

Belleville Historic Preservation Commission

Minutes for the meeting on January 17, 2017

Attendance

Members Present: Andy Gaa, Jack LeChien, Doug Luna, Molly McKenzie, Keith Owens, Ryan Wallis

Members Excused: John Hunter, Ashley Pollock

City Staff: Eric Schauster, Mathew Chandler

Guest: Mike Sharp, of Renewal by Andersen

Procedure

Chairman Gaa called the meeting to order at 7:02 p.m.

New Business

The Committee considered the Design Review Request submitted by Mike Sharp regarding 315 N. Charles St. The DRR pertained to the replacement of 15 windows on the basement, first floor, second floor, and attic of the house, including six picture windows in the basement, five double-hung windows on the second floor front and side, one springline 1 awning and one double-hung window on the attic level.

Mr. Sharp appeared in person to provide additional detail on the prospective work. The windows, by Andersen, have frames composed of a polymer and wood mixture called Fibrex. The muntins will be in separate parts on the exterior and interior of the glass, and will include a shadow bar between the panes and grills, in order to support the illusion that the muntins appear to separate panes of glass. The attic level windows and basement windows will consist of one pane each, with no muntins. The builder also sought permission to install aluminum cladding over the exterior portions of the window jams and sill, which would match in color to the muntins, frame, etc.

Mr. Sharp also appeared with questions to ask the Commission. He asked the following questions:

1. Can the muntins be installed solely between the panes, or must they also include an exterior element?
2. Does the Commission require a "full tear-out" of the windows being replaced, including their frames?
3. Can the builder make the basement window flush with the outside of the sash?

After discussion, the Commission provided the following answers to these questions, respectively:

1. In this case, the use of Fibrex and muntins between panes of glass will be permitted, but the muntins shall be installed on the exterior of the windows in addition to between the panes of glass.
2. No, the Commission does not require full tear-out of the windows.
3. The face of the sash of the basement windows shall not progress further than the sill.

After these matters were discussed, Mr. Luna moved to approve the DRR with the above caveats. Ms. McKenzie seconded. The DRR was approved on a unanimous vote of the members present.

The Commission also discussed the National Register of Historic Places application for the Meredith Home/Hotel Belleville building. The Commission members agreed that the Commission should send a letter of support of the application.

Accordingly, Mr. LeChien moved that the Commission send the letter of support of the application. Mr. Wallis seconded. The motion passed by unanimous vote of all members present.

Chair Report

Mr. Gaa reported that he had received a complaint from an owner of a home in the Old Belleville Historic District that one neighbor on Garfield St. had installed a 6-lite front door to replace a damaged front door, when other homes on the street have 4-lite front doors.

The members of the Commission discussed sending a letter to the owner of the home with the 6-lite front door to remind them of the obligation to obtain approval from the Commission before making changes to the appearance of a home in the historic district. However, the Commission members also agreed that it would not require replacement with a 4-lite front door at this time.

Secretary's Report/Minutes

Chairman Gaa asked for comments on minutes from the November meeting of the Commission. There were no requests for changes, and the members voted unanimously to approve the minutes.

Treasurer's Report

Mr. Wallis presented the treasurer's report as follows:

The HPC's savings account contains \$3,077.73, including \$1.99 interest since last report.

The HPC's checking account contains \$2,775.00.

City Liaison Report

Mr. Schauster reported that this was his last meeting of the HPC that he planned to attend in his official capacity. Mr. Chandler is assuming his duties with regard to the HPC.

Mr. Schauster also reported on the plan for renovation of the Meredith Home/Hotel Belleville.

Old Business

Mr. LeChien reported that the money that the columns from the old Belleville courthouse will be installed on concrete plinths measuring seven feet long, seven feet wide, and three feet high, for each of the four columns. Ms. McKenzie suggested that the plinths be joined into one for all four columns. Mr. LeChien stated that he would ask about that.

Other Matters

Mr. Owens reported on the success of the Luminary Walk in 2016, and on plans for the event in 2017.

After discussion was completed, the members voted unanimously to adjourn.

Meeting adjourned at 8:24 p.m.

Minutes submitted by Ryan Wallis