

MINUTES
HISTORIC PRESERVATION COMMISSION
June 5, 2009

MEMBERS PRESENT: Pat Roseland, Jean Kessloff, Richard Baumann, David Viall, Kenneth Loeschke, Duane Baumgartner, Michael Bender, John Wagner

OTHERS PRESENT: Thomas Keck, Kara Paintner, Rob Busch, Rich Dunkelberger, Kevin Smith, Mickie Pszanka, Karen Pszanka, Karen Bulman, Sharlene Mitchell

Call to Order

Loeschke called the meeting to order at 7:26 a.m.

1509 9th Street (09RS013)

Keck presented the request to replace two windows, add a new window and relocate an exterior door to the property at 1509 9th Street. Keck briefly reviewed the interior and exterior restoration work in progress on the residential structure. In response to a question from Viall, Keck clarified the street exposures for the kitchen and south side windows.

Baumgartner moved, Viall seconded and carried with Bender abstaining to recommend a finding that the replacement of two windows, addition of one new window and relocation of an exterior door on the property at 1509 9th Street will have no adverse effect on historic property.

913 Fairview Street (09RS012)

Paintner presented the request to construct a 24 foot by 26 foot detached garage. Paintner addressed the structure's limited exposure from Fairview Street noting that the garage roof line would not be visible above the residential structure. Paintner indicated that the greenhouse addition has been removed from the garage proposal noting that a variance is not required for the proposed structure. In response to a question from Wagner, Paintner indicated that the siding will be hardy board with a six inch lap exposure and will be constructed on-site.

Roseland moved to recommend a finding that the construction of a 24 foot by 26 foot detached garage on the property at 913 Fairview Street will have no adverse effect on historic property. Bender seconded the motion.

In response to a question from Bender, Paintner briefly reviewed the prior action by the Commission approving demolition of the shed and the informal discussion regarding the garage design. Paintner reviewed the changes to the window design to reflect the direction provided by the Commission. In response to a question from Bender, Paintner stated that the greenhouse addition has been eliminated noting that the six inch lap exposure is representative of the lap exposure on the demolished shed. In response to a question, Paintner indicated that the addition siding is vinyl and the original house is brick.

The motion to recommend a finding that the construction of a 24 foot by 26 foot detached garage on the property at 913 Fairview Street will have no adverse effect on historic property carried with Baumann abstaining.

523 6th Street (09CM008)

Smith reviewed the upgrades completed to the electrical service and ceiling grid to facilitate the hotel restoration project. Bulman addressed the use of coupons for electrical and plumbing work noting that the number of electrical openings required on the hotel project exceeded the coupon allowance requiring the issuance of a building permit and prompting the 11.1 Review. In response to a question, Smith indicated that the ceiling grid has been lifted approximately six inches over the prior ceiling height. Dunkelberger indicated that there are three different ceiling heights in the building noting that restoration to the original ceiling height is financially prohibitive. Smith addressed the use of the clay porcelain ties for the new ceilings. Dunkelberger indicated that the model room has been completed and is available for tour. In response to a question, Smith indicated that the old electrical openings have been sealed during the rewiring process.

Bender moved, Viall seconded and carried unanimously to recommend a finding that the new electrical and ceiling grid on the property at 523 6th Street will have no adverse effect on historic property.

Dunkelberger requested the Commission's guidance regarding the restoration of the first floor store front windows noting that the intent is to restore the windows this summer. Discussion followed regarding the use of a revolving door to the restaurant, the store front window elevations and the awning design.

In response to a question, Dunkelberger indicated that the interior room remodel project is a priority noting the need to complete the project by June 2010 due to financial issues. In response to a question from Bender, Dunkelberger indicated that the restaurant interior design has not been finalized. Discussion continued regarding the store front window and awning designs.

In response to the time constraints of the hotel restoration project the Commission appointed the Alex Johnson Hotel Subcommittee consisting of Commission members Roseland (Chair), Kessloff, Baumann and Baumgartner with Wagner as Alternate.

Baumann and Bender left the meeting at this time 8:30 a.m.

Buell Building

M. Pszanka indicated that she and K. Pszanka intend to open a restaurant in the basement space of the Buell Building and requested direction regarding grant resources to fund the restoration of the space. Discussion followed regarding the available grant resources, the issues associated with the demolition and restoration of the basement space and the submittal requirements and deadlines for the 11.1 Review process.

Approval of Minutes

Baumgartner moved, Roseland seconded and carried unanimously to approve the minutes of the April 14, 2009 meeting. Kessloff moved, Baumgartner seconded and carried unanimously to approve the minutes of the May 15, 2009 meeting. Roseland moved, Viall seconded and carried unanimously to approve the minutes of the May 19, 2009 meeting.

Treasurer's Report

Bulman reported that there we no current expenditure requests.

Public Education

Wagner recommended that the Commission request that the City Council appoint a study committee comprised of individuals with specific interests to outline methods whereby potential purchasers of historic properties are advised of a property's historic status and of the responsibilities associated with historic property ownership. Bulman recommended that the Commission clarify their educational goals prior to requesting the appointment of a study committee. Discussion followed regarding the Commission's educational goals.

New Business – 1819 West Bouelvard

Bulman indicated that Chapman and Costello have requested that they, members of the Commission and Schmid meet on Wednesday, June 10, 2009 at 11:30 a.m. to discuss the 1819 West Boulevard issue. Kessloff indicated that she and Michelle Dennis would participate in the meeting.

New Business – Dakota Middle School

Roseland advised the Commission of his conversation with Mayor Hanks regarding the proposed alterations to the Dakota Middle School auditorium.

Old Business – Timesheets

Loeschke reminded the members to submit their May 2009 individual timesheets.

Other Business

Kessloff addressed the loss of contributing elements via structural alterations which are not subject to the 11.1 Review process.

Adjourn

There being no further business the meeting was adjourned at 9:27 a.m.