

HISTORIC LANDMARKS COMMISSION

MARCH 12, 2018

The meeting was called to order at 7:00 p.m. by Chairman Rick Butera. Commission members present were Dennis Barrett, Rick Butera, Judy Justus, and Mark Weber (4). Alex Heard was absent. Also present was Zoning Inspector Cody Grodi.

APPROVAL OF MINUTES

Mr. Barrett moved to approve the minutes of the February 12, 2018 meeting as written. Seconded by Mr. Weber. Ayes: Barrett, Justus, and Weber (3). Abstain: Butera (1).

Mr. Grodi stated that Application 4-18 has been withdrawn.

APPLICATION 5-18 – Andrew and Valerie Wilhelms are requesting a certificate of appropriateness to demolish the existing primary structure and rebuild a new single family residence. The property is located at 120 West Second Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 5-18. Andrew Wilhelms, the applicant, was present. Mr. Wilhelms said that the current home is actually three separate buildings and the most historically significant one is the front one with the mansard roof. Mr. Wilhelms said that he likes the look of the gable windows, and he tried to replicate that. He said that he is trying to be sensitive to what came before it. He noted that the left side of the house used to be a doctor's office. However, there are issues with the foundation. Derek Peppers of Design 2 Construct said that he is not an engineer, but he has a structural background, and the foundation is crumbling and has vertical cracks. An inspection report from Seagate Inspections was provided to the Commission. Mr. Butera asked if they had the foundation evaluated by a structural engineer. Mr. Wilhelms said he did not. Mr. Butera said that the Commission needs to make sure there is a good reason to tear down structures within the Historic District. He said that if they had a report from a structural engineer and an estimate showing that the cost of repairing the foundation is not feasible, then they would have a case to tear it down. Mr. Wilhelms asked the Commission's feelings about the design that was submitted. Mr. Butera said that he applauds their efforts to keep the door and the mansard roof, but some of the roof lines seem to be modern.

Mr. Barrett moved to approve the demolition and rebuild as submitted in Application 5-18. There was no second to the motion.

APPLICATION 6-18 - Tim and Jill Fisher are requesting a certificate of appropriateness to install a picture window on the house. The property is located at 424 East Second Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 6-18. Tim Fisher, the applicant, was present. He said that on the west side of the rear of the home, there are currently two windows. If approved, the double hung window closest to the door would be shuttered and the other window, which is a 2 wide casement vinyl window would be removed and replaced with a Marvin window 41" x 70" with a primed wood exterior. Ms. Justus said that she is glad they are putting a wood window back in. Mr. Weber moved to approve Application 6-18. Seconded by Mr. Barrett. Ayes: (4). Nays: (0).

There being no further business, the meeting adjourned at 7:41 p.m.

Respectfully submitted,

Mary Jo Sutton