

HISTORIC LANDMARKS COMMISSION

SEPTEMBER 9, 2019

The meeting was called to order at 7:00 p.m. by 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 Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Mr. Barrett stated that the minutes of the August 12, 2019 meeting, on page one and page three should be amended to read “on the north side of the multi-use path” instead of “on the north side of the river”. Mr. Butera moved to approve the minutes of the August 12, 2019 meeting as amended. Seconded by Ms. Justus. Ayes: (6). Nays: (0).

APPLICATION 22-19 – Andy and Valerie Wilhelms are requesting a certificate of appropriateness to install a swimming pool and a fence. The property is located at 120 W. Second Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 22-19. Josh Daudelin, Daudelin Pool Service, and Andy Wilhelms were present. Mr. Daudelin added that they have been contracted to install a vinyl in-ground swimming pool, which will also feature a concrete patio to the right, as shown on the drawings provided. Mr. Butera asked if there would be a color or pattern for the concrete, and Mr. Wilhelms said that has not yet been discussed. Mr. Wilhelms confirmed that the pool was not a part of the original application for the demolition and construction of a new house. He added that the fence will extend to the back of the garage. There was a brief discussion about the history of the proposed fence, and how it fits in with fences around the Historic District. Ms. Spitzer confirmed that the fence posts will be metal, and she added that she’s concerned with the height of the solid six (6) foot fences. Ms. Edinger referenced page 58 of the *Historic Design Guidelines* regarding fences and walls in the Historic District. She stated that the recommendations include traditional picket fences and plain fences with vertical boards nailed side-by-side on parallel stringers. Ms. Edinger pointed out that #7 stated that high fencing should be kept as far to the rear property as possible. Ms. Justus confirmed that the fencing will encompass the whole rear yard. There was a brief discussion about the color of the fencing, and Mr. Wilhelms said that the fencing is proposed to be black with wood planks that are parallel to the ground. He added that he is open to other colors for the fencing. Ms. Spitzer referenced the fence at 570 E. Front Street as an example of appropriate fencing in the Historic District. The Commission discussed other fencing options instead of the proposed black wooden plank fence. Mr. Anderson questioned if the pool could be approved without the fence, and Mr. Butera and Mr. Grodi confirmed. Mr. Butera stated his concerns on how the proposed fence fits in totality with the construction of the home, which includes the elevations of the property. Mr. Grodi noted that the fencing can be tabled, and brought back to include more information with the elevations of the property. Mr. Butera referenced solid fencing that is four or five feet tall with a lattice top, like the

home on Maple and Second Street. Mr. Wilhelms mentioned that a brick fence is an option, but that it's also rather costly. Ms. Justus stated her concern with the current fence proposal looking so bland, plain, and dark. Mr. Wilhelms added that he would be willing to bring back three or four examples of different styles of fence in an effort to gain the Commission's approval. Ms. Edinger moved to approve the swimming pool as submitted, and to table the proposed fencing. Seconded by Ms. Spitzer. Ayes: (6). Nays: (0).

APPLICATION 23-19 – Robert Seyfang and Susan Delvecchio are requesting a certificate of appropriateness to install a fence. The property is located at 424 E. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 23-19. Mr. Seyfang was present, and added that the current fence is rapidly deteriorating. He added that the replacement fencing will be anodized aluminum that's "quaker bronze" in color, four (4) feet tall, and a simple fence. Mr. Seyfang stated that he recognizes that the alleys within the Historic District are more so social walkways, and so he doesn't mind the transparency with the height of the fencing. Mr. Butera confirmed that the application is to replace the existing four (4) fence, rather than the shared fence with the neighbors at 432 E. Front Street. Ms. Spitzer moved to approve the fence as submitted. Seconded by Ms. Edinger. Ayes: (6). Nays: (0).

APPLICATION 24-19 – Jeffrey and Kristin Kaiser are requesting a certificate of appropriateness to demolish an accessory structure. The property is located at 63 Linden Lane and is zoned R-2 (Single Family Residential).

Mr. Grodi reviewed Application 24-19. Ms. Kaiser was present, and added that the two-story barn on the rear of their property has suffered significant ice damage, and that the foundation has been impacted. She added that they would like to demolish the barn, and plant grass in its place. Ms. Spitzer stated that it's her understanding that the barn pre-dates the house. Ms. Kaiser added that the entire foundation is cracked, and that it's leaning over. She also stated that a few contractors have said that they would be unable to fix it at this point. Mr. Anderson confirmed that there is no rear access to the barn, and Ms. Edinger noted that the barn is unseen from the street view, and she questioned the historical significance of the barn. Ms. Spitzer encouraged the homeowner to preserve the doors of the barn if it is demolished, and Ms. Kaiser said that she agrees. Mr. Butera asked if a professional engineer or a structural architect had reviewed the barn, and Ms. Kaiser stated that Jeff Normand, an architect assessed the barn stating that it's not repairable. Mr. Butera asked if Ms. Kaiser had received any quotes to repair the barn, and she said that she did not due to Mr. Normand's assessment of the structure. Ms. Spitzer noted that she is a firm believer in two estimates. Mr. Butera added that in order to provide consistency amongst applications for demolition, that he's interested in the cost implications to preserve the structure and the opinion of an architect or structural engineer on the status of the structure. Ms. Justus noted the safety factor of the barn, and that she would prefer to see a report from a structural engineer on the status of the barn. Mr. Anderson addressed the Commission noting that the barn is unseen to the public eye, and he questioned the historical significance of the barn. Mr. Butera confirmed that he is concerned with whether or not the homeowner did their due diligence in gaining

information to determine if the structure is sound or not, and the cost associated with the repairs. Ms. Kaiser clarified that a letter from Jeff Normand stating his analysis of the barn would suffice, and Mr. Butera added that it is his opinion that a report from a registered architect or structural engineer would be helpful when considering the demolition of a project. Mr. Barrett added that his opinion is consistent with Mr. Anderson's. Ms. Edinger questioned the age of the barn, Ms. Justus added that you can typically tell by the nails that are used, and Mr. Butera stated that generally it is records based. Ms. Spitzer added that she would prefer a second opinion on the structure. Ms. Kaiser stated that safety is her main concern with regards to the barn, and being that it's so close to the river another ice dam will cause even more damage to the structure. Ms. Spitzer made a motion to table the demolition of the barn until more documentation is provided. Seconded by Mr. Anderson. Ayes: (6). Nays: (0).

OTHER BUSINESS

The Commission discussed concerns with future demolition requests.

There being no further business, the meeting adjourned at 7:43 p.m.

Respectfully submitted,

Heather Alfaro