

Landmarks Commission
March 28, 2018
Meeting Minutes

The Chairman called the meeting to order at 5:45PM. The following members were present: Mr. David Miller, Mr. Pete McGory, Chairman Michael Zuilhof, Mr. Conor Whelan, Mr. Joe Galea, and Ms. Nikki Lloyd. Ms. Angela Byington, Ms. Casey Sparks and Mr. Greg Voltz and represented the Planning Department; and Debi Eversole, Clerk from the Community Development Department. Mr. Jim Jackson was absent. There were 6 voting members present.

Ms. Sparks presented that Rush Sloan House had submitted an application for exterior alterations to the building at **403 E. Adams Street**. The application includes exterior renovations including:

1. Windows
2. Doors - Wooden doors to the exterior entrances
3. Front Entrances & Deck - railing and concrete stairs along the porch entrance. Deck within the rear yard.
4. Fencing - 6' fencing with decorative features

She stated that the Planning Staff had been trying to work with the applicant to obtain additional information that is lacking in the application. There had been no response from the applicant, nor was he present for meeting.

Staff recommended tabling the item until additional contact with the applicant could be made to obtain the additional information requested.

Ms. Sparks suggested that if the Commissioners had any initial feedback in regards to the application, she would forward to the applicant to make the next meeting more efficient.

Chairman Zuilhof stated that he noticed composite on the porch deck and would rather see a wooden porch deck.

Mr. McGory wondered what the appropriate material would be for a porch deck on this type of structure.

Mr. Galea noticed that there is a drawing included in the packet that suggested the style of the proposed fencing appeared to be wooden slats which would seem to be inappropriate. Ms. Sparks stated that she specifically asked the applicant to clarify the material to be used for the fencing.

Mr. Miller agreed with Mr. McGory's comment and wondered if the deck was original to the structure or if it was added at a later date. Although it may look nice, it may not be of pure architectural style. Ms. Sparks stated that the drawings show the proposed location of the deck. Mr. Whelan stated that the drawings indicated that there are two proposed decks. One is in the back along Franklin Street and the other is closer to Adams Street. One made of wood and the other concrete. He wondered if we could ask the applicant why they were not

proposed to be the same. Mr. Galea stated that if they could compare houses from the same era, in downtown areas, you may see large Victorian style homes with large decks but that may not be appropriate for this structure.

Ms. Sparks stated that the proposed use of the structure will be a bed and breakfast. She wondered if the tenants of the bed and breakfast would utilize a larger deck and wondered if that was why the applicant wished to add the decks.

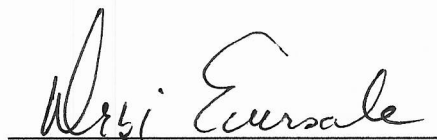
Chairman Zuilhof stated that he doesn't believe that the standards would prohibit additions of this sort, but the standards would discourage the faux features.

Mr. McGory stated that according to the drawings, it looked like one of the decks would be concrete posts and slab, which in his opinion would seem more appropriate than a treated lumber.

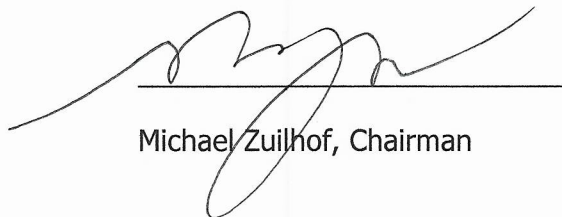
Ms. Sparks stated that she requested the applicant provide a sketch showing how the finished structure would look along with what materials would be used. This may answer some of the concerns that were raised tonight.

Mr. McGory moved to table the application to a later date. Ms. Lloyd seconded the motion, which carried with a unanimous vote.

Mr. McGory moved to adjourn the meeting. Mr. Miller seconded the motion. The meeting adjourned at 6:06PM.



Debi Eversole, Clerk



Michael Zuilhof, Chairman