



# CITY OF WHEELING HISTORIC LANDMARKS COMMISSION

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## City of Wheeling – Historic Landmarks Commission

Regular meeting of the Wheeling Historic Landmarks Commission: July 5, 2018.

Commissioners present: Gilot, Greco, Kaiser, Karelis, Rouhier, Smith and Wilson  
Commissioners absent: none

Staff present: Connelly, Humway-Warmuth

The meeting was called to order at 3:30 p.m. in the City Council Chambers by Chair Kaiser.

### APPROVAL OF MINUTES:

Regular meeting: May 2018. Motion to approve by the Chairman. All were in favor.

### NEW BUSINESS:

#### *Communications*

Staff reported on communications of importance to the Commission including the State Historic Preservation Office's Annual Report, the State Historic Preservation 2018-2019 Annual Work Program, the reappointments of Commissioners Smith and Karelis for an additional four-year term, the city's new website and HLC's page thereon, and the pending invitation from the Victorian Old Town Association to speak at an upcoming meeting to review local design review.

#### *Public Hearings*

##### *Certificate of Appropriateness 2129 & 2131 Market Street*

Chairman Kaiser recognized Mr. Calabrese and asked him to present his applications. Mr. Calabrese requested Chairman Kaiser recuse himself because he does not believe he would receive a fair review of the applications. Mr. Kaiser asked Mr. Calabrese to state specifically the reasons and Mr. Calabrese did not state any reasons for his request. Accordingly, Mr. Kaiser said he did not know of any grounds to recuse himself and asked Mr. Calabrese to proceed. Mr. Calabrese did not present his applications.

##### *Certificate of Appropriateness 2244 Market Street*

Staff explained the applicant's want to repaint the façade of the building. Normally, staff can approve a paint project if the colors are acceptable, however in this instance the previous tenant painted the foundation which is not allowed. The applicant also requested to hang a sign over the door. The applicant, William and Pat Rice, intend to power wash the sandstone to remove the paint, but if that is not successful they would like to paint. Commissioner Wilson advised the applicant that painting sandstone is not advisable. Chairman Kaiser inquired if they had a copy of the guidelines. Commissioner Wilson requested staff to send a letter to property owners reminding them of the need to get permission before making changes. Chairman Kaiser opened the public hearing. No one spoke on the matter. Commissioner Smith recommended approval. Commissioner Gilot seconded the motion. All were in favor.

##### *Building Plaque Application 749,751, & 753 Main Street*

Jeramie Alvarado, owner, appeared to present the applications for the plaques. He provided a brief review of work that has been done to the buildings since he became the owner. Chairperson Kaiser reviewed the guidelines and categories the Commission takes into consideration when reviewing plaque applications. Mr. Kaiser asked if Mr. Alvarado he would be interested in returning at a future date when all of the work and painting was complete. The applicant requested the vote be taken today. In action on the matter 749 and 751 Main Street qualified for a plaque and 753 Main Street did not. The Commission will take this issue up again when the modifications are completed at 753 Main Street.

#### COMMISSION MEMBERS

C.J. KAISER, CHAIRMAN · JON-ERIK GILOT · VICTOR GRECO · BEKAH KARELIS ·  
CHRISTOPHER ROUHIER · GREGORY SMITH · COUNCILMAN BRIAN WILSON  
STAFF: TOM CONNELLY, AICP

**OLD BUSINESS:**

Commissioner Karelis provided the Commission with updates on the South Wheeling Historic District Nomination process, the Early Dwellings Grant report and the Blue Church grant.

*Demolition Ordinance*

Chairman Kaiser informed the Commission a meeting was just held with the Mayor and Solicitor prior to today's HLC meeting and that the preparation of the ordinance is moving along. Commissioner Wilson informed the Commission there will be a public hearing on the matter before it goes to Council.

In other business, Commissioner Greco requested staff ensure complete applications include details of the proposed façade and a rendering.

**Adjournment:**

There being no further business the meeting adjourned at 4:15 p.m.

Respectfully Submitted,

C.J. Kaiser