

HISTORIC AREA COMMISSION
1 Municipal Drive
September 8, 2022

Present: Laura Fontana, Chairperson
Matthew Lovlie
Kevin Wade
Tera Hayward-Olivas

Absent: Justin Day

Also Present: 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 July 14, 2022, Minutes as presented was made, seconded and unanimously carried.

New Business

46 West 3rd Street – Richard & Zandy Starr

An application was submitted to remove and replace an existing wooden fence and to construct a 10' x 16' wood garden shed. Ms. Fontana noted that replacement of the fence was approved as Tier 1 and as new construction the garden shed had to come before HAC.

Mr. Starr explained that the proposed garden shed will be 10'x16' with wood siding, a standard roof with architectural shingles. The subject property extends half way into the rear alleyway and the Applicant stated they would like to install the shed on the rear fence line. Ms. Hamroun noted that the fence line is legally 5' from the property line; however she recommended that the Applicant install the shed 2'-3' away from the rear fence. In response to a question from Mr. Wade the Applicant stated he could move the location of the shed if necessary.

(Stenographer's Note: Mr. Lovlie joined the meeting at 6:38 p.m.)

Ms. Fontana stated that it appeared all materials were acceptable. Ms. Hamroun noted that the Applicant indicated the doors of the shed would be fiberglass, which is not an approved alternate material. The applicant had no objection to using an approved alternate material for the doors.

Ms. Hamroun stated her appreciation that the Applicants submitted a very comprehensive Application.

A Motion to approve the Application as presented for the garden shed with two conditions:

1. The rear setback to be 7' from the rear property line.
2. The shed doors to be wood alternate material.

The Motion was unanimously carried.

128 East 4th Street – Ian Huntley

The Applicant submitted an application to replace four windows. Ms. Hamroun noted it was crossed off from agenda as it had been processed as a Tier 1. Ms. Hamroun explained the Tier 1 process. Mr. Huntley noted that he was not notified that the Application had been approved as Tier 1.

Ms. Hamroun double-checked the Tier 1 review summary and noted that the application had been denied for non-conformance with the Design Guidelines as the four windows were proposed to be replaced with Fibrex windows. Ms. Hamroun explained that alternate materials are not approved on elevations visible from the public right-of-way, and the windows should be wood. Ms. Hamroun noted that Ms. Marika Levine would have reached out to the Contractor to inform them of the result and the Contractor should resubmit the Application stating wood windows for Tier 1 review and approval. The Applicant noted he would contact his contractor for follow up.

The Commission reviewed all Applications on the Agenda to ensure that those marked for Tier 1 approval and were reviewed and processed as Tier 1.

37-39 West 3rd Street – Francis DeAscanis, Jr.

Ms. Fontana stated that the Application for 37-39 West 3rd Street was removed from the Agenda because (1) the Application and all required documentation was not received 10 days before the scheduled meeting and (2) there was a change of ownership within the 10-day requirement for submission of an Application.

Comments From the Chair

Ms. Fontana stated that her term on the Historic Area Commission ends with the December meeting, and stressed that the Commissioners must familiarize themselves with the Standards and Guidelines and the Application process, and stand firm that Applicants meet the requirements of those documents. Ms. Hamroun stated the importance of consistency between the City and the Commission with the process.

Public Comment

In response to a question from Mr. Gross, Ms. Hamroun explained why Applications may be crossed off the Agenda. Ms. Fontana noted that an Application that is approved for Tier 1 has met all the Guidelines. Ms. Hamroun added that Applications on a key building, new construction, and additions must always come before HAC.

Miscellaneous

Mr. Lovlie asked if HAC will have any input on Electric Vehicle Chargers installed in the Historic District or EV Charging cables running from a residence across the sidewalk to a vehicle. Ms. Fontana stated that HAC would have purview of EV Chargers being installed by individual residents in the sidewalk; but cables running across the sidewalk would be the purview of the City. Ms. Hamroun added that anything that affects the streetscape would need to have HAC approval. Mr. Wade opined that eventually EV charging “corrals” would have to be

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built. Ms. Fontana opined that conversation would have to be a larger discussion on future infrastructure for Electric Vehicles.

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 6:55 p.m.

Respectfully submitted,

*Kathleen R. Weirich
City Stenographer*