secretary

