

Minutes
Town of Clifton Historic Preservation
Commission Meeting
September 19, 2022
9:00 a.m.

THIS MEETING WAS HELD BY REMOTE PARTICIPATION ONLY

PUBLIC PARTICIPATION IN THE MEETING INFORMATION:

Members of the public were able to participate in the meeting via the following options:

Join Zoom Meeting

<https://us02web.zoom.us/j/83697683243?pwd=UmxvdkVSVU02Wmd2UTICYzNDbGdkZz09>

Meeting ID: 836 9768 3243

Passcode: 1415

One tap mobile

+16694449171,,83697683243#,,,*1415# US

+16699006833,,83697683243#,,,*1415# US (San Jose)

Dial by your location

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 564 217 2000 US

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 836 9768 3243

Passcode: 1415

Find your local number: <https://us02web.zoom.us/u/kbx6L7NPt6>

Submitting questions and comments: email castaneda@townofclifton.com

(Please submit comments at least 1 hour prior to the meeting): There were no questions or comments submitted 1 hour prior to the meeting.

**Historic Preservation Commission
Minutes
September 19, 2022
9:00 a.m.
ZOOM VIRTUAL MEETING**

MEMBERS PRESENT

Erin Spears, Commission Chairman
Robert Chilicky, Commission Member
Mark Vinson, Commission Member
Walter Mares, Commission Member**
Vacant*

*Absent

**Arrived late

Call to Order: The meeting was called to order by Chairman Erin Spears followed by the Pledge of Allegiance.

Approval of the May 5, 2022 Meeting Minutes: Motion to approve the minutes as presented was made by Commissioner Mark Vinson. Second to the motion was made by Commissioner Robert Chilicky.

Voting in favor of the motion were Commissioner's Vinson, Chilicky and Spears. Motion carried.

New Business

Discussion and/or action to approve the application for a Certificate of Appropriateness for a mural on property located at 234 Chase Creek Street–Applicant Brooks Hampton: Commissioner Chilicky referring to Clifton Town Code; Historic Preservation Ordinance; Title XV; Chapter 152, highlighted the following sections: 152.01 *Purpose and Nature of the Chapter* and Definitions to include *Contributing Significance* and *Exceptional Significance*.

Commissioner Chilicky stated that this proposal is not a mural but a sign and further expressed concern that the proposed sign would cover up a “ghost sign” that is already displayed on this building. Additional concern was the potential of setting a precedent by allowing a business sign that redirects attention to another location.

Chairman Spears stated that she is also concerned that by allowing the sign, could result in turning a building into a billboard thus setting a precedent for other businesses in the district to follow suit.

Commissioner Vinson was next to offer his recommendations to allow a sign with conditions, since a precedence has already been established by the current “ghost sign” found on 234 Chase Creek. He would be favorable to a sign vs. a mural; the proposed sign should have no impact on the ghost sign therefore the proposed sign would need to be reduced in size; he would recommend requiring some type of graffiti/brick sealant be applied prior to painting the sign which would protect the brick should the sign need to be removed. Prefers the applicants Option “B” version and objects to the additional proposed sign facing the highway since historically there was no highway view for advertising.

Discussion continued with clarification regarding whether there is an agreement between the Certificate of Appropriateness Applicant (building owner) and the dispensary site owner. The Code Enforcement Officer confirmed that there is an agreement between the two parties for permission to display the advertisement. The question of enforcement of the agreement terms was also a concern. Additionally, the question was asked if the town had other legislation governing signs. It was uncertain at the time of this meeting.

Addressing the Commission was Mr. Phil Wall, owner of the dispensary. He explained that he had specifically hired a vendor with knowledge in designs and considering protective measures affecting buildings in historical districts. He also provided the Commission with information supporting his intent to remain in operation in Clifton due to his investment and state permits which limit his location options.

Joining the meeting was Commissioner Mares. He concurred that a mural would not be acceptable but would consider a sign.

Chairman Spears suggested having the applicant modify Option B. The revision would entail reducing the size and remove the signage facing Highway 191.

Commissioner Chilicky reiterated his concern that the proposed sign is not directly on the business location which is a historical distinction of this district.

Motion to reject the options that have been presented and request that the applicant submit a revised version that does not include anything on the side of the buildings facing the highway and reduces the size of the sign was made by Chairman Erin Spears.

Commissioner Vinson requested an amendment to the motion to include that the proposed revision be reduced to a size that would not touch the existing "ghost sign." The Chair was agreeable to the amendment. Motion seconded by Commissioner Vinson.

Voting in favor of the motion were Commissioner's Spears, Vinson, Chilicky and Mares. Motion carried.

Adjournment: Meeting adjourned at approximately 9:50 a.m.