

**MINUTES
HISTORIC COMMISSION
June 16, 2022**

TYPE: Regular Meeting
PLACE: City Council Chambers

MEMBERS PRESENT: Jeremy Loukinas Roger Daniel
Andy Brickler Sam Cornwall
Matt Dixon James Stabler

STAFF PRESENT: James Metz, City Planner

OTHERS PRESENT:

Mr. Dixon called the meeting to order at 5:30 PM. Roll call was made; a voting quorum was present.

SWEARING IN WITNESSES

Mr. Dixon called for a swearing-in of witnesses. James Metz and Angela Sberna were sworn in.

PREVIOUS MEETING MINUTES

Mr. Dixon asked the members if they had reviewed the March 17th and April 21st meeting minutes. Having heard no additional changes, corrections, or additions, Mr. Dixon asked if anyone would like to make a motion. Mr. Loukinas made a motion to approve. The minutes were approved through roll with Mr. Cornwall abstaining.

**2700 McGee AVE – FENCE
CERTIFICATE OF APPROPRIATENESS**

Mr. Dixon requested a staff report. James Metz presented the staff report and stated the applicant was present. Mr. Dixon asked if there were any questions for the applicant.

Ms. Sberna approached the dais and stated her plans for the installation of the fence. With no questions from the commission, Mr. Dixon opens up the public forum. Hearing no one else, Mr. Dixon closed the public forum.

Mr. Dixon asked if there was a motion. Mr. Stabler made a motion to approve. Mr. Loukinas seconded the motion. The motion was approved unanimously through roll.

**34 S Main St – DEMOLITION
CERTIFICATE OF APPROPRIATENESS**

Mr. Dixon stated that before the staff report that he would like to read the ordinances for the demolition of a historic building. The Historic Commission reviewed the ordinances and determined that the Hotel was a historic building or structure covered by the demolition ordinance. Mr. Dixon then requested a staff report. James Metz presented the staff report. Mr. Dixon opens the public forum. Seeing no one to speak in favor or opposition to the application the public forum was closed.

Mr. Dixon restates that the applicant could reapply for demolition through the grounds of hardship to the Historic Commission before appealing to the Planning Commission.

Mr. Dixon read through the criteria for approving or denying a demolition of a historic building. After reading through the criteria the commission briefly discusses each criteria point.

Mr. Loukinas makes a motion to deny. Mr. Daniel seconds the motion. The motion was approved unanimously through roll.

Mr. Dixon made the request that when staff notifies the applicant of the denial that they ensure the applicant is aware of the appeal provisions to the Historic Commission.

OLD/NEW BUSINESS

Mr. Metz started the old business by stating he has followed up with the previously mentioned buildings of interest and that all of the owners with the exception of the Carnegie Library do not want their homes to receive historic designation.

Mr. Loukinas started the new business by reviewing the buildings that he has reviewed recently and their status of them. Mr. Brickler follows up stating he has visited these buildings as well and the majority of their issues stem from the façade and perception of the deterioration of the buildings. Mr. Loukinas asked Mr. Metz he knew about the RFP for the Manchester building. Mr. Metz stated he did not. Mr. Loukinas stated that the historic commission is supposed to receive an update on the RFP for the Manchester and hopes to see it soon.

Mr. Loukinas follows up by stating that the historic districts in the City of Middletown, for a variety of reasons, were drawn a little too short and narrow. Mr. Loukinas then mentioned that he is for reexamining the boundaries. Mr. Brickler stated that he liked the idea of reexamining the historic district boundaries and that there should be an infographic or other illustration that could detail the benefits of joining the historic districts when staff is reaching out to homeowners. Mr. Loukinas states that during the next meeting that the Commission could put together some ideas of what the infographic or outreach could look like. Mr. Loukinas also states that he has an interest in a Martin Luther King historic district just south of the South Main Historic District. Mr. Brickler states it would be best to target one area at a time. Mr. Brickler mentioned that the Highlands added 500 The Alameda and Mr. Loukinas mentioned that the lot next to Jackie Phillips was added to the South Main Historic District. Mr. Metz stated that he believes this effort would be best paired with the Historic Preservation Plan that will start up.

Mr. Dixon asked if there were any updates to code inspections. Mr. Metz stated he has asked Code enforcement to start sending him persistent issues within our Historic Districts.

Mr. Loukinas asks who is backfilling for Annette now that she has retired. Mr. Metz stated that no code enforcement officer has all of the historic districts like Annette used to and that the city is split into 5 districts that each have a code enforcement officer assigned. However, at this time, we are short staffed and are currently interviewing for a new code enforcement officer.

Mr. Dixon states that if there is no other remaining new news that we should welcome the newest member of the Historic Commission, Sam Cornwall. Sam briefly introduces himself.

ADJOURNMENT

Mr. Dixon moved for adjournment at 6:34 PM. Mr. Daniel seconds. The meeting was adjourned unanimously.



Matt Dixon
Chairperson



James Metz
City Planner

*Full recording of the meeting available in the Planning/Zoning Department.