

Historic Preservation Board Regular Meeting

Minutes – March 6, 2018

Present: Chris Endreson, Jody Motz, Ron Parron, Greg Gnesios, Troy Reynolds and Brandon Stam

Not Present: David Bailey Also Present: Kristen Ashbeck, Community Development

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

Minutes of February 6, 2018 Meeting. Ron Parron made a motion to approve the minutes of the February 6, 2018 meeting as written. The motion passed unanimously (6-0) on a second by Jody Motz.

Review of Proposed Lowell Village Townhomes (R-5 block)

Kristen provided the Board with background regarding review of this development proposal. While this property is within the North Seventh Street Historic Residential District, the adopted guidelines and standards are applied to the property as advisory only. A Certificate of Appropriateness review is not required but the Board may review the proposal to provide suggestions to the developer relative to the guidelines and standards. The Board referenced proposed plans for the development, a project report that summarizes the proposal and the pertinent sections of the guidelines and standards that had been provided to the Board.

The proposal at this time is development of 36 townhomes on the vacant area of the block. Detached garages are proposed on most of the lots and the 2nd floor of the garage could be developed as an Accessory Dwelling Unit. Proposed amenities on the site include garden areas, a greenhouse, recycling and composting collection, a pedestrian plaza and an event space. Brandon Stam added that the school is not a part of the present proposal. There are parameters in place in the Downtown Development Authority (DDA) contract with the developer that stipulate at what time the school would be transferred to the developer. The Juniper Ridge charter school currently occupies the building.

Board discussion included the following topics and comments:

1. Suggest the developer review the attached excerpts from the North Seventh Street Historic Residential District Guidelines and Standards. While they apply as advisory only to this property, they are an excellent reference for the preferred overall character of streetscape, site development, architectural design as well as architectural details for all properties within the National Register District, including this entire site.
2. Appreciate that the front lawn is generally being maintained; however, suggest the garden on the prominent corner of 7th and Grand be relocated since the area will be void of vegetation for much of the year. It is felt that this is a gateway intersection into downtown and also the Historic District and this proposed use does not fit well in that context.
3. Prefer the character depicted in the elevation drawings with emphasis on the following elements which are consistent with the Guidelines and Standards:
 - steep, pitched roofs (guidelines and standards specify 6:12 or greater)

- pronounced windows in horizontal bands, 2 story massing
- horizontal siding, gables facing street, front porches

4. Appreciate that exterior materials of townhomes don't match the historic school but some use of brick on façade (e.g. wainscotting on front facade) would be appropriate. Would appreciate a material and color pallet to better understand the intent.

5. Façade materials should not include any modularity, no aluminum and no stucco as these are not consistent with the Guidelines and Standards nor the overall character of downtown historic homes.

6. The Board would like to see some response in that the developer has done due diligence and at least reviewed the Guidelines and Standards and these comments and see the architectural design follow-up such as drawings from the new architect rather than those presented which, the Board understands, were developed by an architect previously working on the project.

Kristen will provide these comments along with those of other review agencies to the developer.

Letter of Support – Lowell School Historic Structure Assessment. A draft letter of support had been included in the Board packet for review. The Board accepted the letter as written. Kristen will provide it to the DDA to include in its application.

2018 Board Activities. Based on the discussion at last month's meeting, the Board reviewed the activities that had been suggested.

- **Historic Preservation Month (May) – Museum Events, CLG Presentation. 7th Street Walking Tour**
Kristen will get a list of Museum events from David Bailey and include in a City press release. The Board would still like to have a presentation by the State regarding Certified Local Government (CLG) process and benefits. Earlier in May would be best. Kristen will look into possible dates for State staff to visit.
- **Historic Preservation Pub Crawl (October 5th or 6th).** Kristen stated that, in speaking with the City Attorney, the Board may work on the organization of and attend this event but that it was not recommended that the Board actually sponsor it. We will work with David Bailey on it.
- **Hawthorne and/or Washington Park Walking Tours in Conjunction with Community Streets Event – October 13, 2018.** Kristen had discussed this with Kathy Portner, staff to the Urban Trails Committee. It could be an added activity to the event that will be in its second year. It would be good to include the neighborhood associations in the event.
- **Most Endangered Places Nominations – Due August 20, 2018.** The Board will continue to look into a couple of sites for potential nomination: the Indian School or the Tunnel, Colorado town site.

The meeting was adjourned at 5:10 pm.