

HISTORIC PRESERVATION REVIEW COMMISSION
232 N. Queen Street
November 5, 2018
Regular Meeting, 7:00 PM.
J. Oakley Seibert Council Chambers

With a quorum present, Chairman Gary Gimbel called the regular scheduled meeting of the Historic Preservation Review Commission to order at 7:00 pm. The following members were present: Gary Gimbel, Mark Jordan, Steve Knipe, Brance McCune, Ryan Perks and Chris Cox. Absent were: Kenda Rogers and Terry Colburn. Also, in attendance were City Engineer/Planning Director Kimberly Petrucci and Planning Secretary Holly Hartman.

APPROVAL OF October 1, 2018 MEETING MINUTES

Commissioner Perks made the motion to approve the October meeting minutes as presented. Commissioner McCune seconded the motion, which was followed by a unanimous vote of “aye”. Motion carried.

I. UNFINISHED BUSINESS: None

- 1. Project #HP 18-00044. 149-145 N. Queen Street. Public Hearing.** Application requesting a Certificate of Appropriateness to paint brick building. TPI, LLC, applicant.

Michael Cardello, representing Jeff Taylor, provided an explanation of the project explaining that they would still like to paint the brick building grey. He stated that they did paint the trim and it looks much better but they haven't done anything with the brick.

Chairman Gimbel reminded that the painting of the brick is what was tabled until this meeting to allow the applicant to consult with the building owner.

Mr. Cardello stated that he did talk to the owner and they would like to move forward with the same request to paint the brick the same color of repose grey. They feel it would enhance downtown and raise the property value. Mr. Cardello mentioned other buildings downtown that have been painted colors of no historic value.

Chairman Gimbel opened the public hearing at 7:03 pm. As no one came forward to speak for or against this request, the public hearing was closed at 7:04 pm.

Commissioner Cox stated that it was not an issue with the chosen color, but with the fact that the brick has not ever been painted. Commissioner Knipe agreed and added that it would create an impenetrable seal, keeping the moisture inside the brick.

Mr. Cardello passed around photos showing the current state of the building, including the fact that many of the brick are mismatched and discolored. He feels painting the building would enhance the value of the property and look much better.

Chairman Gimbel stated that once the brick is painted, it can never be unpainted.

That is the largest concern as it is a big change.

After viewing the photos, Commissioner McCune agreed that the storefront was changed with unmatched brick. The bottom looks bad but the top looks good. Commissioner Cox asked if this was bad enough to allow the entire building to be painted.

Mr. Cardello mentioned that the storefront is the first thing that you see and it is important that it look good. He feels that with the city and county growing so quickly it is even more important to look presentable.

Commissioner Knipe stated that the only brick that appeared to be softer was the brick directly underneath of the windows. The rest of the façade was made with architectural brick that still appears to be in good shape. Mr. Cardello stated that there were at least three different types of bricks used on the building. Commissioner Cox added that he respects what they are trying to do, but that painting the brick is irreversible. Chairman Gimble agreed that the fact that painting the brick is irreversible is what makes the decision so difficult. Commissioner McCune advised that the correct way to fix the problem would be to replace the softer brick.

Commissioner Knipe stated that the other issue is sand blasting or pressure washing the brick to match would deteriorate the soft brick completely and remove the protective coating on the architectural brick. Mr. Cardello agreed.

Commissioner Perks asked if there were any delineation where there could be a partial painting of the brick. Commissioner Cox replied that there was not and that a partial painting would look weird.

Chairman Gimbel advised that any motion should be made in a positive format and then the commissioners can vote yes or no.

Commissioner Cox made the motion to approve the painting of the brick as presented. Commissioner Jordan seconded the motion that was followed by a unanimous vote of "nay". Motion denied.

Mr. Cardello asked what his next step would be if he still wanted to paint the brick or what would happen if he went ahead and painted the brick. Ms. Petrucci advised against painting without approval but that he could appeal the decision to the City Council.

II. NEW BUSINESS: None

III. OTHER BUSINESS: None

IV. DISCUSSION ITEMS: None

V. ACTION ITEMS: None

VI. ADJOURNMENT:

Commissioner Cox made the motion to adjourn. Commissioner Perks seconded the motion that was followed by a unanimous vote of “aye”. The meeting was adjourned at 7:18 pm.

Gary Gimbel, Chairperson

Holly Hartman, Secretary