

MINUTES
HISTORIC PRESERVATION COMMISSION
March 6, 2009

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

OTHERS PRESENT: Kelli Digges, Paige Townsend, Alan Haberling, David Angel, Michelle Dennis, Karen Bulman, Sharlene Mitchell

Call to Order

Loeschke called the meeting to order at 7:33 a.m.

523 6th Street (09CM005)

Digges and Townsend presented the request to develop one model room and one model corridor which would serve as the basis for refurbishing of the entire hotel. They addressed the original room and corridor design outlining the color, carpeting, tiling, wall coverings, linens crown moldings, room and corridor lighting treatments and case goods that would be utilized in the refurbishing project. Digges indicated that the intent is to provide an upscale facility that meets the needs and expectations of the traveler.

Bender moved and Baumgartner seconded to recommend a finding that the interior guest room and corridor finishes will have no adverse impact on historic property.

In response to a question from Kessloff, Digges addressed the research completed in the design of the rooms and case goods. Kessloff expressed concern that the colonial design of the guest rooms would conflict with the Native American theme of the hotel lobby. Discussion followed regarding the various architectural themes experienced both inside and outside of the hotel and the need to reflect those themes in the guest rooms to enhance the travelers' experience.

Kessloff indicated that Commission member Roseland had two original case goods pieces in his collection from the hotel that could be utilized to enhance the room designs. Digges indicated that the model room must be completed by May or the entire project will be delayed one year. In response to a question from Bender, Digges indicated that the remodeling project will address all 143 rooms subject to owner and financing approval of the model room. Digges addressed the replacement schedules for soft goods and case goods.

In response to a question from Bender, Bulman clarified the Commission's jurisdiction with regard to the refurbishing proposal. Discussion followed regarding the guest room design and theme.

The motion to recommend a finding that the interior guest room and corridor finishes will have no adverse impact on historic property carried with Kessloff voting No.

1818 9th Street (09RS001)

Haberling presented the revised roofing plan for the property located at 1818 9th Street noting that the revisions were a result of the on-site meeting with Commission members, Bulman and Fred Thurston. Haberling indicated that the property owner has been advised of the architectural significance of the property and is supportive of retaining the flat roof international style.

Haberling addressed the structural issues that will be addressed with the new roof noting that the window and banding design will be carried through with the new addition. Haberling indicated that the property owners are also considering future restoration of the stucco siding.

Haberling indicated that the ½ to 12 roof pitch will address water drainage off the roof while retaining the flat roof appearance. Haberling indicated that the four foot overhangs will be retained noting that the porch would be rebuilt using the flat roof design. In response to a question, Haberling indicated that the request does include the addition of the second floor over the existing family room. Discussion followed.

Bender extended the thanks and appreciation of the Commission to the property owner and contractor for working with the Commission to save the International design structure.

Bender moved, Sogge seconded and carried unanimously to recommend a finding of no adverse impact on historic property provided that the revised plan and elevations for the structure at 1818 9th Street include a ½ to 12 pitch hip roof, four foot overhang on all four sides, the addition of a second floor over the family room area with window placement as identified on the elevations with ten inch fascia board, with all siding, soffit and window trim materials to match the existing materials, with the removal of the existing concrete block planter and front porch structural support member to be replaced with a new structural support member with frost free footings.

Haberling indicated that, with regard to the Alex Johnson Hotel discussion, there has never been a specific architectural design for this area noting that design influences were imported from the east coast and Europe as the population moved west.

Minutes

Baumgartner moved, Bender seconded and carried unanimously to approve the minutes of the February 20, 2009 meeting.

Treasurer's Report

The Commission accepted the report as presented.

Hillcrest Reconnaissance Survey

Dennis provided an outline of the Hillcrest Survey project noting the need to hold three working sessions with the Commission to insure the completed project meets the Commission's goals.

The Commission scheduled a Special Meeting of the Historic Preservation Commission for Monday, March 9, 2009 at 5:30 p.m.

Home Show Sign Up

The Commission reviewed the booth schedule and requested that staff email the schedule to the members requesting additional assistance.

Kessloff left the meeting at this time resulting in loss of quorum.

Adjourn

Due to loss of quorum and there being no further business the meeting was adjourned at 9:00 a.m.