

HISTORIC LANDMARKS COMMISSION

MAY 10, 2021

The meeting was called to order at 7:00 p.m. by Chairman Scott Anderson. Commission members present were Scott Anderson, AJ Coleman, John Meier, Jeff Oster, Victor Senn, and Patrice Spitzer (6). Susan Edinger was absent (1). Also present were Cody Grodi, Zoning Inspector, and Mark Easterling, Deputy Planning and Zoning Administrator.

APPLICATION 08-21 (Tabled) – M. Farooq and Grace Afridi are requesting a certificate of appropriateness to install railings on a second story porch. The property is located at 102 Walnut Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 08-21 (Tabled). Mr. Senn moved to un-table Application 05-21. Seconded by Mr. Meier. Ayes: (6). Nays: (0). Grace Afridi was present, and added that they moved in to the house one year ago and that they would like to finish the railings that the previous owners did not install. There was a brief discussion about materials being used, and Mr. Grodi said that documents were just submitted via email today from the applicant, and Mr. Easterling noted that they are composite. Ms. Afridi stated that the composite is an AZEK material that will match the exterior columns of the home. Ms. Spitzer asked if a wooden or metal materials would be an option, and Ms. Afridi declined. There were no further comments or questions from the Commission.

Mr. Anderson moved to approve Application 08-21 (Tabled) as submitted. Seconded by Mr. Oster. Ayes: (6). Nays: (0).

APPLICATION 17-21 – Jordan and Michelle Acebo-Hermiller are requesting a certificate of appropriateness to install a fence. The property is located at 310 W. Second Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 17-21. The applicants were not present. Ms. Spitzer confirmed that the fence has been installed, and Mr. Grodi added that it changed in material from a picket fence to split-rail in the rear of the property. There were no further comments or questions from the Commission.

Mr. Senn moved to table Application 17-21 as submitted, due to the applicants not being present. Seconded by Mr. Anderson. Ayes: (6). Nays: (0).

APPLICATION 18-21 – Robert and Julie BredenbeckCorp are requesting a certificate of appropriateness to install a fence and a swimming pool. The property is located at 409 E. Front Street and is zoned R-1 (Single Family Residential).

Mr. Easterling reviewed Application 18-21. Robert BredenbeckCorp was present, and added that the fence and pool will be installed in the rear yard and that they will not be seen from Front Street. He confirmed that the fence will be four (4) foot in height, and

Mr. Easterling added that they will be installing the fence that was approved for the Orser properties. There were no further comments or questions from the Commission.

Mr. Meier moved to approve Application 18-21 as submitted. Seconded by Mr. Oster. Ayes: (6). Nays: (0).

APPLICATION 19-21 – Hess Carpentry, on behalf of Matt and Ellen Kang, is requesting a certificate of appropriateness to install a deck. The property is located at 308 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 19-21. The applicants were not available. Ms. Spitzer noted that the application request is for vinyl lattice, and Mr. Grodi confirmed that for upkeep purposes they are proposing to use that material underneath the deck. Ms. Spitzer, Mr. Oster, and Mr. Anderson all agreed that they would prefer that a wooden material be used. There were no further comments or questions from the Commission.

Mr. Anderson moved to approve Application 19-21 with the condition that the lattice be wood. Seconded by Mr. Oster. Ayes: (6). Nays: (0).

APPLICATION 20-21 – Chris Watson, on behalf of The Bard's Coffee, is requesting a certificate of appropriateness to install a blade sign on the building. The property is located at 120 Louisiana Avenue and is zoned C-2 (Central Business).

Mr. Easterling reviewed Application 20-21. The applicant was not present. There were no comments or questions from the Commission.

Mr. Oster moved to approve Application 20-21 as submitted. Seconded by Mr. Meier. Ayes: (6). Nays: (0).

APPLICATION 21-21 – Timothy and Josette McCarthy are requesting a certificate of appropriateness to replace two sections of roof. The property is located at 139 W. Second Street and is zoned OS (Office and Service).

Mr. Easterling reviewed Application 21-21. Tim McCarthy was present, and added that they would like to replace two sections of their roof (the overhand and front window) with a ribbed metal roof, as the material was recently approved by City Council. Ms. Spitzer said that it will look very nice. There were no further comments or questions from the Commission.

Mr. Meier moved to approve Application 21-21 as submitted. Seconded by Ms. Spitzer. Ayes: (6). Nays: (0).

APPLICATION 22-21 – Kate and Ben French are requesting a certificate of appropriateness to install a fence. The property is located at 502 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 22-21. Kate French was present, and said that they would like to change the location of the previously approved eastern fence, and move it to the inside of the driveway. Mr. Anderson confirmed that the fence will be the same material, and Ms. French said that it will be picket. There were no further comments or questions from the Commission.

Mr. Anderson moved to approve Application 22-21 as submitted. Seconded by Mr. Oster. Ayes: (6). Nays: (0).

APPLICATION 23-21 – Thomas Construction and Remodeling, on behalf of Nick and Tim Pflgebraar, is requesting a certificate of appropriateness to install a deck. The property is located at 121 Cherry Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 23-21. Nick Pflgebraar and Mike Hallock, Thomas Construction and Remodeling, were present. Mr. Pflgebraar added that they would like to replace their front porch that is sinking, and install a slightly bigger porch that will bump out one (1) foot on each side. Mr. Pflgebraar noted that their property line stops at their front porch steps, and Mr. Easterling confirmed that they will need a licensed contractor to install new steps. Mr. Grodi noted that if the design is changing that the width would be able to grow in size by Code. Mr. Hallock said that they are proposing to use a composite decking overtop of the brick foundation for weathering purposes. Ms. Spitzer asked if vinyl was being used, and Mr. Pflgebraar said that he does not want to use vinyl and that he wants it to match the Historic District. There was a brief discussion about the brand of composite that they were proposing, and Mr. Pflgebraar noted that their neighbors have recently used composite, too. Former HLC Chair and Councilman Mark Weber was present in the audience, and Mr. Anderson confirmed with Mr. Weber that composite has been previously approved for signage, and that it holds up better for decking and railings. There were no further comments or questions from the Commission.

Mr. Meier moved to approve Application 23-21 with the condition that a composite material be used with a brick base for the new porch. Seconded by Mr. Senn. Ayes: (6). Nays: (0).

APPLICATION 24-21 – Hansons, on behalf of Michael Enzerra, is requesting a certificate of appropriateness to replace eight (8) windows. The property is located at 416 E. Second Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 24-21. Louis with Hansons was present, and added that they are looking to replace eight (8) double hung windows with the same style and grid, as well as replacing rotting wood. He said that that some windows have been replaced with a vinyl mix. There was a brief discussion about the panes in the windows. Mr. Anderson asked if the proposed windows are wood, and Louis confirmed that they are proposing vinyl windows. Ms. Spitzer noted that the Commission previously denied vinyl windows that St. Rose proposed on February 10, 2020. There were no further comments or questions from the Commission.

Mr. Anderson moved to deny Application 24-21, due to vinyl being the proposed material to be used. Seconded by Ms. Spitzer. Ayes: (6). Nays: (0).

APPLICATION 25-21 – Dan Judson is requesting a certificate of appropriateness to replace an existing patio. The property is located at 139 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Easterling reviewed Application 25-21. Dan Judson was present, and added that he is replacing concrete that is broken and split. He said that the patio will be one (1) foot closer to the river, one (1) foot closer to the kitchen, and will be unseen from the street. There were no further comments or questions from the Commission.

Mr. Oster moved to approve Application 25-21 as submitted. Seconded by Mr. Meier. Ayes: (6). Nays: (0).

OTHER BUSINESS

Mr. Grodi shared the results of the Historic District Boundaries survey that was mailed out to property owners in question. Property owners at 114 Pine Street and 585 E. Second Street were the only two that responded that they did want to be included in the Historic District. Mr. Anderson, Mr. Coleman, and Mr. Oster said that they are not interested in forcing properties to be listed in the Historic District. Mr. Easterling confirmed that Elm House does not want to be listed in the District, and that in fact it was a mapping error. Ms. Spitzer said that it's important to consider the future use of these properties, specifically the location of Elm House. The Commission briefly discussed whether to include the remainder of West Second Street in the Historic District or not. Mr. Anderson moved to recommend to Planning Commission that 114 Pine Street, 116 Pine Street, and 409 West Second Street be included in the Historic District, as these properties are currently half-in and half-out of the District. Seconded by Mr. Meier. Ayes: (6). Nays: (0).

There was a brief discussion about the parcels that encompass the Elm House property at 230 Elm Street, specifically two of the buildings that are only half in the Historic District. Mr. Senn said that he appreciates the concern and compassion of the Commission. Mr. Oster noted that the Elm House buildings currently are not historical in nature, and Mr. Coleman and Mr. Meier agreed that Elm House should be removed from the District. Mr. Senn moved to recommend to Planning Commission that all parcels that encompass Elm House at 230 Elm Street be removed from the Historic District. Seconded by Mr. Coleman. Ayes: Anderson, Coleman, Meier, Oster, and Senn (5). Nays: Spitzer (1).

There being no further business, the meeting adjourned at 8:34 p.m.

Respectfully submitted,

Heather Alfaro