

HISTORIC AREA COMMISSION  
1 Municipal Drive  
April 14, 2022

Present: Laura Fontana, Chairperson  
Justin Day  
Matthew Lovlie

Absent: Kevin Wade

Also Present: Jeff Bergstrom, City Building Official  
Leila Hamroun, Architectural Consultant

Ms. Fontana convened the meeting at 6:30 p.m. Roll call followed and a quorum to conduct business was declared.

**Approval of the Minutes**

A Motion to approve the March 10, 2022, Minutes as amended was made, seconded and unanimously carried.

**New Applications**

37 West 3<sup>rd</sup> Street – William and Drayton Gerety

An Application for Consultation was submitted to construct a new single family residence of approximately 2,000 square feet at 37-39 West 3<sup>rd</sup> Street, Parcel Nos. 2101530195 & 196.

Ms. Fontana noted that the Applicants have consulted with Ms. Hamroun and are appearing before HAC for additional comments from the Commission.

Mr. Gerety noted that their architect is available to join the meeting via phone if necessary. Mr. Gerety explained that he and his wife have had several conversations with Mr. Bergstrom and his architect had a number of discussions with Ms. Hamroun regarding the proposed structure.

Ms. Hamroun stated that stylistically the design fits with the surrounding area, and because it is new construction the Applicants have more flexibility in terms of materials and alternate materials. She added that the front (brick) and sides (hardy board) are both acceptable. Mr. Gerety stated that they plan to use Anderson windows. Ms. Hamroun stated that she would like to work with the architect regarding the scale and massing of the structure, noting that the height of the peak of the roof and the overall footprint do not conform to other structures in the area. Ms. Hamroun explained optional ways to adjust the floor plan to decrease the scale and depth of the structure. She noted that the proposed house is quite massive in terms of scale and proportion to the adjacent homes; and there are ways to design the primary view that would mitigate the massing.

Mr. Gerety explained that they are aware that the proposed house is approximately 10' higher than adjacent homes and that the roof peaks of those homes come to the level of the eaves of the proposed structure; opining that dropping the roof pitch would not make that much difference

because the eaves will remain at the same height. Ms. Hamroun explained that the proposed structure overwhelms the adjacent homes in height, depth and mass and bringing down the proportions will not completely overwhelm the adjacent homes.

Mr. Gerety referenced the home across the parking lot from his, noting that it goes very deep and is quite massive, and explained why the proposed structure has been designed as deep as it is. Ms. Hamroun noted that many of the surrounding homes are the original “workman” homes and reiterated her suggestion to scale the design back.

Mr. Gerety noted that because of the flood plain, they intend to fill in the lot so the structure may stand even taller and the first floor will be several steps up from street level.

Ms. Hamroun reiterated her concern of the mass of the project and opined that there are elements that can be worked on to reduce the height of the volume and recommended that the concept be revised for the massing and the height and depth of the volume.

Ms. Fontana opined that she is not as concerned over the height of the house; and stated that the biggest concern is the mass of the house relative to adjacent homes, noting that the Commission wants to work with the Applicants on the design that will give them a home they will love and enjoy, but that also fits the surrounding area.

Ms. Hamroun will discuss her recommendations with the Applicants and their architect.

During discussion Mr. Bergstrom noted that Anderson does not make a wood window, and Ms. Hamroun stated that the windows must be all wood.

A Motion was made to approve materials for the house, including brick on the front, hardy board on sides and back, and 6/6 and 6/1 wood windows (no aluminum clad). The Motion was seconded and unanimously carried.

Ms. Fontana reiterated that Ms. Hamroun will work with the Applicants and their architect.

A Motion was made to approve the project not as presented but with the following parameters: Ms. Hamroun will work with the Applicants and their architect to reduce the scale/massing of the overall project. Once all are agreed, the Application can move forward for Tier 1 approval. The Motion was seconded and unanimously carried.

During discussion of the garage, Ms. Hamroun noted that the garage is hardy board with a wood garage door. The driveway will not be asphalt.

A Motion was made to approve materials of the garage, including hardy board on all sides with a wood garage door. The driveway will be a permeable material. The Motion was seconded and unanimously carried.

A Motion to amend the Motion on materials for the house to state that all doors will be wood was made, seconded and unanimously carried.

140 East 3<sup>rd</sup> Street – James Coty

An Application for Consultation and Review was submitted to install a semi-permanent side porch pergola with a canvas cover.

Mr. Bergstrom stated that the Applicant wishes to install a 9' x 12' metal-frame removable structure with a canvas cover on a side porch that is visible from the public right-of-way.

After discussion, the Commissioners agreed that Mr. Bergstrom can inform the Applicant that the pergola as proposed would not be approved; however, if the Applicant wished to submit an Application for a wood pergola the Commission will consider it.

**Old Business**

Ms. Fontana directed Ms. Levine to remove all Old Business currently on Agenda going forward.

**Miscellaneous**

EV Chargers

Mr. Lovlie asked if HAC has any design issues with the remaining electric vehicle charging stations. Ms. Fontana stated that HAC has given input on multiple occasions. Discussion included other locations that have been proposed.

Grant Funds

Ms. Hamroun stated that a Grant Application was submitted asking for the full amount available (\$14,700) to develop two instructional videos to speak about the Historic District and the Historic Review Process. Ms. Hamroun noted that amount will be contingent on the matching funds being approved in the City Budget.

Commission Appointments

Ms. Fontana noted that Mr. Chaump's term on the Historic Area Commission expired and he did not renew. City Council will be appointing another Commissioner.

*There being no further business to discuss, Ms. Fontana called for a Motion to Adjourn.*

*A Motion to adjourn was made, seconded and unanimously carried, and the meeting adjourned at 7:35 p.m.*

*Respectfully submitted,*

*Kathleen R. Weirich  
City Stenographer*