

MINUTES  
HISTORIC PRESERVATION COMMISSION  
December 5, 2008

MEMBERS PRESENT: Richard Baumann, Duane Baumgartner, Mike Bender, Jean Kessloff, Ken Loeschke, Pat Roseland, John Wagner

OTHERS PRESENT: John Welker (by phone), Michelle Dennis, Karen Bulman, Sharlene Mitchell

Call to Order

Loeschke called the meeting to order at 7:32 a.m.

617-619 ½ Main Street (08CM025)

Welker provided a brief presentation of the request to repair and restore the property at 617-619 ½ Main Street.

Roseland indicated that he would provide Welker with photographs of the original exterior of the Rise Building to assist with the research for the restoration project.

In response to a question, Welker indicated that he would prefer to use the original façade colors if accurate information were provided.

In response to a question from Baumgartner, Welker indicated that the original ceiling is lath and plaster noting the damage to the ceiling from second floor plumbing failures. Welker indicated that the drop ceilings would be removed to expose the lattice work. Welker indicated that the original plaster would be repaired and industrial lighting installed.

In response to a question from Wagner, Bulman indicated that only the repair items requiring 11.1 Review are identified on the agenda noting that the Commission can address any of the listed repairs if it is determined to be of value to the project.

In response to a question from Wagner, Bulman indicated that the property is contributing noting that the application needs to be corrected.

**Wagner moved to recommend a finding that the following repairs to the property located at 617-619 ½ Main Street will have no adverse affect on historic property:**

- 1. Correct the application to reflect the property status as “contributing”;**
- 2. Remove false wall and electrical on the interior left hand wall of the building exposing original plaster;**
- 3. Remove dressing rooms;**
- 4. Remodel existing rear left bathroom;**
- 5. Remodel existing rear right bathroom;**
- 6. Reconstruct the center wall dividing the main floor into the original two unit configuration;**
- 7. Repaint the interior;**
- 8. Re-carpet the interior;**
- 9. Repair damaged plaster ceiling;**
- 10. Repaint the outside front building trim with the upstairs window trim to remain the same color and the applicant to research and repaint the original main floor trim as close to the original colors as can be determined;**

- 11. Replace detail trim with correct panel molding;**
  - 12. Install crown molding on the main floor ceilings; and,**
  - 13. Replace sheet metal downspouts in rear of building.**
- Baumgartner seconded the motion.**

Discussion followed regarding the location of the center dividing wall.

In response to a question from Kessloff, Welker indicated that he would continue efforts to determine the original façade paint colors noting that that if the colors can be accurately determined he would repaint the façade accordingly. Discussion continued regarding avenues for determining the original façade paint colors. In response to a question from Wagner, Bulman indicated that the paint colors are not subject to the 11.1 Review process.

**The motion to recommend a finding that the following repairs to the property located at 617-619 ½ Main Street will have no adverse affect on historic property:**

- 1. Correct the application to reflect the property status as “contributing”;**
- 2. Remove false wall and electrical on the interior left hand wall of the building exposing original plaster;**
- 3. Remove dressing rooms;**
- 4. Remodel existing rear left bathroom;**
- 5. Remodel existing rear right bathroom;**
- 6. Reconstruct the center wall dividing the main floor into the original two unit configuration;**
- 7. Repaint the interior;**
- 8. Re-carpet the interior;**
- 9. Repair damaged plaster ceiling;**
- 10. Repaint the outside front building trim with the upstairs window trim to remain the same color and the applicant to research and repaint the original main floor trim as close to the original colors as can be determined;**
- 11. Replace detail trim with correct panel molding;**
- 12. Install crown molding on the main floor ceilings; and,**
- 13. Replace sheet metal downspouts in rear of building.**

**Carried unanimously.**

#### Approval of Minutes

**Roseland moved, Wagner seconded and carried unanimously to approve the minutes of the November 7, 2008 meeting.**

#### Treasurer's Report

Bulman provided a brief review of the current expenditures. **Baumgartner moved, Roseland seconded and carried unanimously to approve the Treasurer's Report.**

#### New Business

Bulman stated that the terms for Sogge, Roseland and Kessloff expire as of December 31, 2008 noting that they need to submit a Citizen Interest Form to the Mayor's Office for reappointment consideration.

Baumgartner recommended that Bender make a formal request to the Beautification Committee for funding assistance with the Historic District tree replacement program.

#### Old Business

Baumgartner indicated that the Cultural Affairs Committee will increase the trolley service to three units in 2009 and have requested that the Walking Tour booklets be made available on the trolleys. Baumgartner indicated that the Committee has also requested that Commission members be available at specific stops during the May 2009 kick off event to discuss the historic buildings with riders. Discussion followed regarding incorporating the kick off event into the Historic Preservation Month activities.

Kessloff indicated that the alterations to the siding and eaves on the property at 11<sup>th</sup> Street and St. Joseph Street exemplify the need for the new ordinance.

Kessloff extended an invitation to the West Boulevard Historic District Christmas Party on Sunday, December 7, 2008 at the Lewis House.

In response to a question from Baumgartner, Bulman indicated that the relocation date for the cabin has not been determined. Discussion followed regarding the location of the cabin in relationship to the floodplain boundary on the Journey Museum property.

In response to a question from Loeschke, Bulman indicated that the West Boulevard Study Committee is currently reviewing the boundary map. Bulman indicated that the vacant positions need to be appointed prior to the Committee continuing their work on the ordinance. In response to a question from Loeschke, Bulman indicated that there are no minutes from the Committee meetings.

Roseland stated that the Sweeney House has been sold noting that the new owner does have plans to restore the property.

In response to a question from Loeschke, Bulman indicated that the Hillcrest Survey Request for Proposals is under review noting that the intent is to send the document out before year end. Bulman briefly reviewed the elements of the Request for Proposal.

In response to a question from Wagner, Loeschke indicated that election of officers would be held at the first meeting in January, 2009. Discussion followed regarding electing a nominating committee to bring forward a slate of officers at the December 19, 2008 meeting. **Wagner moved, Roseland seconded and carried unanimously to appoint Viall and Sogge to the nomination committee.**

#### Other Business

Discussion followed regarding the advantages of providing a visual presentation of the 11.1 Review materials during the meetings.

#### Adjourn

There being no further business the meeting was adjourned at 8:07 a.m.