

HISTORIC PRESERVATION BOARD MEETING
Minutes – August 11, 2009

Present: Jon Schler, Kathy Jordan, Yvonne Piquette, Michael Menard, Peggy Page, Bill Cort and Zebulon Miracle

Also Present: Sharon Snyder, North Seventh Street District Resident, Shelly Dackonish, Office of the City Attorney and Kathy Portner, Neighborhood Services

The Board convened at 3:00pm at the Whitman Educational Center.

INTRODUCTION OF NEW BOARD MEMBER: Kristen introduced Peggy Page, the new Board member appointed by City Council to represent the Downtown Development Authority.

PROPOSED NORTH SEVENTH STREET RESIDENTIAL HISTORIC DISTRICT ZONING

OVERLAY: Board Chair, Kathy Jordan, citing a conflict of interest, recused herself from participation in the discussion as a Board member. The Board discussed the proposed zoning overlay that had been developed over the past 2 to 3 months to be used for future development within the North Seventh Street District. A question was raised regarding how many residents had responded to the questionnaire and participated in the process. Kristen stated that 17 questionnaires had been completed and returned, representing 10 properties – roughly one-third of the properties.

There was some concern that there is little distinction regarding which properties were landmarks, intrusions and contributing structures. Jon Schler suggested that the appendix could include a disclaimer that the information was compiled at a point in time and that it is for general guidance purposes. Intrusions and contributing structures can change over time.

Resident Sharon Snyder of 639 North Seventh Street, pointed out many existing problems in the district with photographs of parking, landscaping, doorways, and other modifications. Zebulon Miracle asked whether these guidelines can be regulated retroactively to correct these items. Shelly Dackonish replied that typically the City does not apply regulations in that manner.

Kathy Jordan stated that there had not been enough neighborhood involvement in creation of the overlay zone. The only neighborhood participation was the questionnaires with no opportunity to hash out issues amongst themselves.

Zeb stated that he was comfortable with the role and responsibility that the proposed overlay zone creates and agreed that the guidelines and standards are needed in order to avoid continued degradation of the properties in the District.

Bill Cort thought that the overlay would lead to improved consistency in decision-making about what happens in the District and to the buildings.

Jon agreed that the overlay was a good base level to begin with for the District. In the past, it was assumed that there was something in place that would control some of these design issues and there is not. It is important to get something in place and work from there. If the neighborhood decides they would like more stringent regulation in the future, the overlay can always be updated/amended.

Zeb supported the flexibility of some of the standards and felt that the Board has the tools it would need to make meaningful decisions and recommendations.

The Board agreed it might be helpful to include a link in the overlay or on the City's website to the Secretary of the Interior Standards for Rehabilitation that can also serve as a guidance tool for property owners.

Zebulon Miracle made a motion to support approval of the North Seventh Street Residential Historic District Zoning Overlay, citing that the Historic Preservation Board has the ability to and will review items prescribed by the document and has the tools to carry out the review as necessary.

Jon Schler seconded the motion which was passed on a unanimous vote (6-0).

Kristen mentioned the upcoming presentation by Colorado Preservation Inc. that will be held at the Riverside School at 5:00 pm on September 8, 2009. The presentation is a documentary about Colorado's historic schools. It is free and everyone is invited. The Riverside Task Force will be giving tours of the building before the presentation.

With no further business, the meeting was adjourned at 4:50 pm