

**CITY OF FRANKFORT**

**Historic Preservation Commission**

July 27, 2021

The Frankfort Historic Preservation Commission met at a Regular Meeting on July 27, 2021 in the City Council Chambers, 301 E Clinton St, Frankfort, IN at 5:30PM. The following action was taken:

President Jason Wilhite was present and led the Pledge of Allegiance. Upon roll call, the following members were present: Karen Walter and Crystal Reichert. Not present: Bud McQuade and Isac Chavez. Staff members present: Don Stock (Zoning Administrator), Daniel Howe (Building Inspector), Mikayla Passmore (Secretary), and Ashlee Bassett (Secretary).

MINUTES: Minutes from the June 22, 2021 meeting were presented for review.

**Motion**: Approve minutes as presented.

**Motion made by**: Karen Walter

**Second**: Crystal Reichert

**Roll Call**:

- Yay- Jason Wilhite, Karen Walter, Crystal Reichert

NEW BUSINESS: Agenda Item No III- 805 E Walnut St for Debra Knipp. Michael Brite is present on Debra's behalf. Karen Walter asks if the fence is more of a screen than a fence. Michael says that it is only 32' of fencing. Karen says that there is a fence between their house and neighbors garage and is wondering if it's legal. Don says fencing is allowed to be placed on property line so it would be proper. Karen asks about position of fence. Don says that they have the right to put the fence in their yard wherever they please so long as it meets the ordinance. Crystal asks if the fence will go beyond the front of the home. Michael says no, it is barely visible from the road. Michael adds that the fence will go on the property line.

**Motion**: Approve as presented.

**Motion made by**: Jason Wilhite

**Second**: Crystal Reichert

**Roll Call**:

- Yay- Jason Wilhite, Karen Walter, Crystal Reichert

NEW BUSINESS: Agenda Item No III- 851 E Wabash St for Dustin Robinson. Dustin is not present for meeting. Crystal asks in the future if owners do not show up for meeting, would fines be allowed for not getting permits. Karen says it appears the siding is completed. TABLED

NEW BUSINESS: Agenda Item No IV- 909 E Walnut St for Bacilio Bucio. Bacilio is present. Karen asks how the windows came out. Bacilio says they came out good. Bacilio says he prefers the blue shade presented. Karen asks about material. Bacilio says its vinyl. Karen asks about trim. Bacilio says it will be white.

**Motion**: Approve as presented.

**Motion made by**: Jason Wilhite

**Second**: Karen Walter

**Roll Call**:

- Yay- Jason Wilhite, Karen Walter, Crystal Reichert

NEW BUSINESS: Agenda Item No V- 252 S Williams St for Rod Taylor. Rod is present and notes that it will be replaced with a metal roof which will be black and match the garage. Karen notes that she has an issue with barn style roofing on a residential home. Rod says that the ripples are 8"-10" apart and that there are similar metal homes present in the neighborhood. Crystal notes that the standards state that roofing material should be repaired rather than replaced and similar materials should be used. It also states that metal roofing is not allowed. Karen also notes that since the roof is not flat, it's unfavorable to approve. Rod states that the home is being updated and will be at least a 25 year roof. Crystal notes she's uncomfortable approving since the standards say no metal roofing and they were sworn in to uphold these standards. Don says there are metal roofs already present in the neighborhood. Some discussion was had regarding type of metal roofing. Jason says that HPC has ability to make judgment calls in cases like this. Don says that he feels that homes should be prioritized according to historical importance. Karen notes that it may set a precedent for neighbors installing metal roofs in the neighborhood. Karen asks if shingles were considered. Rod says that he has considered it but wants to make the roof a feature.

**Motion**: Approve as presented.

**Motion made by**: Jason Wilhite

**Second**: NONE

**Roll Call**:

- Yay- Jason Wilhite

Jason says that since no second was heard, it is deemed a denial and may be appealed to the BZA. Rod notes that he does not agree with the decision to deny and says that most people would prefer a metal roof.

NEW BUSINESS: Agenda Item No VI- 655 E Boone St for Jim Black. Jim is present and notes that painting is almost as much as siding so he has decided to do siding instead. Crystal asks if it's wood siding. Jim says yes but it will be replaced as vinyl. Crystal asks condition of wood siding. Jim says it needs work. Karen asks if wood siding can be repaired. Jim says yes but it would be just as expensive as new siding. Crystal reads siding standards. Jim notes that the homes has some existing vinyl siding already. Crystal states since there is already vinyl siding present, she feels it's appropriate. Jim notes that the color will be almost identical to what was approved at the last meeting for paint.

**Motion**: Approve as presented.

**Motion made by**: Karen Walter

**Second**: Crystal Reichert

**Roll Call**:

- Yay- Jason Wilhite, Karen Walter, Crystal Reichert

NEW BUSINESS: Agenda Item No VII- 405 E Washington St for Humberto Leon. Humberto is present. Karen asks why he wants to make windows smaller. Humberto says some of them are damaged and to replace at the existing size is very expensive. Karen notes that she's concerned with reducing window size on front and west side of home. She's concerned with appearance of siding after decreasing window size. Daniel notes that any bedroom windows must be egress, otherwise the size is fine. Crystal asks if the windows are kept the same size if the siding would have to be removed fully. Daniel says yes it must be all removed if siding is disturbed. Humberto says he would not be able to afford to replace all the siding and the windows. Karen notes that the front windows must stay the same size, as well as the alley windows. Some discussion was had regarding siding replacement/ painting. Daniel says painting asbestos siding is okay. Crystal says that she feels repairing the siding with cement shingles would be appropriate. Karen asks if the windows would still be done. Humberto says no he would just have to repair them. Crystal asks if the grey color would be used. Humberto says yes and white trim. Crystal asks if concrete ledge would be same size. Humberto says yes. Jason notes that the scope of

work has been amended to repair siding with cement board, paint house, repair concrete and repair windows. Karen notes that fascia boards on front of house appear to be rotted. Daniel notes they're not attached to siding so it wouldn't count as disturbing the siding. Daniel notes that windows could be replaced at same size. Jason says that could be approved via email.

**Motion:** Approve amended scope of work.

**Motion made by:** Crystal Reichert

**Second:** Karen Walter

**Roll Call:**

- Yay- Jason Wilhite, Karen Walter, Crystal Reichert

NEW BUSINESS: Agenda Item No VIII- 200 S Main St for Bill Miller/ Goodwin Funeral Home. Bill Miller is present. He notes that the signs are a replacement for exactly what is there now, both will have electricity. Karen Walter asks if the sign will be illuminated. Bill says yes it is illuminated from the inside. Crystal asks whether the distance is appropriate for the Columbia sign. Don says there is a 15' setback but the signs have been there for so long that since the pole is not being removed, it's grandfathered in.

**Motion:** Approve as presented.

**Motion made by:** Karen Walter

**Second:** Crystal Reichert

**Roll Call:**

- Yay- Jason Wilhite, Karen Walter, Crystal Reichert

OTHER BUSINESS: Don Stock approaches board regarding 1104 E Clinton St. He notes that David Harris came to the office today for a fence permit and noticed that he was in historic district. David approaches board and notes that it's strictly in the backyard and will be pressure treated 6' tall privacy fence to enclose proposed future pool. Some discussion was had regarding fence location. Crystal asks if fence will be painted. David notes that he would like to leave it if possible.

**Motion:** Approve as presented.

**Motion made by:** Karen Walter

**Second:** Crystal Reichert

**Roll Call:**

- Yay- Jason Wilhite, Karen Walter, Crystal Reichert

OTHER BUSINESS: Don Stock approaches board again regarding 56 W Washington St. He notes that work was being done without a permit. Don notes that they asked for brick to be restored and if not possible, add an awning. Don notes that it may qualify for an RDC grant and has been talking to RDC about whether they would qualify since windows are costly, even though project has already been started. Daniel Howe notes that he met with Jenny Moreno and contractor. He also notes that there are no windows present in these radius windows currently. Contractor wants to take acrylic plastic and place it on rear of arch to create a proposed window, which he does not feel is a true window. Karen asks whether the brick is original. Daniel says yes its original brick. Karen asks how this project can be halted. Don notes that since they're not complying to what was approved, they should be made to come back to the board. Karen says that she would not like the arches to be closed in. Crystal agrees. Karen asks if it needs to be tempered. Daniel says no since it's above a functioning door. Don notes that the glass must be put back in. Karen agrees.

OTHER BUSINESS: Karen notes that the window on Clay St that Campos Construction has been replaced but was not replaced as approved. She also notes that the transom has been taken down and does not match what was approved aesthetically and by size. Don notes that Building Inspector's Office will address issue.

With no further business, President Wilhite adjourned the meeting.

Minute's summary typed by Ashlee Bassett.

Respectfully submitted,

Ashlee Bassett

APPROVED AUGUST 17, 2021