

HISTORIC LANDMARKS COMMISSION

MARCH 11, 2013

The meeting was called to order at 7:00 p.m. by Chairman Don Earnhart. Commission members present were: Pam Aubry, Don Earnhart, Dennis Layman, Ruth Lucius, and Robert Seyfang (5). Absent: David Hoffmann and John Walters (2). Also present was Deputy Planning and Zoning Administrator Brody Walters.

APPROVAL OF MINUTES

Ms. Lucius stated that in the minutes for the January 14, 2013 meeting, under Application 1-13, she asked about using wrought iron or putting a ramp on both sides of the building. She asked that the minutes be amended to state: She asked if there could be a brick wall to match the ramp wall so from the front of the building it would be symmetrical. Mr. Seyfang moved to approve the minutes of the January 14, 2013 meeting as amended. Mr. Layman seconded. Ayes: Aubry, Layman, Lucius, Seyfang (4). Abstain: Earnhart. (1).

APPLICATION 02-13 – Withdrawn by applicant.

APPLICATION 03-13 – Scott Brady of Harmon Signs on behalf of Apricato Frozen Yogurt requests a certificate of appropriateness to install new signage, window graphics and outdoor furniture. Consideration includes color, materials, and architectural style. The subject property is located at 117 Louisiana Avenue and is zoned C2 (Central Business).

Scott Brady and Manoj Chopra were present to represent Apricato Frozen Yogurt. Ms. Lucius asked if this is a franchise. Mr. Chopra said it is not a franchise, but he has other locations. Ms. Lucius asked if the other locations have the same name and same color scheme. Mr. Chopra said that they do. Mr. Earnhart asked if there will be any architectural changes to the building other than the signage. Mr. Chopra said no. Ms. Aubry asked if the sign meets the City's specifications. Mr. Walters stated that they are allowed 10% of the façade, and it appears to meet that. He said the blade sign also appears to meet our Code. Mr. Brady said that the second sign is a dimensional sign with dimensional graphics meaning the graphics are raised. There will be two goose neck lights to illuminate the sign. Mr. Earnhart clarified that the lighting is not shown on the picture submitted by the applicant. Mr. Brady said he is correct, the lights are not shown on the picture. Mr. Seyfang said he has no problem with the lights as long as when they mount them, they are symmetrical with the windows.

Mr. Seyfang moved to approve Application 03-13 as submitted with the addition of two goose neck lights to be mounted symmetrically. Ms. Lucius seconded and it was unanimously approved.

APPLICATION 04-13 – Duket Architects on behalf of Craig and Amy Reiter requests a certificate of appropriateness to add several façade improvements including but not

limited to additions to the dwelling. Consideration includes color, materials, and architectural style. The subject property is located at 451 E. Front Street and is zoned R-1 (Single Family Residential) and S-1 (Scenic and Open Space).

Mike Duket was present to represent Craig and Amy Reiter who purchased the residence at 451 East Front Street. Mr. Duket said the Reiters will be doing interior renovations and modifying the exterior with an addition to the rear towards the river. They are adding a sunroom and extending the kitchen. He said the view from the front will stay the same except for new windows and shutters. They are putting on a new roof but the color scheme will match the existing. Ms. Aubry asked what kind of windows they are going to install. Mr. Duket said they are going to use Marvin, aluminum clad wood windows. Mr. Earnhart asked about the front door. Mr. Duket said it is staying the same; they are just putting some stone out near the front stoop.

Mr. Layman moved to approve Application 04-13 as submitted. Mr. Seyfang seconded and it was unanimously approved.

APPLICATION 05-13 – John Wellstein requests a certificate of appropriateness to install replacement windows in a commercial building. Consideration includes color, materials, and architectural style. The subject property is located at 200 Louisiana Avenue and is zoned C2 (Central Business).

Mr. Wellstein said that the current windows have been in the building for over fifty years. They are wood with triple track aluminum storms; they are cracked and are losing heat. Mr. Wellstein is requesting to replace the current windows with vinyl windows. Mr. Wellstein presented pictures to the Commission showing buildings in the downtown area that currently have vinyl windows. Mr. Earnhart stated that the ordinance was done in 1981 and it has been the Commission's policy to not allow vinyl windows. He said the Commission has been very liberal, some think too liberal, in allowing aluminum clad windows. Mr. Wellstein asked if there has been any thought given to allowing composite or fiberglass. Ms. Aubry stated that they would need to see the product. Mr. Seyfang asked if Mr. Wellstein plans to do anything with the transoms on top. Mr. Wellstein said those will stay the same.

Ms. Aubry moved to decline the request in Application 05-13 to replace the windows at 200 Louisiana Avenue with vinyl windows. Ms. Lucius seconded, and the motion was unanimously approved.

Mr. Seyfang said that he feels the Commission should revisit the window issue. He said he will do some research on what is available. Mr. Walters stated that he will contact window companies to see if they would be willing to bring in product samples for the Commission to review.

OTHER BUSINESS

Tom King, Planning and Zoning Administrator, was present to discuss the subject of color. He said this subject came up on a November application questioning the color on painting a house. Mr. King said that he is not sure the office can support the position

that simply painting a house a different color needs to come before the Commission. Mr. Earnhart noted that in the guidelines on page 55 it says to use the original paint color as a starting point for color selection, and on page 103 it refers to the Secretary of the Interior's guidelines which state that new features should match the old in design and color. Mr. Layman said that he does not feel new features means painting a house. There was further discussion regarding this subject, but no action was taken.

There being no further business, the meeting adjourned at 7:51 p.m.

Respectfully submitted,

Mary Jo Sutton