

Historic Preservation Board Meeting Minutes - January 8, 1996

Present: Steve Schulte, Sandy Karhu, Pat Gormley, Greg Walcher

Not Present: Ed Chamberlin, David Bailey, Philip Born

Also Present: Kristen Ashbeck, Community Development Department

The meeting was called to order at 4:15 pm by chair Sandy Karhu at the Alpine Bank Building.

MINUTES: Sandy asked for approval of the minutes of the December 4, 1995 meeting. Steve Schulte asked if the letter of property owner approval had been received for the Whitman School. Letters from both IDI and the school district had been received. There were no changes. The minutes were approved on a motion by Pat Gormley and second by Steve Schulte.

GOODWILL BUILDING: The Board reviewed an application by Kreg Obergfell, Architect to nominate the old Goodwill Building to the City Register of Historic Sites, Structures and Districts. Greg Walcher wanted to clarify that just because a building is old, doesn't mean it's historic. In the case of the Goodwill Building, it has long been considered an eyesore. Would designation hinder plans City has for this part of South Downtown (e.g Riverfront, improve viaduct)?

Board members felt it would be useful to have more information as to future plans of riverfront, South 5th Street improvements, and Mr. VanGundy's proposed use for the building in the future.

Sandy pointed out that future plans/uses are not part of the criteria by which the Board is to review a designation nomination--it cannot be denied based on future plans. Still, Steve pointed out, the Board had not recommended any designation be approved to date unless they had some idea of the owner's plans for the future use of the building.

Pat Gormley made a motion that the review of the nomination of the Goodwill Building be tabled until further information regarding City, other plans and the owner's plans is available for review. Greg Walcher seconded the motion which passed unanimously.

DISTRICT NOMINATION PROCESS: The Board reviewed draft materials prepared by Sandy Karhu regarding a process for designating a local historic district. The materials included some ideas as to a petition and/or cover letter that could be used to solicit the approval of a minimum of 60% of property owners within the proposed district as well as a list of additional information that would need to be submitted for review (e.g. description of district, individual inventory forms for each property).

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Pat asked if there were restrictions placed on a district once designated. Sandy read from the

ordinance that states restrictions may be adopted with the creation of a district but it is not mandatory.

The Board felt that the nomination process should be tested by using all or part of a downtown district. They would like to review a map of the district proposed in the Phase 1 Survey at the February meeting to get started on the possible designation of a Main Street district.

EDUCATIONAL VIDEO: Kristen distributed copies of the initial version of the historic video prepared by Grande River Films. Let Kristen know if there are any comments/corrections needed as soon as possible.

PUBLIC INFORMATION MATERIALS: Kristen and Sandy will meet with Steve Schulte's class to initiate their project regarding a public information handout. on the layout of it as well. Steve asked again if anyone had ideas for students to do "mini internships" (20-30 hours) on projects with historic overtones. Call Steve if anyone has any ideas.

OTHER: Sandy passed around a copy of the Fruita land use code which includes an appendix of guidelines for historic renovation. It is very similar to materials used by the National Trust's Main Street Program.

The meeting was adjourned at 5:15 pm on a motion by Greg Walcher and second by Pat Gormley.