

HISTORIC LANDMARKS COMMISSION

JULY 10, 2017

The meeting was called to order at 7:00 p.m. by Chairman Rick Butera. Commission members present were Dennis Barrett, Rick Butera, Ruth Lucius, Robert Seyfang and Mark Weber (5). Alex Heard arrived at 7:02 p.m. Judy Justus was absent (1). Also present was Deputy Planning and Zoning Administrator Mark Easterling.

APPROVAL OF MINUTES

Mr. Seyfang moved to approve the minutes of the June 10, 2017 meeting as written. Mr. Barrett seconded. Ayes: Barrett, Butera, Lucius and Seyfang (4). Abstain: Weber (1).

APPLICATION 21-17 – Charles and Jennifer Pfleghaar are requesting a certificate of appropriateness to install new windows on the home and for the removal of a chimney stack. The property is located at 401 W. Front Street.

Mr. Barrett moved to untable Application 21-17. Mr. Weber seconded and it was unanimously approved.

Mr. Pfleghaar presented the Commission with an invoice showing the repairs that were made because of the damage done by his chimney. The Commission thanked Mr. Pfleghaar for the documentation and stressed the importance that he receive approval before beginning work on any future projects. There was then discussion regarding the windows on the rear of the house. Mr. Seyfang said that the laundry room window should be a double hung. He asked if the plywood is going to be sided to match the back of the house. Mr. Pfleghaar said that it will be sided and the siding and trim will match the existing windows. Mr. Weber asked about the grids on the top half of the window, and he questioned whether any windows were going to be replaced on the front of the house. Mr. Pfleghaar said that those are not included on this application. Mr. Seyfang moved to approve Application 21-17 with the provisions that on the downstairs window the siding and trim be extended to match the existing and that the on the second story, the window to be installed be a double hung and it match the sill line and trim of the existing window. Seconded by Mr. Barrett. Ayes: (6). Nays: (0).

APPLICATION 22-17 – Peter Demczuk, is requesting a certificate of appropriateness to construct a fence, install two stone entry pillars, and antique maiden statues to be placed in the front yard. The property is located at 3 Maple Street.

Mr. Easterling reviewed Application 22-17. Peter Demczuk and Matt Whetstone were present on behalf of the applicant. Mr. Barrett asked about the height of the statues. Mr. Demczuk said they will be 98" tall. Mr. Barrett said that he does not think they are historic. Mr. Seyfang said that they are not noticeable from the street and are more for the homeowner. Mr. Demczuk said that he thinks they are in keeping with the size of the house. Mr. Weber said they will be tucked in the evergreens and will be viewed from

inside the house. Mr. Seyfang said that the posts on either side of the driveway look a little naked and he suggested perhaps putting a light on top of them. Mr. Whetstone said that they will have a stone cap on top. Mr. Heard asked if they will be similar to 2 Maple Street. Mr. Whetstone said that they would be except that there will be no limestone. Mr. Heard asked about the landscape that was discussed at the last meeting. Mr. Easterling said that the plantings have been spaced out to the satisfaction of the Planning and Zoning Division. Mr. Heard asked Mr. Demczuk if he had talked to his neighbor about his plans. Mr. Demczuk said that he dropped off a packet to Mr. and Mrs. Fish. Mr. Seyfang moved to approve Application 22-17. Seconded by Mr. Heard. Ayes: Butera, Heard, Lucius, Seyfang and Weber (5). Nays: Barrett (1).

APPLICATION 23-17 – Christopher Jones, on behalf of Jack & Terri Radke, is requesting a certificate of appropriateness to construct a fence in the rear of the property. The property is located at 422 East Second Street and is zoned as “R-3” (Single Family Residential).

Mr. Easterling reviewed Application 23-17. Mr. Radke said that they would like to replace the existing stockade fence with a custom built wooden fence. It would be in the same location as the existing fence. He said that his wife saw a fence in the Historic District at Walnut and Second Street that she liked. Mr. Butera asked if it would match that fence. Mr. Radke said about 98% would be the same. Mr. Jones added that they would tone down the pillars and perhaps use a brass cap. Mr. Barrett moved to approve Application 23-17. Seconded by Mr. Seyfang. Ayes: (6). Nays: (0).

APPLICATION 24-17 –Daniel Lumbrezer is requesting a certificate of appropriateness to demolish and build a new garage in the rear of the property. The property is located at 508 West Front Street.

Mr. Easterling reviewed Application 24-17. Mr. Lumbrezer stated that the existing garage has damage and is compromised. Mr. Seyfang said that he does not feel the style of the new garage is appropriate. Mr. Butera agreed and asked if Mr. Lumbrezer had done a cost analysis to rehab the existing garage. Mr. Lumbrezer said that he did not because he found problems that would have made it cost prohibitive. Mr. Butera asked if he has documentation showing that. Mr. Lumbrezer said that he has the initial inspection report. Mr. Butera said that he does not agree with the proposed style or the two story. He added that if the existing garage was built in the 1960's that is long enough ago that it has become historical. Mr. Lumbrezer said that he could not find a true Victorian style garage. Mr. Heard said there are some carriage houses in the historic district. Mr. Heard asked if Mr. Lumbrezer talked to his neighbors, especially down below. Mr. Lumbrezer said that he spoke to the neighbor directly behind them and they discussed removing some vegetation and trimming some trees hanging over the property line. Mr. Heard moved to approve the demolition of the existing garage based on structural issues but to reject the proposed replacement structure as contained in Application 24-17. Mr. Butera seconded. Ayes: (6). Nays: (0).

There being no further business, the meeting adjourned at 7:33 p.m.

Respectfully submitted,

Mary Jo Sutton