

HISTORIC PRESERVATION COMMISSION Meeting Summary

April 14, 2021, 5:00 p.m.

Item 1. Call to Order

Chairman Bissell called the meeting to order at 5:00 p.m.

Item 2. Roll Call

PRESENT: Betty Bissell, Darryl Coutts, Rick deFlon, Marilyn Gerdes and Dennis Hartman.

ABSENT: David Adams and Sylvia Eales

PUBLIC PRESENT: Jody Pasalich and Andy Starkebaum (via zoom)

STAFF PRESENT: Councilmember Sonya Morgan (zoom @ 5:09), City Council Liaison, Laura Mize, Neighborhood Specialist, Logan Sours, Planner and Lisa Morgan Administrative Assistant Community Development.

Item 3. Approval of Meeting Summary – March 10, 2021

Commissioner Coutts made a motion to approve the March 10, 2021 meeting summary with the amendment to Commissioners Comments: Chairman Bissell will not be attending due to Design Guidelines not being approved.

Commissioner Hartman seconded the motion. Motion Carried.

Vote: Motion passed 5-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Gerdes and Hartman.

No: None

Abstain: None

Item 4. Comments from Visitors: None

Item 5. COA's administratively approved since last meeting:

Chairman Bissell asked Mr. Sours to review the administratively approved COA's
Mr. Sours then reviewed the administratively approved COA's

a. COA: HPC-21-009-An application by Neil Wilkerson for a Certificate of Appropriateness for pouring a concrete patio where is currently gravel at 451 S. Thompson.

b. COA: HPC-21-010-An application by Denice Belcher for a Certificate of Appropriateness for painting exterior from historic exterior colors at 108 E. Broadway.

Item 6. COA: HPC-21-006A - An application by Andy Starkebaum for a Certificate of Appropriateness for exterior alteration by replacing tile as needed at 415 S Thompson Avenue.

Chairman Bissell asked for the staff report. Mr. Sours presented the information as listed in the staff report.

Chairman Bissell: Does anyone have any questions

Commissioner Gerdes: She doesn't see from the photos which tiles were talking about, which ones need to be replaced.

Commissioner Coutts are we talking about the ceiling tiles.

Mr. Sours: This application is for the yellow tiles on the front façade of the building.

Mr. Starkebaum: Some of the tiles on the bottom right corner are the wrong color, they are the pink ones and need to be changed out to make them more aesthetically correct.

Chairman Bissell: Just the lower section then, Commissioner Gerdes is this going to be covering pink paint or replace the tile. Commissioner Hartman: How are you going to fix it?

Mr. Starkebaum: Find replacement tile or take from another area on the building and trim a little off by the door maybe in order to use like in kind tile. The alternative is to purchasing new tiles and weathering them a little bit. He believes there was a car wreck and they repaired the damage with the pink tiles, so would like to fix it so it looks correct. Painting the tiles is not a good idea that would just fade.

MR. Starkebaum: Said that they painted the ceiling, He put back one of the windows that was clear he doesn't care for the look of them so he is going to replace them with windows that are ridged on the inside that you cannot see through, they were taken out because someone had painted them, so he is going to clean them and try using those. A couple of them were broken so he is looking for replacement glass for the two but he may have to go with new ones. Wants to definitely use the three as stabilizing windows they are fold out windows and look really good. Everything in the building is 1929 pretty much all original.

Chairman Bissell: That sounds like a good idea, it would be good to get back as close to original as possible. Also what is the copper restoration on the application? Mr. Starkebaum: There is a piece of copper that runs across the base of the windows and it has been buffed a little bit and it looks nice now. There are four panels on the wood door will be cleaning them then putting those back up.

Commissioner Gerders: Are you planning on doing anything with the brick on the building.

Mr. Starkebaum: There is some tuck pointing that needs to be done, the front is pretty solid, he had someone look at it and they told him for has old as the building is it looks really good. There is a new roof on it now so that will save a lot of it.

Chairman Bissell asked if there were any further questions concerning this application. There were none

Commissioner Coutts made the motion to approve Case No. HPC-21-006A for a Certificate of Appropriateness for replacing/repairing the tile as needed at 415 S. Thompson Avenue. Commissioner Hartman second the motion.

Vote: Motion passed 5-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Gerdes and Hartman.

No: None

Abstain: None

Item 7. COA: HPC-21-011 – An application by Jody and Linda Pasalich for a Certificate of Appropriateness for various exterior alterations and signage at 115 E. Broadway.

Chairman Bissell asked for the staff report. Mr. Sours presented the information as listed in the staff report.

Chairman Bissell listed the business that had previously been in that location. And the sign bracket was there from the Garden Shop. Then asked if the sign was going to be sized to fit in the circle of the sign.

Mr. Pasalich: The O and the S would be extending out past the circle if they can make that work. He will have to speak with Ashlock signs to see if that can work. Mr. Pasalich also stated there were no intentions of painting the porcelain tiles on the front of the building.

Commissioner Gerdes was asking for clarification on the paint colors. Mr. Pasalich had the samples with him and approached the commissioners for a better understanding of the color choices.

Commissioner Hartman made the motion to approve Case No. HPC-21-011 for a Certificate of Appropriateness for various exterior alterations and signage at 115 E. Broadway. Commissioner Gerdes second the motion.

Vote: Motion passed 5-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Gerdes and Hartman.

No: None

Abstain: None

Item 8. Comments from Staff:

Laura Mize: We did not receive a flood of nominations for the Historic awards, last meeting
Commissioner Eales mentions having three separate categories; Owner occupied, Commercial and one for Investment property. The Commission discussed the nominations and award winners for the categories as listed below:

Owner Occupied: 403 Concourse, 525 Elms Blvd award to 403 Concourse (Larry & Lisa Krause)

Commercial: 101 South St., 423 S. Thomson, 118-120 E. Broadway awarded to 118 - 120 E Broadway (Brad Eales).

Investment property: 427 Benton, 504 Benton & 515 Benton awarded to 515 Benton (Kenney Manley)

The meeting next month is May 12, Laura will work on the plack with Betty and invite the award winners with an invitation to the May meeting.

Logan Sours: The study session was held with the Planning and Zoning commission regarding the New Design Guidelines, there were some good questions asked, much more in depth questions. The next meeting is on the 26th of April and we will bringing it back forward to them and will hopefully have a motion to approve. Logan invited the Historic Preservation commission to attend.

Lisa Morgan: Let the commission know that she did receive the scholarship for the Main Street conference and has been attending classes all week and will be finished on Thursday, the classes will count toward the CLG credits.

Item 9. Comments from Commissioners: None

Item 10. ADJOURN

Meeting was adjourned at 5:45 p.m.

The next meeting of the Commission is May 12, 2021 at 5:00 p.m.

Meeting Summary prepared by Lisa Morgan, Administrative Assistant, Community Development