

Landmark Commission

June 15, 2022

Meeting Minutes

Meeting called to order:

Chairman Alan Griffiths called the meeting to order at 5:00pm. The following members were present: Mr. Griffiths, Mr. Whaley, Mr. Meinzer, and Mr. Schultz. Alec Ochs and Arin Blair represented the Community Development Department, Sarah Chiappone represented the Law Department, and Administrative Assistant Kristen Barone was also present.

Review of minutes from May 18, 2022:

Mr. Meinzer made a motion to approve the minutes as submitted and Mr. Whaley seconded. All voting members were in favor of the motion.

Applications:

134 East Adams Street

Mr. Ochs stated that the owners of this property have applied for a certificate of appropriateness to alter the fences. More specifically they have proposed the following: 1) Demolishing the 80 feet of brick wall along the sidewalk facing Wayne Street and replacing 50 feet with Ohio limestone and 30 feet with an iron fence to match the existing front yard fence, 2) Demolishing 20 feet of wood wall and replace that with landscaping, and 3) Replace red slats with green on the existing chain link fence. The proposed fence alterations offer a few positive changes to the residential structure at 134 E. Adams St. The conversion of 30 feet from brick to iron will help showcase the architecture on the Wayne St. façade from the streetscape. The new limestone material on the remaining 50 feet of proposed fence replacement will better match the existing character and material of the residential structure. The home at 428 Wayne is a similar example of this proposal. Staff determined this change is an appropriate alteration. Although the brick wall is listed in the 1982 description of the character of the property, it is unknown whether it is original. The existing wall bows into the sidewalk at a degree that looks hazardous. A new limestone wall and iron fence will contribute to the property and character of the neighborhood. An additional fence permitting process will be required before fence construction. Staff recommends granting the Certificate of Appropriateness with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, Planning Division and any other applicable agency prior to construction. Mr. Schultz stated that when you look at earlier photos of that home, the brick wall is not there so he agrees that was added later on. Dan Frederick, 49 South Main Street in Milan, OH, stated that the brick wall is failing and he agrees with staff that removing that wall will help showcase the porch of the home and it would allow the residents who sit on the porch to enjoy looking out into the street. Mr. Schultz moved to approve the application subject to staff's conditions and Mr. Meinzer seconded. All voting members were in favor of the motion and the application was approved.

428 Wayne Street

Mr. Ochs stated that the owners of this property seek to add a new back porch to the house around a pool. The porch will be located next to the existing back porch but not attached to the porch or house. The deck will be below the level of the existing porch. The house and existing porch will not be altered. The existing stone wall along Wayne St. and Jefferson St. will hide the porch from the street perspective, causing minimal visual impacts to the surrounding area and preserve the existing visual from the streetscape. Staff supports this request as it will have minimal impacts on the historic integrity of the structure or visual perspective. An additional permit approval process will be required prior to deck construction. Staff recommends granting the Certificate of Appropriateness with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, Planning Division and any

other applicable agency prior to construction. Ms. Blair stated that it is not clear to her whether or not staff could have administratively approved this application. Since what the applicant is proposing is not visible from the street she thinks staff could have administratively approved this, but since this is one of the most significant architectural residential structures in the city so staff wanted to be a little cautious. LeaAnn Kumar, 428 Wayne Street, said the pool is already existing and the deck will be made of a composite material and will be the same color as the existing deck. She said that they have worked really hard to keep the historical integrity of their home over the years. Mr. Whaley stated that he agrees with staff that if this were any other house he would think staff could administratively approve this project. Mr. Whaley motioned to approve the application subject to staff's conditions. All voting members were in favor of the motion and the application was approved.

414 Wayne Street

Mr. Ochs stated that the owners of this property at first applied to remove the four existing chimneys from the roof and patch to match the existing roof shingles as multiple attempts have been made over the last decade or more to address water intrusion issues at the chimneys, including replacement of portions above the roof, replacing flashing, caps and applying waterproofing to the exterior surface. These attempts have failed to resolve the moisture issues. The chimneys serve fireplaces which are no longer functional, and formerly served furnaces and water heater(s). The furnaces have been converted to high efficiency direct vent and the water heater was converted to electric. Staff had been leaning toward saving the most seen chimney facing Wayne St. The applicant has since came back stating that they could cap the chimneys. There is evidence that chimneys have been removed previously and roofs being put over them and there are pictures showing where there was one previously and that is no longer there. Staff are hoping to get more information from the applicant today on what the capping of the chimneys would look like and entail. Mr. Schultz stated that you look at early 19 century pictures of the building, the chimneys were exactly like the ones on the Kumar's home. He said he is not sure about the one chimney, but the other ones have nothing to do with the appearance of the house from when it was originally built. Mike Witte, architect and contractor, 8050 Leavitt Road Amherst, OH, stated that three of the four chimneys may be salvageable, but there is one that is pretty bad as there is some brick missing from the inside. Even though the chimneys may not be original to the home, the owners are willing to try to keep them and cap them to keep the architectural integrity of the home. He said he would prefer to cap the entire top and plug them. Painted metal would be the preference. Mr. Schultz stated that whatever they decide to do could not be more obtrusive than what is currently there. Mr. Meinzer stated he would like to see the chimneys stay and be properly tucked pointed and flashed and then capped with concrete. Mr. Witte stated that they preferred to cap them with metal because concrete can crack and then allow moisture in so they feel that the metal would be the safer way to go. Mr. Whaley stated that if they use a metal cap, he doesn't think anyone will notice a difference. Mr. Griffiths stated that while the chimneys may not be original, he does think they add to the architectural integrity of the building and would like to see them stay. He said he would argue that you could also see the one chimney when standing in front of the Follett House and you could see one when you walk up Wayne Street from south to north. However, he said he would feel comfortable with the applicant capping them in a way that is appropriate. As far as what is visually acceptable, he would like to see the applicant present to staff a proposal and then staff could administratively approve that. Ms. Blair stated she would prefer to have a motion and vote from the commission on the direction they would like the applicant to take. Mr. Meinzer made a motion to allow the applicants to keep all chimneys, if possible, but if the architect and the Building Department determine that chimney number three in staff's presentation is structurally unsound then that one can be removed. Staff and the applicant can then work together to determine what is appropriate for capping the chimneys. Mr. Whaley seconded the motion. All voting members were in favor of the motion and the motion passed.

Administrative Approvals:**103 West Market Street**

The applicant Erik Anderson, proposes to replace the existing sign within the pre-existing signage footprint at 103 West Market Street. They want to replace the signage at the exact same location/place, and they are not exceeding the dimensions of the current wall signage. The earlier sign did meet the zoning code guidelines. Staff determined it is a good quality design with simple graphics and simple messages. The shape is appropriate, the colors are not fluorescent, and meet the guidelines. Staff granted administrative approval for the wall and window signage application on May 27, 2022.

189 East Market Street

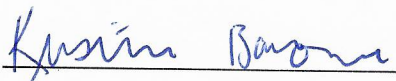
The applicant Brady Signs on behalf of Osupplies, proposes to install signage at 189 East Market Street. They want to place one panel sign with flat digitally printed graphics applied to the first surface. The sign is to be attached to building via exposed fasteners through the face of the panel. The zoning code requires a maximum of 35 sq. ft. of wall signage on this facade. The proposed sign meets this requirement. Staff determined it is a good quality design with simple graphics and simple messages. The sign is not internally illuminated. The shape is appropriate, and the colors are not fluorescent. Staff granted administrative approval for the wall and window signage application on June 6, 2022.

Other Business:

Ms. Blair stated that the owners of the lot at 161 Wayne Street, which is an empty lot, approached her with the idea of having a food truck lot at this location. This is across from the City owned parking lot on Wayne Street. Ms. Blair showed a few pictures of the applicant's vision for what they wanted to include as far as food truck spaces, vendor spaces, a performance area, seating area, and a mobile fence enclosure. Ms. Blair said she feels comfortable approving this since it is not permanent. They also want to put a structure on the lot in case they have a vendor interested in being there year round. Ms. Blair asked the commission if they would like to see a full proposal or do they feel comfortable with staff administratively approving this. Mr. Whaley asked for clarification on why a parking lot project would need Landmark Commission approval. Ms. Blair stated that any construction in the historic district needs approval. Mr. Griffiths stated that since it is not permanent, and they are not making any changes to a historical structure, he feels it would be appropriate for staff to administratively approve this. Ms. Blair asked if anyone wanted to give any input as far as design. Mr. Griffiths stated that sheds tend to look like permanent structures, food trucks tend to look like something that will roll away any moment. Is having a structure that is not insulated and heated going to make a difference to vendors versus just serving out of a food truck. Mr. Whaley asked if the applicant could maybe show how the structure could be mobile.

Meeting adjourned:

Mr. Meinzer motioned to adjourn and the meeting ended at 5:51pm.

Approved by:

Kristen Barone, Clerk


Alan Griffiths, Chairman