

HISTORIC LANDMARKS COMMISSION

MARCH 9, 2015

The meeting was called to order at 7:00 p.m. by Chairman Robert Seyfang. Commission members present were: Dennis Barrett, Emily Crego, Alex Heard, Dennis Layman, Ruth Lucius and Robert Seyfang (6). Absent was: Charles Hablitzel (1). Also Present was Julie Liebenthal, Zoning Inspector.

Mr. Seyfang nominated Ms. Lucis as Chairman. Mr. Layman seconded and it was approved 5-0. Ayes: (5). Abstain: Ms. Lucius(1).

Mr. Seyfang nominated Dennis Layman as Vice Chairman. Ms. Crego seconded and it was approved 5-0. Ayes: Abstain: Mr. Layman(1).

Mr. Seyfang moved to approve the minutes of December 8, 2014 as written, Dennis Layman seconded and they were unanimously approved.

APPLICATION 01-15 – Jeff Prymas of Gardner Signs, on behalf of Citizens Bank request a Certificate of Appropriateness for the replacement of three wall signs and one ATM machine sign. Consideration includes color, materials, and architectural style. The subject property is located at 144 E. Front Street and is zoned C2 (Central Business).

Mr. Prymas was present and explained that there will only be a subtle difference between the existing signs and the new signs. The new sign will be the same color with a change of name only. The name will be changed from Charter One Bank to Citizens Bank.

Mr. Heard moved to approve Application 01-15 as submitted. Mr. Barrett seconded and it was unanimously approved.

APPLICATION 02-15 - Paul (PJ) Phillips requests a Certificate of Appropriateness for various façade improvements including lighting, paint, signage and outdoor seating. Consideration includes color, material, architectural style, and texture. The subject property is located at 117 Louisiana Ave. and is zoned C2 (Central Business).

Mr. Phillips was present and described how the Bistro/Coffee shop he plans to operate from this location (formerly Apricato) will fit with the nature of the downtown district. He envisions a blending of vintage and contemporary styles that will enhance the surrounding businesses. He noted that the sign for his business will fit over the old Apricato sign and will be flat black aluminum with vinyl lettering. The sign would not be lit, but will have light illuminating it. He also stated the intention to have outdoor seating, mentioned he had discussed this with Ms. Lienbenthal, and was informed he would need to seek further approval for this. The color of the establishment will be changed to a neutral color.

Mr. Seyfang noted the restricted front door space and inquired about the location and height of the lanterns in front of the building. Mr. Phillips stated that they will not be

above the entrance door, but to the sides of it near the windows. Mr. Heard asked how near the door they would be. Mr. Phillips referenced the photo submitted to the Commission and estimated they would be 16" from the doorway.

Mr. Layman requested clarification of the number of signs to be displayed. Mr. Phillips stated there will only be one, and the Apricato sign on the side of the Building will be removed.

Mr. Seyfang requested clarification that fencing would not be required as the business would not be serving alcohol. Mr. Phillips confirmed that there is no intention to serve alcohol at this time. He noted that the seating would be similar to that of Zingo's across the street with 4-5 tables with umbrellas and chairs. Mr. Seyfang asked about occupancy levels for indoor seating. Mr. Phillips said 47 maximum occupants. He noted that the occupancy for Apricato was 33. Mr. Seyfang inquired about plantings. Mr. Phillips said that the two flower boxes currently in front of the building will be maintained.

Mr. Heard asked how many tables/chairs there would be and at what height. Mr. Phillips stated possibly 4 chairs at each of 4 tables with a minimum of 2 chairs at 2 tables. They would be at sit down level.

Mr. Heard asked if there are aspects to the outdoor seating that need to be addressed. Ms. Liebenthal stated that Mr. Phillips has been advised of options including going through the planning commission or by sidewalk permit. She said the procedure used will depend on whether there will be wait staff service or not. Mr. Phillips noted that it is his intention to have customers carry their own food to the tables, but will have employees bussing the tables. Mr. Heard asked for more details about the outdoor seating and how it will fit into the limited space in front of the business. Mr. Phillips showed pictures of the style of seating that is being considered.

Ms. Lucius questioned whether the space available in front of the business was sufficient for outdoor seating. She noted the tree planting in front of the building and remarked that she does not like to see pedestrian traffic impeded.

Mr. Seyfang questioned street access during the Farmers Market. He noted that the tables could be removed from the area if needed. Mr. Phillips agreed to submit an application to the HLC in the future when the specifics of the outdoor seating are finalized.

Mr. Seyfang moved to approve Application 02-15 as submitted. Ms. Crego seconded and it was unanimously approved.

There being no further business, the meeting was adjourned at 7:24 p.m.

Respectfully submitted,

David Atkinson