

HISTORIC PRESERVATION REVIEW COMMISSION

232 N. Queen Street

August 04, 2014

Regular Meeting, 7:00 PM.

J. Oakley Seibert Council Chambers

With a quorum present, Vice-Chairman Keven Walker called the regular scheduled meeting of the Historic Preservation Review Commission to order at 7:00 pm. The following members were present: Keven Walker, Nell Thompson, Hugh Harvey, Mark Jordan, Steve Knipe and Ryan Perks. Gary Gimbel, Chris Cox and Terry Colburn were absent. Also in attendance were Legal Counsel Catie Delligatti, City Planner Tracy Smith and Planning Secretary Linda Fitzgerald.

STATEMENT OF PURPOSE

Read by Commissioner Walker. Zoning Ordinance Article 10

APPROVAL OF July 07, 2014 MEETING MINUTES

Commissioner Knipe made the motion to approve the July minutes as they stand, Commissioner Harvey seconded the motion, which was followed by a unanimous vote of "aye". Motion carried.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

1. **CASE #HP 14-024. 401 W. Burke Street. Public Hearing.** Application requesting a Certificate of Appropriateness to replace windows. David Adamson, applicant.

Marcus Wright with Aspen Home Improvement, introduced himself and presented this request to replace some windows on the property.

Commissioner Walker asked why the application states the windows "have to be squared off" and Mr. Wright responded in order to receive proper installation for energy efficiency, the windows have to be squared off.

There was discussion and confirmation that the window frame will remain arched and the integrity of the building will not be changed.

Mr. Wright added the home has operating shutters and they will not be affected in any way.

Commissioner Walker complimented and thanked Ms. Ruth Hill, homeowner, for preserving her home.

City Planner, Ms. Smith asked for clarification about the contoured grids. Mr. Wright replied there are two styles of grids, a flat grid and a contoured grid, the flat grid does not match the house and the contoured grid will cast a shadow line.

Commissioner Knipe asked if there is anything wrong with the windows that are being replaced and Mr. Wright replied they are the original windows and are not energy efficient. He added they are replacing them for aesthetics and security reasons also.

Ms. Smith asked for confirmation that they are replacing 16 windows at the same time. Mr. Wright confirmed this and they will look exactly like they do now, except with the square top.

The Public Hearing was opened at 7:08 pm. As no one else came forward to speak for or against this request, the Public Hearing was closed at 7:08 pm.

Commissioner Harvey made the motion to accept the proposal as submitted, Commissioner Knipe seconded the motion that was followed by a roll-call vote; Commissioners Thompson, Perks, Jordan, Harvey voted aye; and Commissioner Knipe and Walker voted "nay". Motion carried.

2. CASE #HP-14-025. 146 N. Queen Street. Public Hearing. Application requesting a Certificate of Appropriateness to repair facade' and painting. C. William Caldwell, applicant.

Mr. Bill Caldwell introduced himself stating he is the owner of 146 N. Queen Street, also known as LA Robert's Jewelers, and he is proposing to paint and do some repairs to the building frontage.

There was discussion if the window and brick will be painted, and Mr. Caldwell replied no, but there is a common metal cornice that is decorative on top of the building that extends across the neighbor's building.

There was discussion since the repairs are for replacing in-kind, only the colors need to be considered for approval.

The Public Hearing was opened at 7:14 pm.

One person came forward: Laura Gassler introduced herself and stated she owns the building at 142 N. Queen Street next door to LA Roberts. She commented she loves the colors, and thinks they are gorgeous, but is concerned if she would need to paint her portion of the common cornice. She added the proposed colors won't match her building and handed out a picture showing the common cornice. (Picture in case file)

Commissioner Walker asked Mr. Caldwell's opinion about his portion of the cornice being painted, if he felt it would be best for the streetscape, and Mr. Caldwell replied yes, in the long run.

There was further discussion about the two buildings having two separate owners and his proposal would not affect Ms. Gassler's building or her color choice.

As no one else came forward to speak for or against this request, the Public Hearing was closed at 7:17 pm.

Commissioner Perks made the motion to accept the request as written, Commissioner Thompson seconded the motion that was followed by a roll-call vote; Commissioners Thompson, Perks, Jordan, Knipe and Walker voted "aye"; and Commissioner Harvey voted "nay". Motion carried.

3. **CASE #HP-14-026. 512 S. Queen Street. Public Hearing.** Application requesting a Certificate of Appropriateness to remove chimney; replace window; repair bay window panels; install fence and gate; remove rear upper addition. Tracy Smith, applicant.

Tracy Smith, introduced herself and stated she is the owner of 512 S. Queen Street and began to explain her proposal:

- 1) She stated the recent storms knocked down some trees and damaged her chimneys and since she does not have a working fireplace, she would like to remove the chimneys. She added this will be the third time she had to repair the chimneys.
- 2) Replace upper level bathroom window with vinyl replacement to match the lower bay window and cover the window with stain glass static cling window film. She then stated her preference of window film. At this time, Commissioner Walker asked if each request can be presented and considered individually. Legal Counsel, Catie Delligatti confirmed that would be best and asked if there could be a motion reflecting that.

Commissioner Harvey made the motion to split the application into five individual component parts, Commissioner Knipe seconded the motion that was followed by a unanimous vote of "aye". Motion carried.

- 1) Ms. Smith explained she has two chimneys that were damaged in the storm and is requesting to remove them and cover the hole with tin. Commissioner Walker reminded the commissioners that the chimney is a true character defining feature.

There was discussion and it was determined that only the chimney that could be seen from the street would be considered for the application, over the chimney in the back.

The Public Hearing was opened at 7:24pm. As no one else came forward to speak for or against this request, the Public Hearing was closed at 7:24pm

There was further discussion about removing the chimney or getting the chimney concrete faced and possible unreasonable expenses. Legal Counsel, Ms. Delligatti reminded the commission that economics isn't something that should solely be taken into consideration, but there is a practicality level to maintain the exterior. Commissioner Walker agreed and explained that the "Secretary of Standards" allow and take into consideration economic feasibility.

Commissioner Harvey made the motion to accept the proposal to remove the chimney on the front portion of the house, Commissioner Thompson seconded the motion that was followed by a roll-call vote; Commissioners Thompson, and Harvey voted "aye"; and Commissioner Harvey Perks, Jordan, Knipe and Walker voted "nay". Motion denied.

2) Ms. Smith explained she would like to replace the upper level bathroom window with a vinyl replacement window to match the lower windows. She added prior to her house becoming included in the Historic district expansion she had already purchased the matching window.

The Public Hearing was opened at 7:34pm. As no one else came forward to speak for or against this request, the Public Hearing was closed at 7:34pm.

Commissioner Perks made the motion to accept the application for the replacement of the upper level bathroom window as presented, Commissioner Knipe seconded the motion that was followed by a unanimous vote of aye. Motion carried.

3) Ms. Smith explained this request for repairing the bay window was previously approved, but had expired. She added she would like to change her previous request to remove the rotting plywood and replace with a new panel design and paint it in a cream color to match the paint above in the bay window structure.

The Public Hearing was opened at 7:37pm. As no one else came forward to speak for or against this request, the Public Hearing was closed at 7:37pm.

Commissioner Knipe made the motion to accept the changing of the style of the support for the bay window and the color as written in the application, Commissioner Harvey seconded the motion that was followed by a unanimous vote of aye. Motion carried.

4) Ms. Smith explained this request is to install picket style fence. She added this request was previously approved, but had expired.

The Public Hearing was opened at 7:39pm. As no one else came forward to speak for or against this request, the Public Hearing was closed at 7:39pm.

Commissioner Harvey made the motion to accept either of the two options as proposed for the fencing and gate, Commissioner Perks seconded the motion that was followed by a unanimous vote of aye. Motion carried.

5) Ms. Smith explained she would like to remove the 1970's rear upper addition of her home and she would like to take the porch back to the original porch. There was discussion and clarification that Ms. Smith was proposing to remove the cladding on the porch that turned it from porch to an enclosed room. Ms. Smith added she is aware that she may need to come back before the Commission at a later time after she uncovers the columns, if they are unusable.

The Public Hearing was opened at 7:42pm. As no one else came forward to speak for or against this request, the Public Hearing was closed at 7:43pm.

There was discussion about two windows to be replaced on the lower level of the porch that were not included in the application, but noted on the picture within the application. Commissioner Walker commented it was his error that he did not include the request in his original synopsis of the application and asked Ms. Smith if she would like to include it as

part of #5 or if she wants it to it's own number. Legal Counsel, Ms. Delligatti stated since the windows were not included on the agenda, they cannot be heard. Ms. Smith agreed and added she was unsure of what type of windows to replace them with and does not mind coming back with a new application.

Commissioner Harvey made the motion to accept the request to restore the porch on the second story to a porch, Commissioner Knipe seconded the motion that was followed by a unanimous vote of "aye". Motion carried.

OTHER BUSINESS:

None

DISCUSSION ITEMS:

1. Potential of Expanding of the Historic District

Commissioner Walker mentioned he has received several calls and has had several discussions. He added he would like to set up a time for possibly groups of three to get together and start looking at structures in the areas and try to define a working area for the proposed expansion. All members of the commission agreed they are interested in pursuing the proposal. Commissioner Walker then asked Legal Counsel if the Commissioners are allowed to contact each other, and Legal Counsel replied as long as there is not a quorum. She then suggested, that Legal Counsel will consult with staff and then will determine exactly how to proceed without violating any Sunshine Act issues.

Commissioner Walker suggested that he would provide the Commissioners with a basic question sheet; and asked if Legal Counsel and staff can pick and provide two or three dates for the Commissioners, check availability and coordinate the meeting.

2. Non-compliant cases

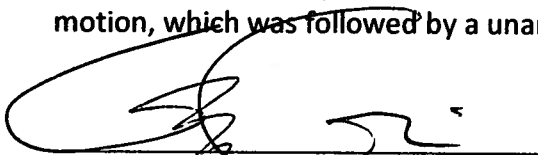
This discussion item will be tabled for the next meeting.

ACTION ITEMS:

None

ADJOURNMENT:

Commissioner Thompson made the motion to adjourn. Commissioner Perks seconded the motion, which was followed by a unanimous vote of "aye". Meeting adjourned at 7:57pm.


Gary Gimbel, Chairperson


Linda Fitzgerald, Planning Secretary