

Minutes
Historic Resources Board
Conduff Conference Room, City Hall
1101 Poyntz Avenue
April 23, 2007
4:00 p.m.

Members Present: Tom Roberts, Vice Chair; Elaine Mohr; Mike Mecseri; Jean Hill; Ray Weisenburger; Bonnie Lynn-Sherow.

Members Absent: Larry Brockson, Chair.

Others Present: Steve Ballard; Brent Bowman; Daniel Crouch; Jim Sherow; Lisa Rockley.

Staff Present: Cam Moeller, Planner; Brad Claussen, Building Official.

1. Consider the minutes of the March 26, 2007 and the April 9, 2007 Historic Resources Board meetings.

Lynn-Sherow moved that the Board approve the minutes. Mecseri seconded the motion, which passed on a vote of 5-0 (Hill had not yet arrived).

2. Discussion with Brad Claussen, Building Official, Code Services

Claussen briefed the Board about Codes Services staff and the inspection process. The Board asked about variances from the building codes for older, historic buildings. Claussen said that the International Existing Building Code, adopted by the City, allows for some flexibility in the building codes for older buildings. Claussen said it is preferable that any proposed deviation from the building codes be made known to Code Services at the beginning of the design process rather than during construction. Roberts suggested there may be a need to educate some of the local design professionals about the International Existing Building Code.

Board members asked Claussen to comment on recent historic environs cases, particularly Leavenworth Townhomes. Claussen discussed the different responsibilities of Code Services and Zoning. The Board recommended a future meeting with the zoning and code inspectors.

A suggestion was made for the City to create a “one-stop shop” for applicants to be made aware of zoning and code issues. It was noted that “pre-application meetings” are typically part of the development process. Commissioner Sherow suggested the process be formalized.

3. ENVIRONS REVIEW
Façade Alterations & Rezoning, Collegiate Marketing Services, 4th & Houston Street

Steve Ballard described the proposal, explaining that the Planned Unit Development would allow for screening printing and embroidery services to be located in the basement of the old Woolworth’s Building. Ballard said the proposal would allow for manufacturing and distribution uses not currently permitted in the Central Business District.

Ballard said they will maintain the retail commercial frontage at street level, and have planned for façade enhancements to be completed four years in the future. Ballard said the façade

enhancements would involve the replacement of the metal awnings. Bowman explained how the new awnings would be more traditional in character.

Roberts asked about the impact of truck traffic. Ballard said the proposal will not lead to more truck traffic and said the business will not create as much truck traffic as neighboring restaurants and bars.

Lynn-Sherow moved that the Board find that the proposal, which limits the new uses to the basement of the structure and which maintains retail commercial uses at street level, 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.

Hill seconded the motion, which passed on a vote of 5-0 (Weisenburger had left the meeting).

**4. REVIEW OF CONTRIBUTING STRUCTURE WITHIN DOWNTOWN HISTORIC DISTRICT & ENVIRONS REVIEW
Sign Permit, Edesia's, 406 Poyntz Avenue**

The Board was presented with drawings showing the design of the proposed sign and its placement on the building façade.

Mecseri 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

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

5. Announcements and Updates

There were no announcements or updates.

6. Future Items

The Board discussed the possibility of the City applying for future Historic Preservation Fund grants to be used towards developing design guidelines for the Downtown Historic District.

7. Upcoming Meetings:

- Thursday, May 24, 2007
- Monday, June 25, 2007

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II

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