

The City of Madison Historic District Board of Review held a regular scheduled meeting on Monday, August 28, 2000 at 7:30 p.m. in the City Hall Building. Gene Brown, Vice Chairman, presided over the meeting with the following board members present: Dana Riddle, Jerry Massie, Dave Adams, Bill Murphy, and Judy Collins. Darryl Steinert was absent. Also present were: Steve Williams, Attorney; Jim Storm, Building Inspector; and Marlene Joslin, Secretary. There were no additions or corrections to the minutes from the month of July so J. Massie made a motion to accept them as recorded and distributed, D. Adams seconded the motion. – All Ayes – Minutes stand approved as recorded and distributed for the month of July, 2000.

**1. Shannon Barnes – C. of A. to put new siding, new facia and gutters, small brick porch at 901 & 903W. First Street. Have a small pole sign in front of 416 Cragmont Street to advertise Bed & Bike Guest Houses at 901 & 903 W. 1<sup>st</sup> Street. Zoned Heavy Industry/Local Business.**

Shannon Barnes, 416 Cragmont Street, was present to speak for her application stating that she sent letters to adjoining property owners at 901 & 903 didn't know she was suppose to send them to people around 416 Cragmont since that is where she lives and she just wants a small sign directing them to 901 and 903 W. 1<sup>st</sup> Street where there will also be a small sign. S. Williams said the board can go ahead with everything at 901 & 903 tonight, when you are ready to put your sign up at 416 Cragmont Street you will need to come back that month and let them know. They need to know about 416 Cragmont St. sign in case they think kids might run into it with a bicycle or something. We can proceed tonight with 901 and 903. Bill Murphy- what will the small brick porch look like? Shannon explained there was an inset where you walk up 2 steps and that is where the front door is and I would like the end face of that to be brick and the front of the home to be vinyl siding. Age of the homes? Jim Storm said probably the turn of the century, would be my guess. Fascia will be vinyl? Shannon – “yes”. Bill said you have some nice wood fascia there now, they are attractive. Shannon said they were made not to long ago. They are not in good health because they are decaying. No further comments – **Roll call – All Approval Votes – Application granted as applied for – 901 & 903 W. 1<sup>st</sup> Street.**

**2. W. L. Taylor – C. of A. to remove old storm windows, add new windows, which will be one glass at 506 W. Main Street. Zoned Specialty District (SD)**

W. L. Taylor, 506 W. Main Street, was present stating he wants to take the present storms off and add new windows, which will be one glass. There were no questions or comments. **Roll call – All Approval Votes**

**3. King's Daughters' Hospital & Health Services – C. of A. to demolish or remove structure to allow us to clear & clean up corner site for use as parking area at 111 E. 5<sup>th</sup> Street. Zoned General Business (GB)**

Mike Hanson, Director of Plant Operations for K.D.H., we want to remove the fairly modern frame building on that site so that we can clean up the site and put in sidewalks, curbs, landscape and repave that lot, try to clean that corner up. Their property is that corner and the old livestock property over to the boundary line of the small brick structure, our boundary line is almost to the side of that property. Dana ask if this was just the red building. M. Hanson said “yes”. D. Adams ask if they had considered relocating. Mike said it would be quite a bit more expensive to relocate than the building is worth. No further comments – **Roll call – All Approval Votes – granted as applied for.**

**4. Edith Rose – C. of A. to put vinyl siding and guttering on house, fix porch floor at 627 N Walnut Street. Zoned Historic District (HDR)**

Ms. Rose's daughter was present to speak for her since she is 91 years old. Plan to fix the floor where you enter to go upstairs. Gene said he noticed where the roof soffit was sagging, would this work include leveling that out? She said yes it would. B. Murphy said looking at the corner, pointing out the support, is showing need of repair, an area of concern. Gene said that is the same thing he was speaking about, appears that the whole corner is

coming down. Dana ask if they plan to cover up the woodwork with vinyl. The answer was no, will not cover wood. No further comments – **Roll call – All Approval Votes – granted as applied for.**

**5. Jeff & Mary Jane Burleson – C. of A. to restore building façade back to the mid-1800’s condition with the double wood doors, the iron poles that go on either side of the doors, remove the Bedford stone and put back original look at 224 E. Main Street. Zoned Central Business (CBD)**

Anthony Castor, Attorney representing Jeff Burleson, (did not have green receipts from sending certified letters to adjoining property owners – will have them in the a.m.) I think you have in front of you the photo of the proposed changes to the property and I would be more than happy to entertain any questions that you may have. The picture is of Margie’s Country Store to give you an idea of what the finished storefront will look like upon completion. Any action will be contingent on having the green cards here by tomorrow S. Williams said. B. Murphy said he was really happy with the design, significant. Castor said the first stage was to restore the upper story and that was done with a grant several years ago and now we are attempting to restore

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the 1<sup>st</sup> floor façade. Intent is to restore it as per the photographs, look at the building – it was built as two separate buildings, look on the right hand side of your photo you will see the spacing of the windows is different. Originally there were two entrances to the buildings, one for each building. When we complete the research and find out how that should be we intend to come back and apply to restore that also. No further comments – **Roll call – All Approval Votes – Application granted contingent on green receipts being brought in to Marlene.**

**6. Ratio Architects, Inc./Scott Pannicke – C. of A. to make changes to a vacant school building to accommodate an affordable senior housing complex. Area wells will be modified with new guard-rails, masonry will be repaired, existing windows restored, replica entry doors will be fabricated, several window & door openings will be modified on the south elevation and the foundation will be excavated to install waterproofing materials at 100 Broadway Street. Zoned Historic (HDR)**

Scott Pennicke, Ratio Architects – Indianapolis, representing River trace Apartments and working with Mike Flint and his company to develop 33 affordable senior housing units within the school building, the building will be completely rehabilitated for its new use, inside and out. Exterior work consists mainly of repairing the exterior envelope, a new roof already been installed to try and get the building dried out. The exterior improvements include complete brick and stone restoration, the brick will be cleaned and repointed where required, concrete will be inspected piece by piece basis, pieces in good condition will be cleaned and left in place, pieces damaged will be replaced. All windows will be restored in place, only change, the dbl. hung sash will have insulated glazing installed in them. Couple lean-to structures, one in the court yard and one in area way between the south end of the building and the Brown Gym that will be removed. Explains the drawings that were mailed to board members. West elevation stairs are in poor shape, will be replaced. North elevation will have new stoop and stairs and an accessible ramp to bring people into the building along the sidewalk. Area wells that currently exist do not meet code so they will be extended about a foot and will put a safety rail around them. S. Williams ask if this will basically be low income housing. Mr. Pennicke said it is affordable senior housing. Affordable based on the states medium income requirements, I don’t believe the State classifies it as low income. Dana said it is low/moderate; you have to meet a certain income level. Mr. Pennicke said the developer gets a tax credit to maintain a certain rent level. D. Adams ask if the windows are to be restored. Mr. Pennicke said the windows are to be restored, will have to be removed, reworked new glass and reinstalled in the openings. J. Massie – The windows are one of the major expenses on this project. That is correct. Dana – the age? Mr. Pennicke said he believes it is 55. **John Galvin**, President H.M.I., and I am representing Ms. Windle tonight who resides just east of the project. Speaks of how he plans to handle the repairing, cleaning, etc. of the exterior brick and surfaces. Masonry will be washed with a chemical wash, rinsed with water, basically a high powered soap that is applied to the building then rinsed with water. The stone will be removed and replaced or cleaned and repaired with the same method and any joints that require tuck-pointing the existing mortar will be cut out with a grinder probably and new mortar put into the joints. The primary reason I question this is during the removing the roofing materials the contractor used a shoot to drop all the materials off the roof down into a dumpster creating a huge amount of dust that blew all over the entire neighborhood. Advise the contractors doing the work to try and limit the dust and debris that could be caused by cleaning the masonry. There will be very little problem with flying dust and debris. No further comments – **Roll call – All Approval Votes – Application granted as applied for.**

**7. Steve & Tim Jewell - C. of A. to tear down existing frame rooms, rebuild existing rooms with wood siding, old doors, new wood 6 over 6 windows, half round guttering and new concrete walk at 626 West Street. Zoned Historic (HDR)**

There was no one present to speak for this application, applicant was called and requested application be tabled until next month's meeting. Motion made by D. Adams, seconded by J. Massie to table as requested.

All ayes – Tabled as requested.

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**Business – Old or New – tabled applications from the July meeting.**

**1. --River Valley Financial Bank/Mike Totten – C. of A. for misc. removal of 1960's elements and replace with late 1800's elements consisting of new cornice, new trim, new clock, new storefront windows w/mullions, shutters & window heads, new round windows at 233 E. Main Street. Zoned Central Business.**

Mike Totten, Architect, present with Matt Forrester of River Valley Bank. What RVF Bank is hopeful of doing is the building at the corner of Main & Jefferson Street, a very important corner/very difficult corner to enjoy looking at; what our hope is that we can get approval to make changes as presented to you tonight so they can make some interior changes and increase their services at that location. What we want to do is

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remove the 1960's canopy that is on the building now, remove the sheet metal panel that is on the east side of the building facing Jefferson Street, add trim (have decided to use wood down where people can touch it) would still like to use the Fypon but this is a touchy – feely town so we feel the wood down at the touchy level will be a good thing to do. Mike explains the Fypon material and shows the board samples of it. Fypon is basically indestructible. Window and door openings, it is not feasible for us to relocate window openings so we have done the best we could to make the building more pleasant to look at and make it look like it fits into Madison a little better. On the East side you see a bank of windows with closed shutters, underneath the steel panel there are several windows, we are not sure how many, they are filled with masonry and they are all blocked behind them with walls, there is very little point of opening those up. Chose to create a closed shutter impact. Round windows you see there will open one in front of the teller line and one behind the teller line giving more light into the lobby. Can address your questions now or HMI's. John Galvin questioned the plans that were before the board – are they the plans that were before you last month? Mike said there had been some minor revisions to the plans they have before them. Mike gives John a drawing of the plans. Mike addresses all the concerns that H.M.I. raised at a meeting, quite a lengthy list. The Main Street façade/columns. 2<sup>nd</sup> story windows should line up with 1<sup>st</sup> story windows. Separate not paired windows. Wood Windows/True Divided Light/Wider casing/Power Windows /Smaller Caps. New Window Head heights will be as existing. Window Caps should be limestone. (Not feasible). Window Seals. (We are increasing the depth of window seals). Panels under the windows. (constant water damage with wood, polymer raised panels). Commercial doors on all public entrances. (had 6 panel wood door, then on main door to bank lobby we had a half glass door there, took their advice and put in a three quarter glass doors as you see going into commercial buildings downtown). Cornice to large and is it wood? (feel cornice as designed is appropriate for size and location of building, material is fypon). Bracket size/spacing material, rhythm is off spacing should be equal. (made a change to correct spacing). Overhang size of material. (currently somewhere between 18” and 20” from face of building). Clock replacement. (Conversations with INDOT indicated no problem with what we wanted to do with that clock on the corner). It is a backlit clock. Owner has not made a decision as of yet. Store front/divided storefront. (divided store front, subordinate door goes into a stairway and a little enclosed stairwell, that door may or may not serve a tenant on the 2<sup>nd</sup> floor, may serve a different function less public traffic function of the banks operation, whatever – that door goes up to the 2<sup>nd</sup> floor – moving that door over would just wreck the purpose of the whole project). Materials & Samples of details. (materials are per the plan, shows samples of Fypon). Jefferson Street side. Shutters – are they of wood, openings & why not open windows (already been discussed, they will look unused, not boarded up). What is under the aluminum. (that whole wall is covered with a sheet metal siding which has new brick coming up to it, stone lentil and then the

steel takes off and goes up and meets the brick and another brick lentil). Brick under the steel. (we are sure there is brick under the metal but not sure what condition it is in – when sheet metal comes off it will be repaired as necessary). Round Windows. (feel that round windows are an 1800's element). Signage. (will either be on the face of the canopy-on both sides facing east and south or on the clock). End of HMI comments. We have included recommendations from HMI that we thought were feasible or that didn't clash with the program, request your approval as presented. D. Adams ask if the entry way would be on Main or Jefferson Street. Mike explained the entrance angle that was made to make the two meet, door actually faces Jefferson Street. **John Galvin** said he had his usual complaint stating he thinks it is unfair to accept drawings the night of the meeting, excludes an outside party from reviewing the plans before the meeting, have complained before and will complain again. Thanks Mr. Forrester for inviting them to sit in on a couple of meetings to talk about their proposal, think it is a good proposal, be an asset to Main Street. Our participation was hopefully to make a good plan a better plan. We did make a number of suggestions which Mr. Totten has already addressed, some they incorporated into the plan and some of them they have not, it is their building. I still think it could be a little bit better than what it is going to be but that is their decision. Ask Mr. Totten if the four openings are there or not. Has not been determined. Can't remove the siding without a C. of A., discusses the brick. John ask about the white MDO Panel. Mike explains the panel being an MDO Panel with poplar stiles/rails just to create a panel, which is the junction of three walls, not an appropriate place to put glass so we chose this method instead of brick since the brick would be hard to find and to match. John said he had some of that brick that he would sell them, if so, then we could go with that. John said he was just curious, and does not know what MDO board is. Mike explains it is just medium density board with virtually moisture resistance. Have real wood elements in it. John said he is not going to ask the board to deny the application but thinks it could be better. Jerry Massie said to remove the siding without a C. of A. would be kind of risky. S. Williams said he would need a C. of A. to remove the siding, changing the appearance, would have to get permission to do that and a permit. Mike said he does not want to rip that off and then have to wait to get back on the agenda so what we wanted to do was present to you our idea of what that East side is going to look like when we are done. Matt Forrester spoke of his being embarrassed last year when he sat across from the bank looking at the façade, thought the bank had not kept up its facility, the Main Street is beautiful. I think we have a fair balance and it is feasible. Bill Murphy spoke concerning the Jefferson Street façade, the shutters – don't see that as a concern, likes the drawing it focuses on the balance. Configuration must look something like this no matter what the number of windows. Windows on Main Street – it is an aesthetic building, would ask you instead of vinyl windows to seriously consider wood windows, they do last/they will exist, they do require maintenance. I maintain a lot of windows where I live, this is a part of Historic Madison and I don't think we can forgo that obligation. The

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building as it now exists, your right, it is really an unfortunate looking building but your plans generically speaking are wonderful, but think of the aesthetic to and the responsibility you and we all have to maintain historic integrity. I commend you; your plans are beautiful, go to it.... Wood wears well if cared for. Gene Brown said he thought this had gone about as far as it needs to go. Board members agree. Ready for a vote. Bill Murphy ask Gene what the board would be voting on. Gene said we are voting on the presentation as it is. Kim Franklin, HMI, said this is a very important corner in this town, the people over across the river that put a lot of money into our economics; they come into town right there. We have tried to extend our services and help them understand how important it is. I think Michael has done a fairly good job at trying to figure it out. There are a couple of things that could make this project a good project rather than just an OK project. The opportunity is here. Kim points our recommendations that she has. What makes the district wonderful is the collection – should stand out. Truth in the materials and the rhythm of the street. Line up the storefront, that makes the rhythm work. Divide the windows; give them a foot that is all, not to put in a unit. Round windows on the side, just don't like them, have a closed appearance. Upper story windows if they were opened, could have real windows and black them from the other side, giving appearance that the windows are open. The false front, raised panels – truth in the materials, truth in the rhythm, and that really messes up the rhythm. Rather see nothing there since the building is going to be painted. Very brief comments – will write these up and give them to Matt Forrester so we can go on the record. Will be a wonderful project for the downtown district. No further comments – **Roll call – All Approval Votes with the exception of Bill Murphy who voted to Disapprove. Application stands approved with a (5) to (1) vote.**

**2. --Joe Gayles – C. of A. to move front door forward 6' to accommodate better entry to building, (as per drawing submitted) plan to reuse all existing materials if possible at 218 E. Main Street. Zoned Central Business.**

Joe Gayles was not present so the application will be left on the table.

No further business to come before the board meeting adjourned at 9:00 p.m.

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

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**Marlene Joslin, Secretary**