



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday September 13, 2022

7:00 P.M.

Members Present: Mark Simon, John Jacobs, Beth Bodan, Amanda Ziehm
Suzi Reinhold, Carl Klein, Sarah M. Dreller,

Members Absent: Jamie Morris, Stuart Cohen, Aleca Sullivan

Staff Present: Cade W. Sterling; Carlos D. Ruiz

Presiding Member: Suzi Reinhold, Chair

Notes Taken by: Cade W. Sterling

Agenda

New Business

A. 1247 Ridge Avenue – Ridge Historic District – 22PRES-0165

Omar Gutierrez, architect, submits for a Certificate of Appropriateness to demolish an existing wood frame deck and stone retaining wall at the homes rear volume and construct a single-story frame addition and concrete retaining wall in the same footprint.

Applicable Standards: Demolition [1-5]; Alteration [1-10];

Construction [1-5; 7-8; and, 10-15]

- Commissioner Dreler recused herself from questioning, deliberation, and the final vote due to a conflict of interest with the case.
- Tom Giella, homeowner, provided a brief overview of the project and the desire to add habitable space while also resolving points of perennial water infiltration causing damage to the interior of the home.
- City staff asked Mr. Giella to elaborate on the materials used for the addition and how they relate to the homes existing materiality.
- The proposed materials match the predominant materials on the home including aluminum clad wood windows, wood clapboard siding of same exposure to existing, and flat roofing membrane.
- Commissioners asked the applicant about the proposed window configuration, double-hung with transom, and why it was chosen

- vs a taller double-hung.
- The applicant said the choice was made to mimic the existing window configuration at the small rear addition the new addition would replace, as well as the existing window configuration of the existing sunroom on the home.
 - Commissioners asked if the applicant would consider altering the window to match the simple double-hung configuration on the homes south elevation since it is most closely visually related to those. The applicant agreed to consider this change.
 - Commissioners discussed the proposed parapet including its height and how the solid space it creates could be broken down or minimized.
 - Commissioners discussed the potential to reduce the height of the parapet wall to reduce the solid area, as well as continue the existing frieze band on the home at its existing datum around the new addition. The applicant agreed to explore this with his architect and agreed it was a worthwhile change.
 - Commissioners further discussed an alternative which would remove the parapet wall altogether in favor of a low sloping roof, but acknowledged the pitch may be too shallow to adequately shed water.
 - Commissioners debated a motion to either require modification of the window configuration or make it a non-binding recommendation, ultimately determining it should be left to the homeowner and architect to decide since both configurations are present on the home.
 - Commissioners debated the reduction of the parapet wall or low sloped roof vs simple extending the frieze band around the existing addition to reduce and break down the large solid area above the windows. Ultimately Commissioners determined that two alternatives would be proposed and further discussed with the applicants architect and reviewed by staff administratively.
 - A motion to approve with conditions was carried on a 6-0 vote with one abstention (Dreller). Conditions include an administrative review of the following alternatives in order to comply with Standards for Construction #3 (pattern of fenestration) and #4 (rhythm of solids to voids in a façade).
 - Removing the proposed parapet wall altogether in favor of a low sloped roof, with gutter and frieze/fascia detail mimicking the condition at the homes front-facade sunroom addition. The frieze/fascia detail would follow the same datum that is already established on south volume of the home.
 - If removing the proposed parapet is problematic for some structural reason not understood at the meeting, they recommend simply continuing the frieze detail above the proposed fenestration to break down the mass or solid

cladding above.

- The Commission further issued a non-binding recommendation to explore incorporation of a double-hung window without transom to better mimic the existing conditions and pattern of fenestration on the home.

3. APPROVAL OF MEETING MINUTES

A. Minutes of July 12, 2022

- A motion to approve the minutes as presented was carried on a vote of 6-0 with one abstention (Dreller).

4. DISCUSSION

A. Preserve 2040 - Preservation Commission Long-Range Work Plan

Staff proposes review and discussion of the Preserve 2040 Work Plan. The document intends to be the Commission's principle policy document which outlines specific goals, policies, and strategies to guide and support preservation activities in the City across the next 20 years. The previous plan was developed in 1980 and has seen its associated initiatives and goals realized.

- City staff provided a presentation on the Preserve 2040 plan which covered the planning process to date, planning objectives, vision, mission, and value statements, plan organization, priority initiatives, and background on implementation.
- Commissioners provided initial feedback on the document including general comments on short and long-term initiatives, the relationship to prior planning documents, and general plan organization.
- Commissioners asked for a clearer picture of the proposed implementation for the initiatives, specifically which are actionable and which are supportive in nature.
- Staff provided direction on the timeline for receiving feedback, noting the document was a lot to digest in a weekend and it was anticipated that 2-3 months of review and comment would likely take place prior to adoption of the document.
- Commissioners who sat on the Long-Range Plan Subcommittee addressed some comments as well as the vision to diversify the program beyond resource management, activate partner organizations, and provide robust incentive and education and advocacy frameworks.

B. Downtown Heritage Resource Survey

- Staff provided an update on the Downtown Heritage Resource Survey to date, and outlined next steps.
- Two of the three surveys were completed and the third was

scheduled. Once the surveys are completed, staff will digitize the paper forms, insert the photos, and write the report for review by the Commission. Staff anticipates this to be completed by December or January.

C. Legacy Business Pilot Program

- Staff provided an update on the City's Legacy Business Pilot Program being developed in partnership with a subset of the Preservation Commission, the City's Planning and Zoning Division, Economic Development Division, and Councilmembers Wynne and Kelly.
- To date, staff and Commissioners Reinhold and Klein had helped to create a framework for the program including writing the purpose and goal statements as well as eligibility criteria.
- 31 local businesses were identified and contacted to serve as a steering committee for creation of the programs incentive framework as well as to determine appropriate program administration.
- Commissioners asked how these businesses were determined. Staff noted that they were selected due to their diversity in age, use or product/service provided, as well as diversity in ownership and location.
- Commissioners asked about future involvement by the Preservation Commission. Staff noted that the program was largely an economic development tool and that the incentive framework and bulk of the administration would likely be handled by the Economic Development Division and Economic Development Committee. However, it seemed appropriate for the Commission, a subcommittee, or Preservation Planning Staff to review the proposed nominations, write each statement of significance, and also determine what character defining features exist that should be retained due to their association with the businesses identity and traditions.
- Further updates will be provided to the Commission at its regularly scheduled meetings. The Legacy Business working group is currently scheduled to meet bi-weekly on Thursday afternoons.

Adjournment:

The meeting was adjourned at 9:35pm