

**Minutes**  
**HISTORIC RESOURCES BOARD**  
City Commission Room, City Hall  
1101 Poyntz Avenue  
Monday, December 15, 2014  
4:00 P.M.

**Members Present:** Dea Brokesh, Chair; Angie Danner, Vice-Chair; Betty Mattingly-Ebert; Cameron Tross; Tim Weiser, Tyler Holloman; Michael Krysko.

**Members Absent:** None.

**Others Present:** Kathy Dzewaltowski; Sara Fisher; Linda Glasgow; Patrick Schaub; Aaron Schump;

**Staff Present:** Benjamin Chmiel, Planner.

Meeting began at: 4:01

1. Consider the Minutes for the November 17<sup>th</sup>, 2014 Historic Resources Board Meeting

Danner made a motion to approve the minutes. Mattingly-Ebert seconded. The motion passed 7-0.

2. Major Review Applications

Chmiel gave a brief history of the 212 S. 4<sup>th</sup> St. property (the old bus depot) and explained its non-contributing historic status as well as a short description of the proposed remodel.

Schump further described the nature of the remodel and the intention to fundamentally restore the current VFW building to its original style, resembling the bus depot it once functioned as.

Brokesh asked where the brick on the restoration would be. Schump explained that the majority of the structure is expected to be brick after removal of EIFS.

Tross inquired why the structure was considered a non-contributing structure. Brokesh speculated that the building would not have been old enough at the time of the survey. Chmiel noted that the structure was extensively remodeled in the mid-80's which presumably compromised the structure's historic integrity. Brokesh asked what the process would then be for listing the structure as contributing once the proposed restoration was carried through. She requested City staff clarify and report back to the Board.

Weiser asked if parking was adequate or if the developer planned to increase the amount. Schump commented that it had not been entirely assessed, but considerations would be made with other tenants if needed. Chmiel noted that there are no minimum parking requirements for buildings in the C-4 District. Brokesh also noted that there was a municipal parking lot just west of the building.

Danner moved that the proposed development met the Secretary of the Interior's Standards for Rehabilitation. Holloman seconded. Motion passed 7-0.

Chmiel gave a brief history of the 121 S. 4<sup>th</sup> St. property (the Marshall Theater Building) and gave a short description of the proposed interior modifications.

Schaub continued to explain how all changes proposed are on the interior of the building, where no historic features remained. No changes would be made to the exterior, though signage may be added in the future. The use proposed is for a yarn shop, with a small office and checkout stand.

There were no comments from the board on the proposal. Brokesh moved that the proposed development met the Secretary of the Interior's Standards for Rehabilitation. Krysko seconded. Motion passed 7-0.

### 3. City Owned Structures

Chmiel explained the board's intent in rating the city-owned structures for their historic significance and how the process was moving forward. He then asked the board how they would like to use the feedback to begin moving toward a plan for these properties.

Brokesh proposed that the board could discuss all of the highest rated (A) structures in one meeting, the Bs in another, Cs in another, and so forth. She pointed out the A rated structures; The Community House, the Douglass School Annex, the Bluemont Youth Cabin, the Union Pacific Railroad Station, The Sunset Cemetery Gates, and the Paslay Tower at Sunset Cemetery, and proposed the board find out more information about these structures.

Tross suggested the board assess the condition of these structures in order to establish their level of threat. Chmiel noted the importance of a targeted strategy for conserving priority properties so that resources, financial or otherwise, are not spread too thin. Brokesh requested that Chmiel provide for the board the form for local historic listing of a property, to have in hand for when city-owned structures are assessed in the future. Brokesh suggested the board tour the A structures again at a future date. Weiser suggested the board have more information on the specific building maintenance schedules, budget, etc. Brokesh requested that Edward Eastes be at the next HRB meeting to discuss the maintenance of the identified city-owned structures.

Fisher noted that out of the A structures, only the Paslay Tower and the Cemetery Gates were not listed on the state or national register, so they might be of priority. Glasgow

mentioned that her services would be available to facilitate research if necessary. Chmiel noted existing research he had on Sunset Cemetery. Glasgow noted that she had some additional information. Brokesh volunteered to investigate.

Brokesh requested that any presentation or discussion on building maintenance include photographs depicting the site and maintenance issues of its structures. Chmiel clarified that the A structures would only be discussed at the next meeting. Weiser suggested that Eastes be given the full list to be prepared for the B structure meeting, the C structure meeting, and so forth. Weiser and Tross suggested that the board accept the structure ratings as they are though they could be updated in the future as new information is gathered or conditions change.

#### 4. Announcements and Updates

Chmiel informed the board that the updated draft solicitation for the Bluemont Youth Cabin would be presented to the Parks and Recreation Advisory board on January 5th at 4:30 PM in the City Commission Room where the Board could give input.

Weiser asked if there were running water in the cabin. It was thought that the building was equipped for plumbing and water might run to the cabin, but not in it.

Chmiel also informed the Board that the Young Buck site has been nominated for a national listing and would inform the board of any further updates.

#### 5. Administrative Review Summary

Chmiel informed the Board of the historic reviews approved by city administration including two sign permits of 121 S. 4<sup>th</sup> St. (The Well) and 308 Poyntz Ave. (The Salvation Army).

The Board noted that the sign proposed for the Salvation Army might be too tall for the proposed location on the transom, possibly overlapping. Chmiel said he would clarify the final location of the sign and report back to the board.

#### 6. Upcoming Meetings

- Monday, January 26, 2015
- Monday, February 23, 2015

Brokesh requested that the board discuss the Historic Resources Board Action Plan at the next meeting. She noted that the January 2011 meeting minutes discusses the action plan, but nothing after that. She wanted to know if there was any further action taken since and asked that Chmiel research prior minutes. She suggested the board discuss any necessary updates to the action plan at the next meeting. She also noted that the board was supposed to have a quarterly update from Code Services regarding properties subject to demolition by neglect, and might make that request.

Brokesh also suggested discussing any pertinent information on the College Hill School renovations at 2600 Kimball Ave, and possibly getting a presentation from the designer. Chmiel noted that the school is not listed as historic and are not obligated to present anything to the Board beyond a courtesy. He will gather more information on the renovations, to see if such would be appropriate.

7. Meeting Adjourned at 5:04 pm