

VILLAGE OF ALBION
HISTORIC PRESERVATION COMMISSION
October 6, 2011
Public Hearing & Meeting Minutes

PRESENT: Commission Members: Jordan Bonafede, Mary Anne Braunbach, Aric Albright, Sanford Church, Richard Nenni & Linda Smith

Also in attendance: CEO Vendetti

CALL TO ORDER The meeting was called to order at 7:03 pm by Jordan, the Pledge of Allegiance and member introductions followed.

OVERVIEW: Jordan gave a brief overview of the need for a historic district and an explanation of the proposed district map. The Certificate of Appropriateness application was also reviewed.

PUBLIC HEARING OPENED: A motion was made by Mary Anne, seconded by Linda to open the public hearing regarding the proposed historic district at 7:15 pm.
Motion passed unanimously

Public Comment:

Amy Sidari (28B West Bank Street): requesting that her building not be included in the Historic District. The building is cinder block with steel doors and vinyl windows and is of no significant historic value to the district.

Tom & Linda Gerhardy (113 South Main Street): The Gerhardys do not want their property included in the district due to the composure of the building and its current use as residential property. They also feel property owners should be allowed to replace wooden windows with vinyl.

Vincent Navarra (10 & 20 North Main Street): Mr. Navarra stated that replacement windows of any kind should be allowed due to the cost burden property owners might incur. He stated that historic regulations have hurt the downtown property owners in the past.

Michael Bonafede (114-120 North Main Street): Mr. Bonafede supports the proposed district. He feels that the HPC provides protection to property owners and provides them with resources that they might not have if they were not included in the district.
(see attached letter submitted for public record).

Ms. Brenda Bierdeman (27 South Platt Street): Ms Bierdeman has no objection to being included in the district. She expressed some concern about the vacant lot next to her property and what restrictions might be placed on it in the future if it were included in the district.

Frank Corso (16-28 East Bank Street): Mr. Corso does not feel his buildings are of historic value. He expressed his concern over the expense involved in maintaining the buildings with the additional historic regulations.

Correspondence: Mary Anne read correspondence received from Tom & Linda Gerhardy (113 South Main Street) and Phil Greaser (31East State Street).

PUBLIC HEARING CLOSED A motion was made by Mary Anne, seconded by Linda that in as much as everyone present who wished to speak was heard, the public hearing be closed at 7:51 pm.
Motion passed unanimously

There was a brief recess, meeting reconvened at 8:12 pm.

APPROVE AGENDA A motion was made by Mary Anne, seconded by Linda to approve the agenda with the following addition:
• Add : "vacancy on HPC" to new business for discussion
Motion passed unanimously

MINUTES APPROVED A motion was made by Linda, seconded by Aric to approve the minutes of the September 1, 2011 meeting as written.
Motion passed unanimously

NEW BUSINESS: HPC Vacancy: There is currently one vacancy on the HPC. The vacancy requirement (according to Chapter 173) is for an architect. If the search for an architect is exhausted then the remaining criteria for a seat on the commission will be followed. Anyone interested should submit a letter of interest to the mayor.

COA 30 W PARK ST A Certificate of Appropriateness application was submitted by the First Baptist Church located 30 West Park Street. The application is for an exterior upgrade to a rear entryway. The request is to replace the existing T-111 with brick.
A motion was made by Sandy, seconded by Richard to approve the COA application for 30 West Park Street.
Motion passed unanimously

**COA
120 N. MAIN ST**

A Certificate of Appropriateness application was submitted by Michael Bonafede for a sign for a new business at 120 North Main Street. The new business name will be painted on an existing sign.

A motion was made by Sandy, seconded by Richard to approve the COA application for a sign at 120 North Main Street.

Motion carried 5 - Ayes 1 Abstain (Jordan Bonafede)

**COA
28 W. BANK ST**

A certificate of Appropriateness application was submitted by Amy Sidari for a new roof at 28 West Bank Street.

A motion was made by Sandy, seconded by Mary Anne to table the COA application for a roof at 28 West Bank Street.

Motion carried 5 - Ayes 1 Abstain (Jordan Bonafede)

**EXCLUSION
FROM DISTRICT**

A motion was made by Sandy, seconded by Mary Anne to exclude 28 West Bank Street from the Historical District, as it is of no significant value for the district.

Motion carried 5 - Ayes 1 Abstain (Jordan Bonafede)

OLD BUSINESS:

Design Standards:

A motion was made by Sandy, seconded by Linda to un-table the previous discussion on design standards.

Motion passed unanimously

There was continued discussion on SHPO guidelines. It was noted that SHPO will not permit State grant money to be used to replace wooden windows with vinyl. Jordan would like more cost comparison research on the subject. Linda has replaced windows with wood and found the cost to be comparable. Members will continue gathering more information for the standards to be used within the new district as well as continuing their review of SHPO's standards.

A motion was made by Mary Anne, seconded by Sandy to re-table the discussion regarding design standards.

Motion passed unanimously

**FINAL DISTRICT
MAP**

A motion was made by Sandy, seconded by Mary Anne to table consideration of the final district map until the National Register is reviewed.

Motion passed unanimously

ADJOURN:

A motion was made by Mary Anne, seconded by Linda to adjourn the meeting at 8:57 pm.

Motion passed unanimously

