

HISTORIC LANDMARKS COMMISSION

MAY 9, 2022

The meeting was called to order at 7:04 p.m. by Vice Chairperson Patrice Spitzer. Commission members present were AJ Coleman, Scot MacPherson, John Meier, Susan Rowland Miller, and Patrice Spitzer (5). Jeff Oster and Victor Senn were absent (2). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Ms. Spitzer moved to approve the minutes of the April 11, 2022 meeting as written. Seconded by Mr. Meier. Ayes: (5). Nays: (0).

APPLICATION 07-22 (Tabled) – McCoy Builders are requesting a certificate of appropriateness to demolish an existing garage and construct a new garage. The property is located at 102 Walnut Street and is zoned R-4 (Single Family Residential).

Mr. Grodi reviewed Application 07-22 (Tabled). Mr. Coleman moved to un-table Application 07-22. Seconded by Ms. Rowland Miller. Ayes: (5). Nays: (0). Aaron McCoy, McCoy Builders, was present on behalf of the application. Ms. Spitzer confirmed that a variance was granted for the size of the structure from the Board of Zoning Appeals. Mr. McCoy noted that the proposed materials will match the house. The Commission briefly discussed the size of the structure with regards to width and height. Mr. McCoy added that the proposed garage will blend in to what is currently there, and noted that will be smaller than three other garages that are within walking distance of 102 Walnut Street. Mr. Grodi confirmed that the code regulates the maximum height of accessory structures at twenty (20) feet. There were no further comments or questions from the Commission.

Mr. Meier moved to approve Application 07-22 as submitted. Seconded by Mr. Coleman. Ayes: Coleman, Meier, Rowland Miller, and Spitzer (4). Nays: MacPherson (1).

APPLICATION 09-22 – Gretchen Leu is requesting a certificate of appropriateness to install a patio, and to replace decking and railing. The property is located at 320 W. Second Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 09-22. Gretchen (Leu) von Seggern was present. Ms. Spitzer confirmed that the alley will remain as-is, and Mr. Grodi noted the existing concrete slab opposite the alley. Ms. (Leu) von Seggern added that the proposed pavers are a natural stone, and she asked the Commission if they have suggestions for the front porch. There was a brief discussion about the proposed materials for the new deck and railing, and Ms. (Leu) von Seggern noted that the timbertech material is an aluminum composite that will visually look similar to the existing wood that is rotting and not safe. Mr. Coleman confirmed that the Commission has approved composite in the past, and Ms. (Leu) von Seggern said that she walked around the Historic District and found

many other timbertech materials among other properties. There were no further comments or questions from the Commission.

Mr. Coleman moved to approve Application 09-22 as submitted. Seconded by Ms. Rowland Miller. Ayes: (5). Nays: (0).

APPLICATION 10-22 – John Wellstein is requesting a certificate of appropriateness to construct an addition onto the existing garage. The property is located at 145 W. Second Street and is zoned OS (Office and Service).

Mr. Grodi reviewed Application 10-22. John Wellstein was present, and added that they will be using the same materials as the house and will re-do the roof. Ms. Spitzer confirmed that the third garage bay will extend onto the existing parking space. Mr. Meier asked if a variance had been granted for the size of the structure, and Mr. Grodi said that it had. There were no further comments or questions from the Commission.

Mr. Coleman moved to approve Application 10-22 as submitted. Seconded by Ms. Spitzer. Ayes: Coleman, Meier, Rowland Miller, and Spitzer (4). Nays: MacPherson (1).

APPLICATION 11-22 – Allan and Ashley Dieball are requesting a certificate of appropriateness to install concrete steps, a sidewalk, a patio, and a pergola. The property is located at 332 E. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 11-22. Allan and Ashley Dieball were present. Ms. Spitzer confirmed that the railing will not be a vinyl material, and Mr. Dieball said that they are not interested in wooden railings due to the maintenance. Ms. Spitzer asked about the materials of the pergola, and Mr. Dieball added that the four (4) corner posts will be wooden. There was a brief discussion about the stamped concrete for the patio, and Mr. Dieball said that they gained an inspiration from neighbors on the block. There were no further comments or questions from the Commission.

Mr. Coleman moved to approve Application 11-22 as submitted. Seconded by Ms. Rowland Miller. Ayes: (5). Nays: (0).

APPLICATION 12-22 – Alice Lindeman is requesting a certificate of appropriateness to construct an addition onto the house, to remove the old deck and install a new one. Additionally, a new fence is being proposed as is removing a window on the second story and replacing it with two windows. The property is located at 440 E. Second Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 12-22. Alice Lindeman was present, and added that she recently purchased the home. There was a brief discussion about the single window being removed and replaced with two (2) windows, and Ms. Lindeman said that the shower will extend into the sunroom and that she would like windows in the bathroom, hence the proposed request. There was a brief discussion about the proposed picket fence, and Mr. MacPherson noted the strong Dutch Colonial architecture of the home. Ms. Lindeman added that the proposed hog-wire fencing provides varying degrees of

visibility, and that she took into account neighboring views and the hot western sun. There was further discussion about the topography of the property in conjunction with the proposed addition to the home. Mr. Grodi confirmed that the material of the second story windows will be needed, and Ms. Lindeman noted that the back porch has existing vinyl. Mr. Grodi asked if the siding on the addition will match the existing house, and Ms. Lindeman noted that it is vinyl. Ms. Spitzer referenced the Historic District Guidelines regarding vinyl materials, and Mr. Coleman said that the replacement windows will need to be wooden. Ms. Spitzer said that she cannot vote for vinyl siding, and Ms. Lindeman suggested a composite material that would be weather-friendly. There were no further comments or questions from the Commission.

Mr. MacPherson made a motion to grant conditional approval of Application 12-22, with the following conditions: (1) wood/lattice trellis at the bottom of the deck, (2) wooden replacement windows, and (3) composite siding. Seconded by Mr. Coleman. Ayes: (5). Nays: (0).

OTHER BUSINESS

There being no further business, the meeting adjourned at 8:09 p.m.

Respectfully submitted,

Heather Alfaro