

MINUTES
HISTORIC PRESERVATION COMMISSION
May 1, 2009

MEMBERS PRESENT: Scott Sogge, Jean Kessloff, Duane Baumgartner, John Wagner, Pat Roseland, David Viall

OTHERS PRESENT: John Walker, Peter Schmid, Aaron Costello, Michelle Dennis, Marcia Elkins, Sharlene Mitchell

Call to Order

Roseland called the meeting to order at 7:30 a.m.

617-619 Main Street (09CM008)

Welker addressed the request to remove the existing bathrooms in the 617 Main Street and 619 Main Street properties and the construction of a divider wall and new bathroom in the 619 Main Street property.

Baumgartner moved, Wagner seconded and carried unanimously to recommend a finding that the construction of a dividing wall in 619 Main Street; the construction of a new bathroom in 619 Main Street and the removal of the old bathrooms in both 617 Main Street and 619 Main Street will have no adverse effect on historic property.

Discussion followed regarding the window trim color scheme.

1819 West Boulevard (09RS010)

Schmid presented the request for the four window alterations that have been installed on the original house. Schmid indicated that per his conversation with Karen Bulman a new building permit and 11.1 Review application are required for the completed work. Schmid briefly reviewed the new window sizes in relationship to the original window sizes noting that neither he or his contractor were aware that a building permit was required to replace windows when the window opening size is altered.

In response to a question from Viall, Schmid indicated that the bedroom casement windows did not require a building permit as there was no alteration of the rough opening.

Discussion followed regarding the changes to the original approved plans that had not been presented for 11.1 Review. Elkins clarified that only work requiring a building permit triggers the 11.1 Review process.

Wagner moved to recommend a finding that the four (4) window alterations in the original house including the kitchen window, the south side upstairs bedroom window, the northwest side upstairs bedroom and the northeast side upstairs bedroom window on the property located at 1819 West Boulevard will have an adverse effect on historic property. Kessloff seconded the motion.

Discussion followed regarding the distinctive architectural features of the house that have been lost with the new construction. In response to a question from Schmid, Viall indicated that the change in window sizes and loss of the divided light window pattern are distinctive architectural features. Kessloff stated that the installation of new windows, alteration of the window rough openings and removing the divided light features are changes that would result in an adverse

effect. Discussion followed regarding the ability to install interior and exterior simulated divided lights to the windows.

Schmid indicated that his main concern is budget and having safe reliable windows noting that retention of the contributing status of the home is not a primary concern.

The motion to recommend a finding that the four (4) window alterations in the original house including the kitchen window, the south side upstairs bedroom window, the northwest side upstairs bedroom and the northeast side upstairs bedroom window on the property located at 1819 West Boulevard will have an adverse effect carried unanimously.

Schmid encouraged the Commission to provide more public education on the responsibilities of living in a historic district. Schmid indicated that he was unaware of the property's contributing status and the impact that status would have on their making alterations to the home.

Wagner indicated that Schmid was advised of the 11.1 Review process when applying for the initial building permit noting his responsibility to take advantage of the available information.

Comprehensive Plan

Dennis presented the draft Comprehensive Plan and the Hillcrest survey for the Commission review. Dennis requested that the members review the draft plan noting that they are welcome to contact her regarding any corrections. Dennis indicated that the Comprehensive Plan would be presented at the May 15, 2009 meeting for final action by the Commission.

Dennis indicated that due to the extensive alterations that have occurred in the Hillcrest properties there is insufficient integrity to support creation of a Historic District.

Discussion followed regarding facilitating a fourth work session.

Minutes

In response to a question from Wagner, Dennis clarified that the State terminology is "effect".

Baumgartner moved, Kessloff seconded and carried unanimously to approve the minutes of the April 17, 2009 meeting.

Treasurer's Report

Mitchell indicated that there are no changes to the Treasurer's Report.

Election of Vice Chairperson

Sogge moved, Wagner seconded and carried unanimously to elect David Viall as Vice Chairperson.

Historic Sign Board Representation Recommendation

Elkins recommended that the Commission delay action on the Historic Sign Board representation until the Commission vacancy has been filled. Elkins encouraged the Commission to advise individuals interested in serving on the Historic Preservation Commission to submit their Citizen Interest Applications to the Mayor's Office for consideration.

2010 Calendar Dates

In response to a request from Mitchell, Roseland requested that the Commission provide alternate meeting dates for the January 1, 2010 and April 2, 2010 meeting dates at the May 15, 2009 meeting.

Preservation Month

Kessloff provided a brief review of the activities schedule throughout the May 2009 Preservation Month.

Dakota Middle School

Dennis indicated that she is working on the research and history of the Dakota Middle School building and encouraged the Commission's assistance on the research project. Dennis indicated that it was her understanding the theatre project has been placed on temporary hold which will allow additional time to complete the nomination research.

Other Business

Costello indicated that he was unaware that his property was classified as a contributing structure in the West Boulevard Historic District. Costello encouraged the Commission to be pro-active in informing property owners of their Historic District responsibilities. In response to a question, Costello indicated that he wanted an older home and liked the character of the area noting that his realtor did not mention the responsibilities of owning property in a historic district.

Wagner recommended that the City provide street signage on all streets in the Historic District to provide immediate notification of a properties designation to potential purchasers. Wagner indicated that the real estate community should be responsible for providing potential purchasers with information on the responsibilities of historic property ownership.

Discussion followed regarding the benefits of providing an annual mailing to all addresses in the West Boulevard Historic District reminding the owner of their property's location within the District and the responsibilities associated with the Historic District classification.

Roseland suggested that Costello approach the City Council regarding providing a Council Liaison to the Commission or having Council members rotate attending one meeting per month.

Elkins indicated that the Historic District information is also available to the general public through the RapidMap program.

Adjourn

There being no further business the meeting was adjourned at 8:38 a.m.