

**HISTORIC PRESERVATION REVIEW COMMISSION**

**232 N. Queen Street**

**May 4, 2015**

**Regular Meeting, 7:00 PM.**

**J. Oakley Seibert Council Chambers**

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

**APPROVAL OF April 06, 2015 MEETING MINUTES**

Commissioner Colburn made the motion to approve the April minutes with the correction of the word room changed to roof under case 15-024, Commissioner Perks seconded the motion, which was followed by a unanimous vote of "aye". Motion carried.

**UNFINISHED BUSINESS:** None

**STATEMENT OF PURPOSE**

Read by Chairman Gimbel. Zoning Ordinance Article 10

**NEW BUSINESS:**

1. **CASE #HP 15-027. 218 W. John Street. Public Hearing.** Application requesting a Certificate of Appropriateness to demolish an outbuilding. Ian Fritz, applicant.

Ian Fritz, 218 W. John Street, gave a brief explanation of the project.

Chairperson Gimbel opened the public hearing at 7:05pm. As no one came forward to speak for or against this request, the public hearing was closed at 7:05pm.

Commissioner Colburn made the motion to approve the request as submitted.

Commissioner Thompson seconded the motion that was followed by a unanimous vote of "aye". Motion approved.

2. **CASE #HP 15-029. 204 N. Queen Street. Public Hearing.** Application requesting a Certificate of Appropriateness to install vinyl sign on door. Jason Romage, applicant.

Jason Romage, 204 N. Queen Street, gave a brief explanation of the project.

Chairperson Gimbel opened the public hearing at 7:07pm. As no one came forward to speak for or against this request, the public hearing was closed at 7:07pm.

City Planner, Tracy Smith mentioned to Mr. Romage that he could put lettering on the awning if he chooses to do so as that changeable ability has been pre-approved by this commission previously.

Commissioner Perks made the motion to approve the request as submitted. Commissioner Knipe seconded the motion that was followed by a unanimous vote of “aye”. Motion approved.

3. **CASE #HP 15-030. 220 N. Queen Street. Public Hearing.** Application requesting a Certificate of Appropriateness to install a sign and outdoor light. Barbara Pence, applicant.

Kevin Pence, 220 N. Queen Street, explained that they would like to change the sign from what was submitted with the application. They would like to put the name of the business without the picture of the lighthouse. City Planner, Tracy Smith asked for specifics including colors, location and letter size. Mr. Pence said the letters will be twelve inches high and 4-foot wide. He stated he will make a sign with the same green frame, with a brown background to match the brown painted brick wall on the left side of the restaurant.

Legal Counsel, Catie Delligatti stated that with the change in plans there were two options, either work with him discussing specifics or table the project until the next meeting. The Board agreed to continue and make a decision tonight.

Mr. Pence stated that the light would be on the roof above the sign to illuminate the sign. The Board had concerns about the letter and background color looking washed out. Mr. Pence agreed that the sign would look better if the border and letters were green and the background tan.

Chairperson Gimbel opened the public hearing at 7:16pm. As no one came forward to speak for or against this request, the public hearing was closed at 7:16pm.

Commissioner Cox made the motion to approve the request with the amendments that the lettering be the same color green as the border, the background the same color tan as the brick wall and the letter dimensions of 1-foot by 4-feet. Commissioner Thompson seconded the motion that was followed by a unanimous vote of “aye”. Motion approved.

4. **CASE #HP 15-031. 212 W. Burke Street. Public Hearing.** Application requesting a Certificate of Appropriateness to replace roof, replace windows, replace entryway light fixtures, replace front and rear doors and paint. Chrissy Smith, applicant.

Chrissy Smith, 212 W. Burke Street, gave a brief explanation of each item listed. Explaining that the arches above the windows would remain in place, the window will be square with a

vinyl panel to fill in the arch. The brick work will not be changing and also will not be painted. Ms. Smith also noted that due to security issues, the bottom back door has already been replaced with a six panel door. The second floor door will now be made to match the front door since it won't match the first floor door.

Chairperson Gimbel asked about the guttering. Ms. Smith responded that the gutters would be the same color white. If any guttering has to be replaced or repaired it will be the same white PVC, to match what is existing. Chairperson Gimbel also asked if the porch roof would be replaced. Ms. Smith stated that at the current time the porch roof wasn't part of the plan because it didn't need replaced.

Chairperson Gimbel asked if the back of the house would be included in the discussion. Staff answered yes because you can see it briefly when you drive by. It was also noted that the house has been boarded up for at least twenty-five years and that the current building code has a big impact on some of the changes. Everything has to be brought to meet the current code requirements.

Chairperson Gimbel opened the public hearing at 7:32pm. As no one came forward to speak for or against this request, the public hearing was closed at 7:32pm.

Staff suggested, for the roof color, since both options are so similar, that it would be better to approve both options allowing Ms. Smith to discuss the option with neighbors since they are considering replacing the roof as well.

Commissioner Knipe asked about the windows in regard to the separators that make it appear as different panes of glass – would they be replaced with the-two-over-two like those presently there, or are they going with the simple colonial in the application which is twelve-over-twelve. Ms. Smith replied that she could do either, they were going to go with what is standard, which she believes is eight-over-eight as opposed to two-over-two. Commissioner Knipe stated that it would be preferable, and possibly even cheaper, if they could put in the single upright window to maintain the two-over-two. Ms. Smith stated that she is limited as far as the choices on the vinyl windows unless she goes with a custom window. Chairperson Gimbel mentioned that a standard one-over-one window would look even better. Ms. Smith agreed and stated that it would be even easier to do the one-over-one so she would make note of it.

Commissioner Cox made the motion to approve the request as discussed. Commissioner Colburn seconded the motion that was followed by a unanimous vote of "aye". Motion approved.

**OTHER BUSINESS:**

- CPR/AED Training – Canceled, no representative from Fire Department
- Open Governmental Proceedings Act – legal counsel presented an overview presentation and discussion including (paper) power-point visuals (on file in Planning Department)

**DISCUSSION ITEMS: None**

**ACTION ITEMS: None**

**ADJOURNMENT:**

Commissioner Cox made the motion to adjourn. Commissioner Perks seconded the motion which was followed by a unanimous vote of “aye”. Meeting adjourned at 8:09 pm.

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Gary Gimbel, Chairperson

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Holly Hartman, Secretary