

HISTORIC LANDMARKS COMMISSION

November 18, 2019

The meeting was called to order at 7:00 p.m. by Chairperson Judy Justus. Commission members present were Scott Anderson, Dennis Barrett, Rick Butera, Susan Edinger, Judy Justus, and Patrice Spitzer (6). Colleen Boff was absent (1). Also present was Mark Easterling, Deputy Planning and Zoning Administrator, and Laura Alkire, Law Director.

APPLICATION 28-19 – Joe Shay, on behalf of Shay's Carpet is requesting a certificate of appropriateness to install a wall sign. The property is located at 122 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Easterling reviewed Application 28-19. Mr. Shay was present. Mr. Barrett asked about the corrugated fiber to be used for the sign, and Mr. Shay added that it is not metal, that it is bio-degradable, and won't rot or flake. Ms. Justus questioned whether this material will be okay, and Mr. Easterling added that it is up to the Commission. Mr. Butera asked about the frame, and how it will be mounted, and Mr. Shay said that it will be frameless, and anchored into the concrete of the façade. Mr. Shay confirmed that he can do a cedar frame if that is what the Commission wants. Mr. Anderson confirmed that the cedar wood will not be painted. Mr. Shay added that he is meeting the square footage requirements per the Code. Mr. Barrett moved to approve Application 28-19. Seconded by Mr. Anderson. Ayes: (6). Nays: (0).

APPLICATION 29-19 – Nicholas Hall is requesting a certificate of appropriateness to install a fence. The property is located at 501 E. Second Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 29-19. Mr. Hall was present, and added that the fence will be on the east side of the house, and that it will be a composite cement fiber board that looks like wood. He stated that the fence will be consistent with the house. Mr. Barrett asked about the chain link fence to the east. Mr. Butera confirmed the materials of the composite fence, as Mr. Hall had previously described. Mr. Hall said that he prefers to use aluminum galvanized posts every four feet with the fencing, and that it will be white to match the house. Ms. Spitzer moved to approve Application 29-19. Seconded by Ms. Edinger. Ayes: (6). Nays: (0).

OTHER BUSINESS

Neil McElroy was present on behalf of Puffin Properties LLC (Stephen and Ryan Fowler) at 111 E. Second Street, and he presented a packet of information to the Commission regarding the property. Mr. McElroy stated that it was his understanding that the Fowler's had come before the HLC previously to request a Certificate of Appropriateness, and Mr. Butera clarified that a C.O.A. had not previously been requested by the Fowler's for 111 E. Second Street. The Commission added that the Fowler's had previously come under "Other Business" to discuss their thoughts about 111 E. Second Street. Mr. McElroy

stated that it was his understanding that Mr. Fowler had attempted to deliver an application for demolition, and that he was turned away because he did not have two reports. Mr. Easterling clarified that a more detailed application was requested, identifying documentation from two separate structural engineers, and a complete list of what is replacing the structure. He added that an application for a demolition will not be accepted without a complete application of the proposed new structure. The Commission confirmed that they have not seen an application for this property, and Mr. Butera added that the first step is to talk with the Planning and Zoning Division for an acceptable application. Mr. McElroy referenced Chapter 1245.55(c)(4) in providing a cost estimate to the project. Mr. Easterling clarified that there was not enough information provided for the application to be considered a complete application. Mr. McElroy reviewed the packet of information that he distributed to the Commission. Ms. Edinger added that the goal of the Commission is preservation, and Mr. Butera added that in previous conversations with the Fowlers that they would need to do their due diligence and present a solid case as to why the home needs to be demolished. Mr. Butera stated that a complete application includes the demolition of the structure, and the replacement structure, and that they are one in the same. Mr. Anderson referenced the guidelines of the Commission. Ms. Alkire encouraged the Fowlers to first work with the Planning and Zoning Division, and to help formulate a complete and formal application for the Historic Landmarks Commission to review.

There being no further business, the meeting adjourned at 7:44 p.m.

Respectfully submitted,

Heather Alfaro