

HISTORIC LANDMARKS COMMISSION

DECEMBER 14, 2020

The meeting was called to order at 7:00 p.m. by Chairman Mark Weber. Commission members present were Scott Anderson, AJ Coleman, Susan Edinger, Jeff Oster, Victor Senn, Patrice Spitzer, and Mark Weber (7). Also present was Mark Easterling, Deputy Planning and Zoning Administrator.

APPLICATION 35-20 – David Denyer is requesting a certificate of appropriateness to install a cedar deck on the second story and replace the metal siding with wood siding. The property is located at 501 E. Second Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 35-20. The applicant was not present. There was a brief discussion about the application being incomplete.

Mr. Anderson moved to deny Application 35-20, due to the application being incomplete. Seconded by Ms. Edinger. Ayes: (7). Nays: (0).

APPLICATION 36-20 – Don Youel, on behalf of First Presbyterian Church, is requesting a certificate of appropriateness to install a new fence on the property. The property is located at 200 E. Second Street and is zoned INS (Institutional).

Mr. Easterling reviewed Application 36-20. Don Youel, 954 Louisiana Avenue, was present on behalf of the application. Mr. Weber confirmed that the neighboring privacy fence has been installed. Mr. Weber asked Mr. Youel if the picket fence at the church is new, and Mr. Youel stated that their tenant had originally installed a barrier on the property to enclose the children while outside, and added that there is now a new fence that has been properly installed on the property for this use. There was a brief discussion about the existing vinyl lattice towards the front of the property, and Mr. Youel added that they will remove that portion. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 36-20. Seconded by Mr. Weber. Ayes: (7). Nays: (0).

OTHER BUSINESS

Mr. Easterling stated that the Administration is looking for the Commission's review of nine items within the Historic District Boundaries, and that these are reflected in the pictures that the Commission received with their packets.

Item #1 – W. Second Street (rear of property from Front Street) – Mr. Easterling added that this property is matching existing, and the Commission agreed to leave the property "as-is".

Item #2 – 523 E. Second Street – It was noted that this home was moved to the Historic District in August 1997 from Rice/Linden Lane on behalf of an agreement with the City and Denny Barrett. Mr. Weber asked about the maintenance of the property, specifically the front yard, and Mr. Easterling added that no complaints have been received. There was a brief

discussion about this property being used as an Airbnb, and Mr. Easterling noted that an Airbnb is currently a legal use with regards to the Zoning Code. Mr. Weber said that he confirmed today with Denny Barrett that there was an Agreement when this home was moved to the Historic District, that it would remain in the Historic District. Mr. Easterling noted the original plat shown, and added that the intent is to clarify properties, as lots have been subdivided since the original plat. Mr. Easterling confirmed the process for a Zoning Ordinance change. There was a brief discussion as to whether the current owners know about this past agreement with the home. The Commission agreed that this house should be in the Historic District.

Item #3 – 502 W. Front Street (rear of property along W. Second Street) – It was noted that this is a large lot with the house on the hill that faces W. Front Street. The Commission agreed that this rear property should remain in the Historic District as it currently does.

“Edge of Water” – top left corner of page 1 of 4 from Garcia Surveyors, Inc. Mr. Easterling asked the Commission if they would like to move the Historic District edge to fall in line with water’s edge, and the Commission agreed.

Item #4 – Elm House: 2 buildings are located outside of the Historic District – Ms. Edinger said that she’s concerned with the future use of this property. Ms. Spitzer added that Elm House is an important part of the Historic District and that it should have a grandfathered status. Mr. Easterling noted that Elm House is not fully surrounded by the Historic District, and that it’s a unique property. He added that only after a mapping error from 2001 were the parcels zoned differently across two different zoning districts. Ms. Spitzer referenced the 1997 discussion, and Mr. Easterling added that there was not an Ordinance found in 1997 regarding this “discussion”. Mr. Easterling said that there is a legal issue with grandfathering properties, and added that the owners do not have an interest to be in the Historic District. Mr. Weber reminded the Commission that this is simply a recommendation, and Mr. Easterling added that the Ordinance change will be the final “say”. Mr. Oster asked what makes the buildings historic, and Ms. Spitzer said that it has to do with the location of the property. Mr. Weber asked that the Law Director be consulted for leniency with this property, and Mr. Easterling confirmed that it’s a matter of fairness. The Commission agreed to table this item until the January 2021 meeting.

Item #5 – 402 W. Second Street – Mr. Easterling noted that this property is highlighted because this is the only property on Pine Street that is in the Historic District. Mr. Weber asked if the homeowners know if they are in the Historic District, and Mr. Easterling said that he is unsure, and reminded the Commission that a direct replacement of a project within the Historic District does not need HLC approval. Mr. Senn confirmed that this property was originally in the District, and the Commission agreed to keep this property in the Historic District.

Item #6 – 409 W. Second Street – The Commission agreed that this property should remain in the Historic District.

Item #7 – 116 Pine Street – The Commission agreed that this property should remain in the Historic District.

Item #8 – 114 Pine Street – The Commission agreed that this property should remain in the Historic District.

Item #9 – 502 E. Second Street – Ms. Spitzer stated that she is on the Board for the Carranor Club, and added that the Club would like to be added to the Historic District. Mr. Anderson asked if a formal letter from the Carranor Club could be drafted to reflect their desire, and Ms. Spitzer added that the Carranor Club was under the impression that they are already in the Historic District. Ms. Spitzer added that she will bring that request to the next meeting.

Item #10 – Remainder of East Second Street: 527 E. Second Street, 529 E. Second Street, 543 E. Second Street, 545 E. Second Street, 551 E. Second Street, 555 E. Second Street, 557 E. Second Street, and 585 E. Second Street – Mr. Easterling reminded the Commission that the City would like to have clean cut boundaries within the Historic District going forward, and so there is an opportunity to extend the District down the remainder of East Second Street. Ms. Edinger confirmed that these properties on East Second Street would extend the boundary to E. Boundary Street. Mr. Weber said that it's worth a recommendation to ask these property owners if they would like to be a part of the Historic District, and Mr. Senn added that he is interested in the property owner's opinions along East Second Street. Mr. Senn reminded the Commission that the HLC is charged with serving the residents of the District. The Commission agreed to table this item until the January 2021 meeting.

There was a brief discussion about the process going forward with a Zoning Ordinance change to the Historic District. Mr. Easterling confirmed that more information would be brought forth regarding Items #4 and #10 to the January 2021 meeting. Mr. Anderson added that a proactive action would be necessary to inform these properties and residents of these potential changes. Mr. Coleman asked if there is a limiting principle within the boundaries, and Mr. Weber added that it includes the property, the building, and the boundaries. Becky Williams, 421 E. Sixth Street, referenced Chapter 1245.50(A-D) regarding the designation of the Historic District and asked if this is the process that will be used to notify the residents. Mr. Easterling said that he would need to double-check with the Law Director. Mr. Senn said that there is an opportunity for the Commission to partner with the City in providing these residents a proactive letter of how these properties in question would be a benefit to the Historic District. Ms. Edinger said that she would like to hear additional guidance from the Law Director, too.

There being no further business, the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Heather Alfaro