

VILLAGE OF ALBION
HISTORIC PRESERVATION COMMISSION
January 19, 2010
Meeting Minutes

PRESENT: Commission Members:, Thom Jennings, Louis Becker,
Andrea Rebeck, Neil Johnson, Matthew Ballard and
Mariadele Theodorakos

ABSENT: Aric Albright

Also in attendance:
CEO Ronald Vendetti
Mayor Theodorakos
Trustees: Fred Miller and Jeanette Riley
AMSA: Katelin Olsen

CALL TO ORDER The meeting was called to order at 7:04 pm by Thom Jennings.
Pledge of Allegiance followed.

ADJUST AGENDA Add: Workshop date at the end of the meeting

MINUTES APPROVED A motion was made by Andrea Rebeck , seconded by Louis Becker , to approve the minutes of the December 15, 2009 meeting with the following correction:

- ◆ Under: 105/107 North Main St :
Remove statement about the contractor not being at "fault" and replace it with: it is the responsibility of the property owner to obtain a Certificate of Appropriateness
Motion passed unanimously

OLD BUSINESS 105/107 North Main Street - There was discussion about the Snell/Withey building located at 105/107 North Main St. Thom stated that he told the property owners they did not need to attend the meeting tonight. CEO Vendetti stated that the COA applications that were submitted do not include windows. The applications only list "intention". Discussion followed concerning how members were notified of upcoming COAs. Andrea Rebeck stated that she would like COA copies sent to members by US mail. Thom Jennings felt e-mail was sufficient. It was agreed that

applications could be scanned and e-mailed as long as they were legible. Otherwise, they should be sent by US mail. There was also discussion about the required 10 days to review any COA application. Thom felt there was room for flexibility. He stated that the decision to be flexible had been approved previously by the commission. Andrea stated that the 10 day rule should be adhered to. Minutes will be reviewed to determine if this was previously stated.

105 North Main Street: The COA application that was submitted had no drawings. This makes the application incomplete. Andrea moved to reject the application – it is incomplete and much of the work has already been done. Commission members – Andrea, Neil and Lou all stated that they would have liked to see drawings, as required. CEO Vendetti stated that drawings were not submitted because the work being done was interior. He stated that the project would be done in phases and that the temporary bracing will probably remain for years – not months.

Andrea made a motion to return the COA application for 105 North Main Street to CEO Vendetti as “incomplete”. The COA needs to address: windows, length of time for bracing, design for bracing and mortar mix to be used.

Matthew Ballard seconded the motion

Motion passed unanimously

107 North Main Street The application for 107 North Main Street was similar to that of 105 North Main Street. It did not address the necessary items. After a brief discussion, a motion was made by Louis Becker, seconded by Mariadele Theodorakos to return COA application for 107 North Main Street to CEO Vendetti as “incomplete”. The application needs to reference windows, length of time for bracing, design for bracing and mortar mix to be used.

Motion passed unanimously

HARDSHIP CRITERIA

Thom distributed samples of hardship applications to the HPC members. The HPC law for hardship was reviewed. He stated that there is currently no procedure in place for hardships. There should be an actual “hardship application” available. It was agreed by all that this application should be made available online. CEO Vendetti inquired about 25 North Liberty Street – owned by James Theodorakos. It was determined that Mr. Theodorakos had 30 days to apply for hardship. He would now need to resubmit an entire application and be denied again – as the 30 day limit has passed. Thom stated that he did not mind waiving the

filing of a new application since there was not a procedure in place. It was agreed that the 30 days for appeal could begin immediately. Mr. Theodorakos would only need to submit a written request for hardship consideration– not another completed application .

**CHATFIELD
PRESENTATION**

Paul Chatfield addressed the commission concerning an email that referenced his credentials as the village engineer. He distributed information about his company's qualifications as well as projects they have worked on. HPC member Matthew Ballard apologized to Mr. Chatfield, the HPC and the public for any problems caused by the comments that were made in the email correspondence. Mayor Theodorakos commended Mr. Chatfield on his experience with him, stating that he always did a very thorough job. Mr. Chatfield thanked the HPC for listening to him. He will return next month to discuss 121 North Main Street on behalf of the Village.

**COA: 48 NORTH
MAIN STREET**

CEO Vendetti stated that he had issued a "stop work order" for 48 North Main Street – First Niagara Bank. Work was being done on columns. The base of the column was removed and the intent was to replace it with foam . The current base of the column is "built up" plywood. This was not original to the building. The columns are hollow, but structural. It is difficult to tell how far the plywood rot has gone. Andrea stated that the new material used would need to support the weight of the columns.

Fred Miller stated that Steve Ernst did the plywood replacement back in the 90's and suggested that the HPC talk with him about what he did during that repair.

Andrea felt that synthetic epoxy could trap water underneath and create more rot in the future.

A motion was made by Andrea Rebeck, seconded by Matthew Ballard to table the COA for 48 North Main Street pending Andrea contact the contractor doing the work to obtain more information.

Motion passed unanimously

UPDATES:

121 North Main Street: SHPO recommendations will be reviewed. Should be on agenda for next month's meeting.

Mt. Albion Cemetery: No names were given for consultants yet.

Design Guidelines: Andrea stated that she is working on design guidelines. She said she spoke with Katelin Olsen who agreed to help devise these guidelines.

WORKSHOP:

An HPC workshop was scheduled for Saturday February 13, 2010 from 9:30am – 11:30am at the Village Hall. Topics to include: COAs, HPC law, forms, hardship procedures and design guidelines.

ADJOURN:

A motion was made by Mariadele Theodorakos, seconded By Andrea Rebeck to adjourn the meeting at 9:02pm.
Motion passed unanimously