



**Historic District Commission Meeting Minutes
Remote Meeting on Zoom**

CALL TO ORDER

Chair Mary Ewald-Sayles called the meeting to order with a quorum at 7:00 p.m.

INTRODUCTIONS and ROLL CALL

Present: Mary Ewald-Sayles, Grace Sayles, Ashley Meier, Steve Goss

Absent: Lorelie Doerr

Excused:

Others: Staff Liaison Scott McKillop

APPROVAL OF MINUTES

Motion by G. Sayles, seconded by S. Goss to approve meeting minutes for March 10, 2021 as submitted.
Motion carried unanimously.

PUBLIC COMMENT - NON-AGENDA ITEMS

None.

OLD BUSINESS

1. HDC 21-04 - 1213 Center Avenue – Sting

Requesting a Notice to Proceed authorizing demolition of a detached cinder block garage.

Present: Jason Sting, owner

Mr. Sting said his garage was not period compatible and was unsightly. He requested to tear it down to make parking for his tenants.

S. Goss did not see a problem with a Notice to Proceed seeing it was not built in the same era as the home. M. Ewald-Sayles agreed. She felt it was not going to affect the use or characteristics of the residence.

Staff interrupted briefly to explain page six of the staff report specified how to make a decision depending on the existing circumstances whereby a Notice to Proceed may be issued noting their findings must be based on the four conditions listed.

Discussion pertaining to the four conditions took place between the commissioners and staff.

Condition (1) – Normally requires a dangerous building hearing.

Condition (2) – Does not apply.

Condition (3) – Financial hardship evidence was not provided.

Condition (4) – Retaining the resource is not in the interest of the majority of the community:

G. Sayles asked Mr. Sting if the property was large enough to build a smaller garage that could accommodate the tenants' parking needs. Mr. Sting replied it was not.

M. Ewald-Sayles thought according to the U.S. Secretary of the Interior Standards that removing the garage would not have an adverse effect on the property. Staff stated demolition of a structure automatically has an adverse effect on a historic resource.

Motion by G. Sayles, seconded by A. Meier, to grant a Notice to Proceed for HDC 21-04 at 1213 Center Avenue under the U.S. Secretary of Interior Standards 1-9, the historic city code 1-5, and off the procedural and decision-making requirements #4 that are retaining the resource is not in the interest of the majority of the community, from Section 64-12 of the city code.

Motion carried unanimously.

NEW BUSINESS

1. HDC 21-05 – 918 N. Grant – Martin

Requesting COA authorizing replacement of wood rear entry door with steel entry door and construction of new front porch steps with railings.

Present: Dr. Dennis Martin, owner and son Dennis Martin, Jr. on behalf of Dr. Martin

Mr. Martin said they would like to rebuild the porch steps.

A. Meier asked if the exact materials depicted in the picture at the top of page 10 of the application were planned for use. Mr. Martin answered he would like to rebuild it in wood or composite.

A. Meier asked what kind of spindles were going to be used for the railing. Mr. Martin said the current railing was just black pipe and he was thinking of using a white post style railing as shown in the picture.

A. Meier asked if Mr. Martin knew what a turn spindle looked like. He did not. A. Meier described it to him as a decorative post with more detail and curves that was not straight up and down. She said they were often seen on Victorian houses and were available at a reasonable cost from almost any home improvement store. Mr. Martin was asked if he was open to using a spindle like that. Mr. Martin said he was.

M. Ewald-Sayles said any of the classic, revival or Victorian spindles would be fine and suggested he follow up with staff for image examples. She said staff would know what would be approved so he could move forward.

Staff asked for the dimensions of the structure. Mr. Martin said he was planning on the same size, but did not have the exact measurements. M. Ewald-Sayles stated they would need to know the exact dimensions of the porch, materials being used, and steps. She requested a plan stating he would have to come back with more information so they knew what they were approving for the porch and steps.

M. Ewald-Sayles asked A. Meier if she agreed. A. Meier did not. She felt they could approve with specific information and details written into the motion. Staff agreed saying the footprint of the porch and stairs would be a zoning issue and wouldn't need to hold up their approval.

G. Sayles inquired as to the specific construction materials being used in the decking of the porch and steps. Mr. Martin stated he preferred to use composite construction materials.

A. Meier felt approval could be given if they were specific enough with the materials in the motion assuming it was basically replacement. S. Goss agreed.

M. Ewald-Sayles noted the replacement entry door was steel with a smaller window and panels that ran in the opposite direction. She asked if the entry door was staying the same size. Mr. Martin said it was. Staff added the door had already been installed and was the same size.

Motion made by A. Meier, seconded by S. Goss, to move that the Historic District Commission approve a Certificate of Appropriateness for all work necessary for the replacement of the front steps exactly as they appear now with the exception of a new railing system with turned spindles and posts with a replacement of a rear entry door at 918 N. Grant Street as described in the Work Review Application for HDC 21-05. The applicant has demonstrated that work will comply with the U.S. Secretary of the Interior Standards 1 through 10 and Section 64-11(c) of the city's Historic District Regulations.

Motion carried unanimously.

2. HDC 21-06 – 2119 5th Street – Rosenblum

Requesting COA authorizing installation of a retractable awning at the site porch located on the east elevation of the home.

Present: Dennis Rosenblum, owner

Mr. Rosenblum stated the porch was located on the west elevation, not the east elevation. He said his deck gets substantial sun and heat and he has been using a patio umbrella but would like to install a retractable awning instead.

Motion by S. Goss, seconded by A. Meier to grant the Certificate of Appropriateness for all work necessary for the installation of the retractable awning at 2119 5th Street as described and depicted by the Work Review Application for Case HDC 21-06, making sure to correct that it is on the west side of the home. The applicant will comply with the U.S. Secretary of Interior Standards 1,2,3,5,9 and 10 and Section 64-11(c) of the city's Historic Preservation District Regulations.

Motion carried unanimously.

3. HDC 21-07 – 1201 Park – Dockett

Requesting Certificate of Appropriateness authorizing construction of a new detached garage.

Present: Jesse Dockett, owner

Mr. Dockett stated he would like to build a 24' x 24' garage in the far back corner of his property. He said there was a gargage that had been torn down in 1976. The new garage would be built to match the existing house with a new driveway in the back.

M. Ewald-Sayles asked to confirm the garage would not exceed the maximum allowed area for structures on the property. Staff confirmed it did not.

Motion by S. Goss, seconded by A. Meier to grant a Certificate of Appropriateness by the Historic District Commission authorizing construction of the detached garage reposed by HDC 21-07. The applicant has demonstrated all work will comply with the U.S. Secretary of Interior Standards 1,2,9, and 10, and Section 64-11(c) of the city's Historic Preservation District Regulations.

Motion carried unanimously.

Mr. Dockett inquired if his project qualified for the new reimbursement from the state. Staff replied it would need to be for the rehabilitation of a historic resource so new construction may not qualify.

4. HDC 21-08 – 1010 6th Street – Donaldson

Requesting COA authorizing construction of deck with railings and stairs on the home's side-street (east) elevation.

Present: Gary Hamilton (son) on behalf of Patty Dollinger, owner

Mr. Hamilton stated the case should be under Hamilton on behalf of Patty Dollinger and not Donaldson.

Mr. Hamilton said they are trying to replace the side-street deck because it wasn't installed properly and the wood is rotting and warped. They would like to make it a bit longer and bring it out to the side of the house. They would be happy to use wood or composite but prefer composite.

S. Goss commented they were doing great things to the house and yard. He thought it looked beautiful.

M. Ewald-Sayles was concerned about the cinder block on the side of the house going towards Farragut Street and wondered if that was part of the deck project. Mr. Hamilton replied it was for their future landscaping job.

M. Ewald-Sayles asked Mr. Hamilton for confirmation they intended on enlarging the deck. Mr. Hamilton said they would like to extend the deck both east and southward.

A. Meier asked if they were planning to use the exact same materials as presented on page six in regards to the balustrade. Mr. Hamilton said they were open to using any material required but intended on using real wood or composite. A. Meier said she was more concerned with the style chosen being more modern and asked if he would be open to using turned spindles and posts that were more traditional. Mr. Hamilton was. A. Meier commented it would be ideal if it would match the front porch. Mr. Hamilton stated they had planned on matching it the best they could.

M. Ewald-Sayles inquired if the current posts with ornamentation at the top were being kept. Mr. Hamilton replied they were not as many were broken.

A. Meier noted they were just store-bought posts within the last 10-15 years, but added they would still want turned spindles, traditional post or a box-style pillar.

Motion by S. Goss, seconded by A. Meier to move that the Historic District Commission approve a Certificate of Appropriateness as described and depicted by the Work Review Application for case HDC 21-08 with the addition that the turned spindles be ornate and historic and that the project is using composite. The applicant has demonstrated all work will comply with the U.S. Secretary of Interior Standards 1 through 10, and Section 64-11(c) of the city's Historic Preservation District Regulations.

Motion carried unanimously.

5. HDC 21-09 – 701 N. Grant – Gregory

Requesting COA authorizing installation of a replacement Bilco door and kitchen porch decking, railing and steps.

Present: Clare Gregory, owner

Mrs. Gregory explained she was requesting to replace her 55-year old Bilco door that was rusted and leaking into the basement stairs. The size would remain the same.

A. Meier asked if only the door was being replaced.

Mrs. Gregory said the door was built up to a certain height for rainwater runoff and sat on top of a cement base. She said the kitchen porch was not built correctly. It does not allow rainwater to drain and does not have the usual 5% grade runoff. It was built too high, which stops her from opening the door in the winter because of the ice and snow buildup.

She would like to remove the porch and replace it with a slightly larger porch having stairs to the driveway and another set of stairs leading to the garden. The new decking would be composite material with semi-Victorian spindles to look similar to the others. The size she would like is 6' x 9' and it would have the ball-type Victorian trim on the corners. The spindles would be wood and there would be criss-cross type facing around the bottom.

Motion made by G. Sayles to move that the Historic District Commission approve a Certificate of Appropriateness for all work necessary to the removal and replacement of a Bilco door and the existing kitchen entry stoop as proposed by the Work Review Application for case HDC 21-09. The applicant has demonstrated the work will comply with the U.S. Secretary of Interior Standards 1 through 10, and Section 64-11(c) of the city's Historic Preservation District Regulations.

Motion amended by G. Sayles, to include the applicant will be using turned spindles in her project and that the porch area will be 6' x 9'.

Motion seconded as amended by S. Goss.

Motion carried unanimously.

6. HDC 21 through 10 – 816 N. Hampton - Claerhout

Requesting COA authorizing replacement of wood frame casement and fixed windows on home's south elevation.

Present: Clare Gregory (daughter) on behalf of Mary Claerhout, owner

Mrs. Gregory said the home was built in 1922. It is supposed to open with crank handles on both sides of the large window but they don't work and a previous owner had installed a large storm window over the entire area. She said the storm window will be removed and a new window will be built specifically for that opening.

A. Meier asked if the mutton pattern will be the same. She explained she was referring to the two pieces running horizontally across the side windows that give the triple glazed pane look. Mrs. Gregory wasn't sure. She said the entire window is being replaced with the same type window and that an engineer was installing the window and felt he would do what ever was necessary as far as glazing was concerned.

From the picture, M. Ewald-Sayles thought the window consisted of a large center window with double-hung windows on either side. Staff explained they were casement windows.

G. Sayles asked if the mutton bars were remaining the same in the new window. Mrs. Gregory confirmed they were but the window is being built as one large window.

Motion by G. Sayles, seconded by S. Goss to move that the Historic District Commission grant a Certificate of Appropriateness for all work necessary to the removal and replacement of the three-window set of windows on the home's south elevation as proposed by the Work Review Application for Case HDC 21-09. The applicant has demonstrated the work will comply with U.S. Secretary of the Interior Standards 1 through 10, and Section 64-11(c) of the city's Historic Preservation District Regulations.

Motion carried unanimously.

7. HDC 21-11 – 1311 McKinley - Thompson

Requesting COA authorizing: 1) removal and replacement of front porch; 2) replacement of existing vinyl siding with vinyl siding; 3) removal of rear window opening and cover with vinyl siding; and 4) removal and replacement of rear entry door.

Present: Scot Thompson

Besides replacing his front porch and siding, Mr. Thompson explained he would like to remove one window to accommodate an interior kitchen and bathroom remodeling project and would cover the exterior window opening with vinyl siding. He would also like to replace his rear entry door. He said it opens into a very tight place and takes two hands to open. The new door would be in the same place but would be three inches shorter. He claimed it would not affect the exterior view of the house because a piece of wood would cover it. He would like a five-panel steel door that swings out and would eliminate the storm door.

M. Ewald-Sayles asked if the spindles would remain the same style. He answered the turned spindles and stairs would be similar. He said he prefers to use composite for decking. The pillars will be reused.

M. Ewald-Sayles thought the railings looked original and undersized. She stated if the railings were original, they could be replaced using the same railing size. Mr. Thompson answered he did not know if they were, but he wanted a safe porch.

Mr. Thompson stated he would also like to install a sunburst and scallops on the front gable of his house.

A. Meier asked if he planned on a barrier or transition piece between the scallops and siding. Mr. Thompson replied the scallops would be vinyl, and would be the siding. He said all his sunburst pieces would be vinyl that would clip onto the vinyl siding. He would be removing and replacing the regular siding in order to use the older vinyl to fill in the area where the window was being removed from the back of the house to prevent any color variation between new and old vinyl. Mr. Thompson stated he lost the contractor that was going to do the project and is in the process of finding a new one so he didn't have any details on exactly how the sunburst project would be achieved.

A. Meier suggested he turn in photos of just that aspect for final approval. M. Ewald-Sayles agreed. She said he could submit the photos to staff who would give final approval.

Mr. Thompson said he would just use scallops if he found the sunburst project was not plausible.

Motion by A. Meier, seconded by S. Goss to move that the Historic District Commission approve a Certificate of Appropriateness for all work described in the emailed project description for Case HDC 21-11 with the exception for the final approval on the gable renderings. The applicant has demonstrated the work will comply with U.S. Secretary of the Interior Standards 1 through 10, and Section 64-11(c) of the city's Historic Preservation District Regulations.

Motion carried unanimously.

OTHER BUSINESS

M. Ewald-Sayles was concerned about brick columns on each corner that have fallen to the ground at Center and Trumbull and felt a letter needed to be sent. She also asked staff to investigate whether 2148 Center Ave. was a certified rental as they recently starting having several cars parked on the property.

A. Meier asked if there had been any movement on the property on the corner of Johnson and Center. Staff did not know other than the home owner had been under a court order and did not know what the status was. M. Ewald-Sayles asked staff to investigate the status.

A. Meier asked if the status was known on the building proposed to be built on the corner of Sherman and Center by Jenifer Costa. Staff said he had heard she may be coming back with a proposal similar to what she had proposed initially and that she may be scheduled to go before the Planning Commission.

M. Ewald-Sayles said Steve Ingersoll came to the committee to have the old church listed as a historic property. She wanted to know if he had other properties that had been given that status. Staff replied he had had multiple properties that were established as civil site historical properties. M. Ewald-Sayles asked if there was a list. Staff replied there was. She asked staff to include the list in their next meeting packet.

A. Meier asked when the next meeting with Alan from SHPO would be held. Staff stated a meeting had not been scheduled as of yet but would follow up on it.

ADJOURN

Motion made by G. Sayles to adjourn the meeting at 8:30 p.m. Meeting adjourned.

Prepared by: Lisa Griffiths, Planning & Zoning Administrative Assistant