

MINUTES
PRESERVATION COMMISSION
MAY 17, 2016
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: Anthony Heddlesten, Elizabeth DeLong, Paul Fessler, Brian Leech, Leigh Ayers, Craig Kavensky, Lo Milani

MEMBERS ABSENT: Brent Bogen, Sue Swords

ASSOCIATE MEMBERS: Linda Anderson, Diane Oestreich

STAFF PRESENT: Brandy Howe, Ben Griffith

CALL TO ORDER: Vice Chair Heddlesten called the meeting to order at 5:01 PM.

AN ORDER APPROVING THE WRITTEN AGENDA

Vice Chair Heddlesten asked if there were any corrections to the written agenda. Fessler made a motion to approve the written agenda. Leech seconded the motion. **The motion carried on a vote of 7-0.**

AN ORDER APPROVING THE MINUTES OF THE APRIL 20, 2016 MEETING

Vice Chair Heddlesten asked if there were any corrections to the minutes of the April 20, 2016. Associate Oestreich requested the minutes be revised to show that the Hauberg Landmark application submitted by Linda Anderson had been corrected to include reference to the tool shed as included in the landmark application. Vice Chair Heddlesten asked for a motion to approve the minutes as proposed to be corrected. Fessler made a motion to approve the minutes as proposed to be corrected. Leech seconded the motion. **The motion carried on a vote of 7-0.**

CASE #2016-3: CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR 1712 21ST STREET IN THE HIGHLAND PARK HISTORIC DISTRICT

Next there came before the Commission Case #2016-3 to consider a certificate of appropriateness for the demolition and replacement of a garage in the Highland Park Historic District. Howe provided a brief staff report indicating that the application was submitted by Mr. Verne Stevenson, owner of 1712 21st Street, who requested a certificate of appropriateness to demolish an existing 20x20 foot garage and replace it with a new garage that would measure 20x24 feet. The replacement garage would have wood siding, architectural asphalt shingles, and a steel garage door. A small window and side door would also be installed on the south side of the garage similar to the existing garage.

Vice Chair Heddlesten asked if the Commission had any questions for the applicant. Leech asked when the existing garage had been built. Mr. Stevenson answered it was built around the turn of the century. Vice Chair Heddlesten asked about the purpose of the additional 4 feet. Mr. Stevenson indicated it would provide more work space. Vice Chair Heddlesten asked if there were any other questions. Hearing none, he asked for a motion. DeLong made a motion to approve the certificate of appropriateness as presented in the application. Ayers seconded the motion. **The motion carried on a vote of 7-0.**

PRESENTATION BY LAKOTA GROUP ON THE DRAFT HERITAGE RESOURCES PLAN

Howe introduced Nick Kalogeresis of the Lakota Group, the consultant working on the Heritage Resources Plan. Mr. Kalogeresis approached the podium and provided a thorough summary of the draft plan. He described the sections of the plan, the public outreach efforts that had been completed since the project began in the fall of 2015, and reviewed the recommendations. Among the proposed recommendations include: conducting electronic surveys; adding the downtown to the National Register for Historic Places; collaborating regionally to create a Heritage Tourism Plan; creation of conservation overlay districts; prepare ordinance revisions, such as a demolition delay provision; and conduct education and advocacy outreach.

Vice Chair Heddlesten thanked Mr. Kalogeresis for his presentation and asked the Commission if they had any questions. Leech commented that the hard work that went into the plan is appreciated. He asked if Mr. Kalogeresis could provide a little more information on the meaning of the conservation overlay districts. Mr. Kalogeresis responded that neighborhood conservation overlay districts are meant for areas that may not qualify for the National Register as a whole, but where some of the structures may be historically significant. In these areas neighborhoods can develop a unique set of design guidelines tailored specifically to the neighborhood. Mr. Kalogeresis indicated that many states use this tool for preservation purposes, including Texas, North Carolina, and Ohio. Fessler asked about the Revolving Loan Fund; specifically how much is needed to start a fund. Mr. Kalogeresis suggested that a RLF needs about \$500,000-\$800,000 to get started and should be managed by someone with real estate expertise and knowledge of historic buildings. Vice Chair Heddlesten asked if there are any models for best practices for historic preservation that the Commission should look to. Mr. Kalogeresis responded that Savannah, GA and Providence, RI both have excellent preservation programs with decades of experience. He added that both are managed by private sector foundations.

Howe asked Mr. Kalogeresis to describe the next steps in the planning process. He responded that additional comments from the Commission would be welcome. Mr. Kalogeresis indicated that it is not required to conduct a public hearing for preservation plans. After some discussion it was suggested that the Preservation Commission would consider a resolution to recommend the plan to City Council at its next meeting. The Council meeting would be held shortly thereafter, probably in early July.

OTHER BUSINESS

Vice Chair Heddlesten asked if anyone had any other business to discuss. Associate Oestreich noted that the newspaper featured the Friends of Hauberg as the cover story which is a strong indication that things are progressing. She also asked about whether the City would be applying for future CLG funding. Howe indicated that the City would likely apply for funds to conduct inventory work as recommended in the draft plan next time there is a call for applications.

Griffith stated that no landmark applications had been submitted for the next meeting, although the deadline for certificates of appropriateness is not until the following week. He reminded everyone to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

ADJOURNMENT:

Vice Chair Heddlesten asked for a motion to adjourn. Milani moved to adjourn. Leech seconded the motion. **The motion carried on a vote of 7-0.** The meeting was adjourned at 5:49 p.m.

Minutes submitted by Brandy Howe.