

NEW BUSINESS

216 N. Washington

Applicant: Jonathan Hommes, owner (present)

Discussion: Application is for replacing old composite shingle roofing with similar material of the same color, all existing shingles being removed down to the wood "skip sheathing," and replacing old or missing gutters and downspouts with similar aluminum gutters.

The applicant included a copy of his building inspection report which stated the need for replacing the shingles. Proposed vents were discussed and noted to be facing away from the street. Applicant requested recommendation, and the commission reiterated the SOI standards and provided guidance on vent spacing. The commission also noted ridge venting as a possible alternative to can venting, and stated that if a ridge vent would not work, a can vent on the rear gable may be acceptable. Condon suggested placing new 2 inch purlins atop existing sheathing for shingle replacement as a possible alternative for increasing ventilation under the roof. Color of gutters and downspouts was stated to match the existing white trim of the structure.

Motion: Condon (second: Prebys) moved to approve the application for 216 North Washington. The new roofing will be black dimensional shingles and any ventilation will be installed in such a way that can vents are not visible from the streets. Vents and flashings will be black to match the roof color. Gutters and downspouts will be repaired and replaced as necessary, and are to be white in color. All replacement gutters shall be K-style to match existing. Replacement downspouts are to be added on the corners of the building.

Secretary of the Interior Standards cited:
#5- Preserve distinctive features.

Approval: Unanimous. Motion carries.

405 N. Prospect

Applicant: Charles Way, owner (not present)

Discussion: Application is for removing 4 old sign faces from existing sign, removing old lettering cut-out openings, adding 4 LED message center board, and reinstalling sign. Materials include polycarbonate Lexan sign panels, high performance vinyl lettering, and four LED message center boards.

The HDC remarked that the sign had previously been lit; the new application sought to change the lighting to LED.

Motion: Prebys (second: Condon) moved to approve the application for 405 N. Prospect for the removal of the top portion of the sign and replacement of the two top panels. The proposed change is not a face change.

Secretary of the Interior Standards cited: #10- New work shall be removable.

Approval: Unanimous. Motion carries.

11 Oak

Applicant: Nathan Zaucke, owner (not present)

Discussion: Application is for replacement of three windows: two located in the stairway and one in the kitchen. All windows to be white with white trim.

Staff noted that no further information had been received from the property owner and that the property has been on the monitoring list for a window issue in 2005. The HDC recalled that the proposed windows in 2005 were Hanson vinyl windows, and noted that more information would be needed regarding the proposed windows before a decision could be made. Staff planned to call Hanson and request further information.

Motion: Rupert (second: Prebys) moved to table the application for 11 Oak for window replacement pending further information regarding window locations and material.

Secretary of the Interior Standards cited: None.

Approval: Unanimous. Motion carries.

STUDY ITEMS - none

ADMINISTRATIVE APPROVALS -none

OTHER BUSINESS

1. 621 Norris- Commission requested an update, and staff noted a letter had been mailed to the property owner with no response.

2. Aubree's Awning- Commission discussed its replacement, which included stripes of the same color but slightly wider. It determined the change constituted a repair.

3. 306 N. Hamilton- Staff, on behalf of the property owner, wanted to know whether the Commission was ok with replacement columns that were minimally tapered. While their appearance had been altered, the commission noted that further tapering was physically impossible without replacing the 6 X 6 posts inside the columns which would damage the porch.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 28, 2012

Motion: Rupert (second: Pettit) moves to approve as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second:Pettit) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:45