

**Minutes**  
**Historic Resources Board**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**August 22, 2011**  
**4:00 p.m.**

**Members Present:** George Lauppe, Chair; Michael Dudek; Dixie West; Dea Brokesh; Michael Krysko

**Members Absent:** Patrick Schaub; Michael Mecseri

**Others Present:** Debbie Saroff; Bruce McMillan; Ben Moore

**Staff Present:** Lance Evans, Senior Planner; Brad Claussen, Building Official

**1. Consider the minutes of the July 25, 2011 Historic Resources Board meeting.**

West moved that the Board approve the July 25, 2011 minutes with corrections. Brokesh seconded the motion, which passed on a vote of 5-0.

**2. Environs Review**

**Wall sign, Douglass Community Center, 900 Yuma St. (within Environs of Houston & Pierre Streets Residential Historic District)**

Evans provided an overview of the proposal.

The board discussed general details of the sign as proposed. Dudek stated that the sign will not encroach on the environs and Krysko agreed.

Dudek 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 a listed historic property or its environs.

Brokesh seconded the motion, which passed on a vote of 5-0.

**3. Review of property listed on the National Register of Historic Places**

**Addition to single-family home, 1906 Leavenworth St. (also within Environs of Grimes House)**

Evans provided an overview of the proposal.

Bruce McMillan, the applicant's architect, discussed additional details of the renovation clarifying that the 2<sup>nd</sup> floor deck is not useable and that the addition will be brick but not a perfect match to the existing brick, and that the final stone work will depend on grading.

The Board discussed the type of stone used at the base of the home and the January Board meeting where the draft plans were acceptable to the Board and the proposed small covered porch.

McMillan clarified that the stone at the base will be new, that the new windows will not be leaded glass like the rest of the home, and that the full gable will be new to the house and distinguishable as such.

Saroff added that the new covered porch will be small.

Dudek stated that the design is sensitive to the existing historical elements of the house.

Brokesh questioned if the changes to landscaping should be reviewed, the Board discussed potential landscaping impacts.

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

Krysko seconded the motion, which passed on a vote of 5-0.

#### **4. Discussion of Demolition by Neglect**

Claussen informed the Board that after talking to the Assistant City Attorney, a code violation cannot be cited for the same thing twice. He proposed that the board pass formal requests to Code Services for specific violations in the Property Maintenance Code and Code Services would return and report to the Board at each meeting the result of their investigation.

The Board discussed how they could better address concerns over property deterioration and the need for an ordinance beyond the Property Maintenance Code to really address neglect. The Board discussed why 831 Leavenworth was not able to be preserved through the Property Maintenance Code (PMC) and who the responsible parties are to repair damages.

The Board and Claussen discussed the need for specific complaints for the PMC to be more effective, how other cities process and define demolition by neglect and where the PMC has helped in the past to motivate a property owner to take steps to repair or sell a home, as in the case of the Hulse-Daughters House.

The Board and Claussen agreed to have a regular agenda item for reporting of problem properties and getting public input on any deteriorating structures that have an impact on the historic nature of the community.

#### **5. Future Items**

Saroff expressed the need for specific notification for registered or contributing properties so they may be aware when applications are being reviewed in their environ. The City In Touch system is not always effective.

The Board requested a report on the Wayfinding Signage Program at a future meeting.

A request was made to have the Parks Department discuss steps taken to prevent water damage from the new city pool to the Pioneer Log Cabin at City Park.

**6. Announcements and Updates**

The African-American Multiple Property Document Form and two National Register Nominations will be presented to the City Commission on November 8<sup>th</sup>.

Update on the Community Development Planner Position.

**7. Upcoming Meetings:**

Monday, September 26, 2011  
Monday, October 24, 2011

**8. Adjourn**

There being no other business, the meeting was adjourned.

Respectfully submitted,

Lance Evans, AICP, Senior Planner

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