

**HISTORIC PRESERVATION COMMISSION
SEPTEMBER 16, 2024 MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Joseph Stuart
Paul Weaver

Members Absent:

Beth Ann Papoutsis

Non-Voting Members Absent:

Kim Handler

Junior Commissioner Present:

Louis Zaranski

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:00 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comment:

No public comment was made at this time. Mr. Marx informed the Commission of correspondence received relating to the demolition application for 664 Lincoln which was later on the agenda.

Approval of Minutes:

Chairman Coladarci asked if there were any comments or corrections to be made to the August 5, 2024 meeting minutes or for a motion to approve. No comments were made at this time. A motion to approve the August 5, 2024, minutes was made by Mr. Weaver and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Enck, Coladarci, Stuart, Weaver

NAYS: None

NON-VOTING: Zaranski

Demolition Permit Applications:

a. Case No. 24-15-HPC - 664 Lincoln Avenue: Review of the demolition permit application for the single-family residence at 664 Lincoln Avenue.

Mr. Marx identified the applicant and the property's location, size and zoning classification and 1909 date of construction for the property which has had a garage addition and subsequent additions. He stated the Historical Society determined the home has architectural significance and referred to Attachment C. Mr. Marx stated no other correspondence was received prior to today and noted there are no other active permits on the block or in the surrounding area and that the applicant has not yet provided plans for the new home. He then asked if there were any questions.

Chairman Coladarci also asked if there were any questions. No questions were raised at this time. He then asked for the applicant's presentation. Chip Hackley stated he represented the property's owners and would describe the current home's condition. He then identified the conflicting information surrounding the home's construction date and Susan Benjamin's description of the home's variation of styles in a previous survey included with the preliminary research. Mr. Hackley stated the home contained a conglomeration of styles which did not indicate value other than its age. He also described the original architect as unknown and likely specific to a lead carpenter. He then described the home's dilapidated condition in detail and his company's objective to build homes which fit into the neighborhood noting they have the home's interior photos. Mr. Hackley then stated a variation to save the old home did not make sense in this instance and asked if there were any questions.

1 A Commission Member questioned the basement's condition which Mr. Hackley described for the Commission
2 noting the radiators burst. He confirmed the home has been empty for over a year.

3
4 Michael and Melissa Howard informed the Commission they purchased the home in August 2023 and the prior
5 owners lived there for approximately 50 years. Mr. Howard stated they attempted to keep the home in working
6 order with their intent being to renovate the home. Mrs. Howard stated they hired Mr. Hackley to save the home
7 and ultimately determined it would not be worth it. She stated the new home would fit the neighborhood's
8 historic texture.

9
10 Mr. Stuart asked if they planned to salvage any of the materials. Mr. Howard confirmed that they intended to
11 salvage materials and recycle when possible. Mr. Hackley informed the Commission they planned to deconstruct
12 the home. Mrs. Howard informed the Commission of the amount of traffic on the block due to the "Home Alone"
13 house across the street. Chairman Coladarci asked if they knew who the original architect was. Mr. Hackley
14 responded they have some information relating to the man who designed the home. Mr. Enck described the block
15 as one of the few intact blocks in the Village and commented the new home should be sensitive to the
16 neighborhood. Mr. Hackley and the applicants agreed with Mr. Enck's comments. Mr. Enck referred to the home's
17 historical significance and suggested an HAIS be done to document it.

18
19 Chairman Coladarci referred to whether other sources are available to find additional information on the architect.
20 He also referred to the applicants' attempts to save the home and stated an HAIS is not appropriate in this
21 instance.

22
23 Chairman Coladarci then asked for a motion to approve the demolition permit. A motion to approve the
24 demolition permit for 664 Lincoln Avenue was made by Mr. Weaver and the motion was seconded by Mr. Enck. A
25 vote was taken and the motion unanimously passed, 4 to 0:

26 AYES: Enck, Coladarci, Stuart, Weaver

27 NAYS: None

28 NON-VOTING: Zaranski

29
30 Mr. Hackley stated he would provide the additional information they have to the Commission.

31
32 **Other Business:**

33 a. **Monthly Communications for HPC - Discussion and Content Decision.**

34 Mr. Marx stated the list of items the Commission discussed at previous meetings had been updated and provided
35 an update on the Preservation Awards presentation. He then discussed the status of a previously reviewed home
36 of 615 Elm which was awarded a GFA bonus and that high quality images for submission are preferred for any
37 homes submitted for nomination. He also referred to methods that can be used in terms of getting in touch with
38 property owners relating to GFA bonus opportunities.

39
40 b. **October 7, 2024 Meeting – Quorum Check.**

41 The Commission Members did not discuss their availability as the meeting was cancelled.

42
43 **Adjournment:**

44 Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Weaver and seconded by
45 Mr. Enck. A vote was taken and the motion unanimously passed, 4 to 0:

46 AYES: Enck, Coladarci, Stuart, Weaver

47 NAYS: None

48 NON-VOTING: Zaranski

49 The meeting adjourned at 7:42 p.m.

50
51 Respectfully submitted,

52
53 Antionette Johnson

1 Recording Secretary