

HISTORIC PRESERVATION REVIEW COMMISSION
232 N. Queen Street
June 6, 2016
Regular Meeting, 7:00 PM.
J. Oakley Seibert Council Chambers

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, Steve Knipe, Brance McCune, Chris Cox, Ryan Perks and Terry Colburn. Keven Walker and Mark Jordan were absent. Also in attendance were Legal Counsel Chris Peterson, City Planner Tracy Smith and Planning Secretary Holly Hartman.

APPROVAL OF May 2, 2016 MEETING MINUTES

Commissioner Cox made the motion to approve the May meeting minutes as presented. Commissioner Knipe seconded the motion, which was followed by a unanimous vote of "aye". Motion carried.

STATEMENT OF PURPOSE

Read by Chairman Gimbel. Zoning Ordinance Article 10

I. UNFINISHED BUSINESS: None

II. NEW BUSINESS:

- 1. CASE #HP 16-029. 115-121 N. Queen Street. Public Hearing.** Application requesting a Certificate of Appropriateness to install a business sign. Robert Johnson, applicant.

Debbie Mudge provided an explanation of the project stating that she would like install a business sign.

Chairman Gimbel opened the public hearing at 7:04 pm. As no one came forward to speak for or against this request, the public hearing was closed at 7:04 pm.

Commissioner Colburn asked if the sign was already installed. Ms. Mudge answered yes, that there was a miscommunication with the sign company and it was installed too early. Commissioner Knipe asked if a washer was used in between the sign and building for moisture purposes. Ms. Mudge replied yes.

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

2. **CASE #HP 16-037. 305 N. Queen Street. Public Hearing.** Application requesting a Certificate of Appropriateness to install a business sign. Mountain State Pre-owned Auto Sales, applicant.

Wayne Stotler provided an explanation of the project stating that he would like to install an internally lit, three panel business sign.

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

Commissioner McCune asked if the sign would be the same dimensions as the previous sign. Mr. Stotler answered yes.

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

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

3. **CASE #HP 16-038. 126 N. Raleigh Street. Public Hearing.** Application requesting a Certificate of Appropriateness to paint brick porch and house and remove windows on South side of house and replace with brick. James Horton, applicant.

James Horton provided an explanation of the project stating that he would like to replace the windows that aren't able to be preserved, paint the porch to match the rest of the house and brick in the windows on the left side where the wall is detaching from the house.

Chairman Gimbel asked about the old coal shoot and drain on the front porch. Mr. Horton replied that he would be closing the two areas in with brick. Commissioner Knipe asked that when the area is painted in to be cautious of sealing in moisture and recommended an alkaline primer for the mortar.

Chairman Gimbel stated that the intended use of the property is not a primary concern of the commission, but he would like to know how bricking in the side windows will change the interior. Mr. Horton stated that the sectioned mentioned was an addition to the house and used as a hallway to get between the apartments and as a fire escape. He will be using it for the same purposes and will be sure the hallway is well lit. Ms. Smith asked if the Fire Marshal or Building Inspector had any issues with this plan. Mr. Horton replied that he discussed it with them and there were no concerns.

Commissioner Cox asked about a jointed section of the roof on the side area near the windows being removed and if it would run flush with the rest of the house once the repairs were made. Mr. Horton replied that he was planning to run it flush with the house, but he could do it differently if preferred.

Chairman Gimbel opened the public hearing at 7:15 pm. As no one came forward to speak for or against this request, the public hearing was closed at 7:15 pm.

Commissioner Cox stated that if it is feasible, retaining the windows would be an important feature of the home. Mr. Horton replied that his concern is if the wood can be salvaged. Ms. Smith added that vinyl windows could be accepted in situations like these if the applicant is inclined to save the feature. Mr. Horton stated he is.

Commissioner Perks made the motion to approve the request to paint the structure. Commissioner Cox seconded the motion that was followed by a unanimous vote of "aye". Motion approved.

Commissioner Cox made the motion to approve the request to replace the windows with vinyl rather than be removed. Commissioner Perks seconded the motion that was followed by a unanimous vote of "aye". Motion approved.

4. **CASE #HP 16-039. 313 S. Queen Street. Public Hearing.** Application requesting a Certificate of Appropriateness to replace deteriorated wooden windows with vinyl windows, paint rear stairwell to match rear porch and enlarge window-well for fire code. Renee Snyder, applicant.

Renee Snyder provided an explanation of the project stating that she would like to replace the windows with vinyl, paint the rear stairwell and bring the window well to fire code.

Ms. Smith asked if the attic windows would be replaced as well. Ms. Snyder replied that she would like to replace all of the windows. Ms. Smith then asked that would be Twenty-six windows. Ms. Snyder confirmed. Ms. Smith commented about the up-front cost on such a project weighing in on the wood versus vinyl discussion. Chairperson Gimbel agreed.

Chairman Gimbel asked if paint would stick to pressure treated wood on the back stairwell. Commissioner Knipe stated that if it is pressure treated the paint will have a hard time absorbing into the wood. Adding that if the wood is old enough or not treated it should be fine and that worst case she will have to repaint it regularly. Commissioner Knipe suggested trying to paint it after a few days without rain and on a very low humidity day.

Chairman Gimbel opened the public hearing at 7:26 pm. As no one came forward to speak for or against this request, the public hearing was closed at 7:26 pm.

Chairman Gimbel stated that the vinyl windows would be an improvement.

Commissioner Perks asked if the window well was on the side of the house. Ms. Snyder replied that it was on the side.

Chairman Gimbel stated that there were three separate items up for approval but they could all be addressed under one motion.

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

- 5. CASE #HP 16-040. 409 S. Queen Street. Public Hearing.** Application requesting a Certificate of Appropriateness to replace front business sign, install rear business sign and install freestanding exterior light. Michael McCarty, applicant.

Michael McCarty provided an explanation of the project stating that he would like to replace the sign in the front of the building, post a sign in the rear of the building and install a vintage lamp post in the rear of the building.

Ms. Smith asked how bright the light will be. Mr. McCarty replied that he was not sure exactly but the neighbors would not be affected as there is a garage in between the lamp post and any neighbors. He also added that it will be a dawn to dusk light. Ms. Smith added that the handicap entrance was also located in the rear of the building.

Chairman Gimbel opened the public hearing at 7:35 pm. As no one came forward to speak for or against this request, the public hearing was closed at 7:35 pm.

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.

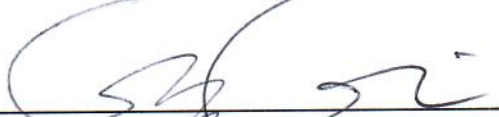
III. OTHER BUSINESS: None

IV. DISCUSSION ITEMS: None

V. ACTION ITEMS: None

VI. ADJOURNMENT:

Meeting was adjourned at 7:38 pm by unanimous consent.



Gary Gimbel, Chairperson



Holly Hartman, Secretary