

HISTORIC PRESERVATION COMMISSION Meeting Summary

February 11, 2026

Item 1. Call to Order

Commissioner Blaser called the meeting to order at 5:00 p.m.

Item 2. Roll Call

PRESENT: Susan Blaser, Charles Boothe, Darryl Coutts, Rick DeFlon, Jody Pasalich, Anna Sue Spohn.

ABSENT: Sonya Morgan

PUBLIC PRESENT: Mark Green, Daniel Gualtieri

STAFF PRESENT: Mayor Mark Spohn, Council Liaison; Mallory Brown, Community Development Director; Joshua Garrett, City Planner

Item 3. Approval of meeting Summary from November 12, 2025.

Commissioner Coutts made a motion to approve the meeting summary.
Commissioner Spohn seconded the motion. Motion Carried.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Blaser, Boothe, Coutts, Deflon, Spohn, and Pasalich.

No: None

Abstain: None

Item 4. Chairperson Blaser asked if any visitors would like to speak.

Mark Green asked to have the commission review the doors at 115 Excelsior Street, to see if they meet approval. Joshua Garrett informed Mr. Green that this would go on the schedule for review in March.

Item 5. Historic Preservation Commission Schedule 2026

The November meeting is scheduled for Thursday, November 12th due to Veteran's Day on Wednesday.

Commissioner Boothe made a motion to approve the meeting schedule.
Commissioner Deflon seconded the motion. Motion Carried.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Blaser, Boothe, Coutts, Deflon, Spohn, and Pasalich.

No: None

Abstain: None

Item 6. Certificates of Appropriateness

- A. **HPC-26-001** – An application by Daniel Gualtieri for Exterior Altercations at 101 W. Excelsior Street in the Hall of Waters district.

Staff report was given by Joshua Garrett, recommending approval. This is a contributing property in the district.

1. Replace shingles with Dove Gray, 30-year asphalt shingles, a color similar to current roof.
2. Repair wood eaves and fascia with 1X12 pine boards. Scrape loose paint, add wood filler where needed, seal all cracks and seams. Secure any loose woodwork around the exterior of the property.
3. Remove all overgrown vegetation, including the vines going up the building. Remove the old electric meter cans/risers and internet cables. Install new meter can on southwest corner of the house.
4. Replace old windows with new energy efficient windows to match those already replaced. Remove the wood from those that are boarded up and confirm all windows are indeed functional.
5. Remove existing basement wooden entrance and replace with exterior grade 2X4s and plywood.
6. Repair exterior doors on the side and rear of property; remove paint, repair with wood filler and paint.
7. Remove and install new mortar mix where bricks are loose.
8. Color match and repaint the exterior of the structure.

Commissioner Coutts made a motion to approve HPC-26-001 with staff’s recommended conditions. Commissioner Pasalich seconded the motion. Motion Carried.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Blaser, Boothe, Coutts, Deflon, Spohn, and Pasalich.

No: None

Abstain: None

Item 7. Staff Comments.

Joshua Garrett stated that we have not had many administrative applications: Warbird Whiskey sign, HPC-25-022, 251 E Broadway, was approved and has been installed. Two applications will come before the board next month; Knit Ewe Together, 114 E Broadway, has an application to install a new awning, and Mark Green will be on the agenda for 115 Excelsior Street.

Mallory Brown mentioned that the city has received a grant for an Isley Neighborhood Preservation Plan and has just started working with a consultant. The consultant will work with The Isley Neighborhood League (which covers an area of approximately 2 X 3 city blocks), they will focus on community engagement and will work in conjunction with HPC to maintain the historic character when possible.

Item 8. Commissioners Comments.

No additional comments.

Item 9. Adjourn. The meeting was adjourned at 6:07 p.m.

The next meeting of the Commission is currently scheduled March 11, 2026, at 5:00 p.m.

Meeting Summary prepared by Julia Goldstein, Administrative Assistant.