

Walter M. Gardner, Jr.
Mayor

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TOWN OF WARRENTON

“Historically Great - Progressively Strong”

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HISTORIC DISTRICT COMMISSION

The Historic District Commission meeting was called to order at 5:30PM Monday, October 22, 2012 by Richard Hunter, Chairperson. Attending were members Bill Miller, Audrey Tippett, Robert Shingler, Julius Banzet, Robert Davie, Town Administrator, Annette Silver- Minute Taker and James Sondgeroth. Absent from meeting were members Kim Burrows and Marsha West.

The purpose of this meeting is to discuss proposals regarding building maintenance and renovation.

Mr. Davie brought to the attention of the Committee the need to update member appointments. A motion was made by Mr. Miller with second by Mr. Banzet to re-appoint members as follows:

3-year term Richard Hunter and Kim Burrows

2-year term Bill Miller and Audrey Tippett

1-year term Marsha West, Bob Shingler and Julius Banzet

The vote was unanimously approved. These recommendations will be presented to the Town Board for approval at November 12th meeting.

James Sondgeroth was before Commission concerning letter received for the building he owns at the corner of S. Front Street and W. Market Street. In the past, Sondgeroth has replaced the roof and boarded the windows on the first floor as a cosmetic fix; however, several windows are repeatedly broken by beer bottles being tossed in. A letter was sent by the Town attorney, informing him he is in violation of the Vacant Property Ordinance and fines have accrued. The ordinance was adopted after he purchased the property in 2003 and he thought he was grandfathered in. When the building was purchased, the intent was to convert it into apartments but the economy tanked and plans were not continued. He is willing to do something but cannot financially afford to invest \$100,000 at this time. Mr. Sondgeroth wanted to know by what authority the Commission has in telling him what he can or cannot do with his building. It was explained the adoption of the ordinance gives the Town the authority. The boarding of the windows is not an acceptable permanent correction but can be a possible temporary fix. A temporary suggestion of bi-fold closet door type shutters over windows was made by Mr. Shingler and a picture of such shown. Mrs. Tippett asked if selling the property was a consideration to which Sondgeroth answered yes. Mr. Miller suggested contacting Small Town Main Street for assistance. Mr. Davie informed him of the revolving loan offered by the Town. Mr. Hunter stated a plan needs to be submitted to Committee by next meeting showing he is attempting to make a correction in order to waive any fees. A copy of the ordinance involving his particular concern was given to Mr. Sondgeroth as well as copy of application for a Town loan. Mr. Sondgeroth thanked Committee for their information, consideration and time. It was agreed this was an informative meeting for all parties. Mr. Davie informed Committee of other letters mailed concerning infractions to which some have been corrected, are in the process of being corrected or no comment has been made. If there are concerns, they will meet one-on-one with Committee for consideration.

Carla Norwood contacted Administrator on regulations and ordinance of placing a sign out in front of her business 108 Main Street. She will be given information of restrictions.

Mr. Shingler suggested the Committee place an article in the Warren Record to update the community on guidelines for the historic district. It was, also, suggested contacting Small Town Main Street for a workshop to update community on guidelines of Committee.

With no further business, meeting adjourned.

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