

Minutes
Historic Resources Board
City Commission Room, City Hall
1101 Poyntz Avenue
March 28, 2011
4:00 p.m.

Members Present: Tom Roberts, Chair; George Lauppe, Vice Chair; Michael Dudek; Dea Brokesh; Derek Richards; Patrick Schaub.

Members Absent: Michael Krysko.

Others Present: Richard Bachamp; Tanya Bachamp; Julie Poyser; Jim Sherow; Kathy Dzewaltowski.

Staff Present: Cam Moeller, Planner II; Lance Evans, Senior Planner; Jason Hilgers, Assistant City Manager; Brad Claussen, Building Official; Shannon Williams, Zoning Inspector.

1. Consider the minutes of the February 28, 2011 Historic Resources Board meeting.

Schaub moved that the Board approve the February 28, 2011 minutes. Dudek seconded the motion, which passed on a vote of 5-0 (Brokesh had not yet arrived).

2. Environs Review

Steel Shed and Swimming Pool with Enclosure, 3617 Anderson Ave (within environs of Samuel Houston House)

Moeller provided an overview of the proposal.

After discussion, Brokesh moved that the Board find that the proposal meets *The Standards and Guidelines for Evaluating the Effect of Projects on Environs* and will not encroach upon, damage or destroy any listed historic property or its environs.

Lauppe seconded the motion.

Dudek questioned whether the pool enclosure meets the *Standards and Guidelines*. Schaub offered the assessment that the subject property is a newer residence, which would not have been part of the original environs, and has minimal visual impact on the historic property. Schaub noted that Anneberg Park, also not part of the original environs, is located in-between the subject property and the historic property.

On a vote, the motion passed 6-0.

3. Environs Review

Addition to Single-Family Dwelling, 415 S. Juliette (within environs of Hulse-Daughters House and Houston & Pierre Streets Residential Historic District)

Moeller provided an overview of the proposal. Richard and Tanya Bachamp answered questions from the Board.

Jim Sherow, owner of the Hulse-Daughters House, spoke in support of the proposal.

After discussion, Schaub moved that the Board find that the proposal meets *The Standards and Guidelines for Evaluating the Effect of Projects on Environs* and will not encroach upon, damage or destroy any listed historic property or its environs.

Dudek seconded the motion, which passed on a vote of 6-0.

4. Review of Property Listed on the National Register of Historic Places

New Detached Garage, Hulse-Daughters House, 617 Colorado Street (also within environs of Houston & Pierre Residential Historic District and Seven Dolores Catholic Church)

Moeller provided an overview of the proposal. Jim Sherow answered questions from the Board and provided further details about the project.

Dudek moved that the Board find that the proposal meets *The Secretary of the Interior's Standards for Rehabilitation* and will not encroach upon, damage or destroy any listed historic property or its environs.

Brokesh seconded the motion, which passed on a vote of 6-0.

5. Presentation of Downtown Wayfinding Signage

Jason Hilgers, Assistant City Manager, presented the Downtown Wayfinding Signage plans and answered questions from the Board.

The Board offered comments regarding the Downtown signage plan, including suggestions about signage for the planned tunnel and path leading to the Union Pacific Depot and for additional signs at the southern edge of Manhattan Marketplace to enhance connectivity across Leavenworth Street.

There was also discussion about the potential use of newer technologies to enhance the type of information contained within signs related to historic sites and tours, including GPS “apps” and digital-programmable signs.

6. Discussion of Demolition by Neglect Research

The Board resumed discussion of the Demolition by Neglect issue, continuing its review of a draft ordinance and examining a comparison matrix which shows how other communities have addressed the issue

Brad Claussen, Building Official, assisted the Board with explanations about the Property Maintenance Code and existing enforcement mechanisms.

The Board was of the general opinion that historic properties determined to be “neglected” would be those that do not meet the Property Maintenance Code. The Board discussed which

properties would be subject to a potential ordinance and whether affected properties would be subject to additional penalties beyond the types of penalties already enforced.

The Board directed staff to update the draft ordinance, based on the discussions thus far, for the Board to review.

7. Announcements and Updates

The Board was updated that First Presbyterian Church had submitted a request to have the City Commission consider the demolition of the house it owns at 831 Leavenworth.

8. Future Items

Continued discussion of Demolition by Neglect was identified as a future agenda item.

9. Upcoming Meetings

- Monday, April 25, 2011
- Monday, May 23, 2011

10. Adjourn

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

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