



A G E N D A
Historic Preservation Board

Tuesday, September 5, 2017 4:00 pm
Community Development Conference Room
250 North 5th Street

- 1 Minutes of August 1, 2017 Meeting (attached)**

- 2 Presentation and Discussion with Downtown Residents**
Catherine Hursh and Linda Lynch – see separate attachment for presentation

Historic Preservation Board Regular Meeting

Minutes – August 1, 2017

Present: Brandon Stam, Jody Motz, Priscilla Mangnall, Ron Parron and David Bailey

Not Present: Troy Reynolds and Chris Endreson

Also Present: Kristen Ashbeck, City Community Development; Bennett Boeschstein, City Council

The meeting was called to order 4:00 pm at City Hall.

Minutes of May 2, 2017 Meeting. With the correction of the spelling of her name, Priscilla Mangnall made a motion to approve the minutes of the May 2, 2017 meeting as written. The motion passed unanimously (5-0) on a second by David Bailey.

Introductions. New member representing the Downtown Development Authority, Brandon Stam, was introduced to the Board. Brandon is the Executive Director of the DDA and welcomed the opportunity to participate on the Board.

Discussion with Downtown Residents – Downtown Plan Presentation. Two members of the community had attended the May 2017 Board meeting and had requested to attend the August meeting to discuss downtown activities. Kristen stated that the citizens were not able to make the August meeting but have requested to attend the September Board meeting.

In preparation for that meeting, Kristen provided the Board with a brief overview of the Greater Downtown Plan and the Downtown Plan overlay. The Plan emphasizes the importance of downtown where infill development and redevelopment of underutilized properties should be concentrated. Prior to adoption of the Plan in 2013, there were many well-attended public meetings, some of which specifically addressed the residential areas within the downtown area.

Recently, concerns have been expressed by the community regarding preservation of historic structures and general preservation of the character of the older neighborhoods. The guidelines and standards in the Plan relative to this concern include:

- Discourage demolition of existing historic homes
- Maintain and enhance the historic character of the streetscape
- Do not allow further encroachment by non-residential, higher intensity/density or more intensive uses
- Maintain the existing character of house styles
- Allow multifamily development where zoning allows but site and building design must be compatible

Kristen suggested that the citizens provide information in advance on what they would like to discuss with the Board. That will be provided along with the September agenda.

Updates and Discussion

- **Downtown Historic Building Markers** – David reported that compilation of written materials and photographs was complete. The Sign Company will create drafts of each to be edited. Once drafts are finished, they will be provided to each owner to review

and approve for installation. David suggested that the drafts be mailed to each owner via certified letter. A signature form authorizing installation will accompany the drafts.

- **R-5 High School Site** – Brandon stated that the DDA Board had recently approved a purchase option contract with the developer. He stated that the current plan is to develop 35 townhomes on the property behind the school. As far as the R-5 building, a specific plan is being developed which could include the use of historic tax credits. The building is currently leased to several tenants including the SuperRad art project. Councilman Boeschstein expressed concern over the public meeting that had been held and the consultants' presentation style that was difficult for citizens to listen to and absorb the information. David stated that a public presentation should be made in the broader context of downtown development
- **North Avenue Street Name Change** – Bennett explained the position of the majority of City Council in supporting the name change to University. The change will be phased in over several years. Priscilla suggested that CMU purchase the naming rights to be able to make the change. Ron asked whether Lincoln Park would be acquired by CMU – no one was familiar with that possibility.

Kristen stated that there was some interest from members of Council to see what could be developed to commemorate the history of the corridor. It might be a future project for the Board to be involved in.

- **D&RGW Railroad Depot** – Kristen and Brandon have both had contact with the owner in the past few months. Brandon stated that the owner is working to secure an anchor tenant. Kristen stated that the owner/DDA are completing the first phase of work with a State Historical Fund grant. A local architect, Eric Kraai is the consultant working with the owner on the first phase.
- **DOE Cabin Project** – Kristen reported that the project continues to move ahead. The State Historic Preservation Office had recently approved the hazardous materials mitigation work which is now getting underway.
- **Stranges Store** – Kristen had a call from the owner regarding State Historical Fund grants that could be used for the building. The owner was very interested and will be following up with discussions with the State. Kristen suggested a first step would be a Historic Structure Assessment as has been completed on several other downtown buildings.

Selection of Board Chair. The Board decided to postpone the item until a time when the full Board is present.

The meeting was adjourned at 5:15 pm.