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**LANDMARK PRESERVATION COMMISSION**

**Special Meeting**

**January 7, 1997**

**Council Liaison: Gina Janett**

**Staff Liaison: Joe Frank**

**Commission Chairperson: Jennifer Carpenter (255-0960)**

**SUMMARY OF MEETING: A sign valence was approved for #13 Old Town Square Pavilion to be installed around the entire building. The design, color and lighting was approved for the malt silo being installed at #6 Old Town Square, Coopersmith's Brew Pub. The LPC approved Part II for the State Tax Credit program for projects completed on the William C. Stover House, 503 Remington and the John M. Riddle House, 530 Smith Street. The 1996 Outstanding Historic Renovation Award was discussed.**

**CALL TO ORDER AND ROLL CALL:** Jennifer Carpenter, Commission Chairperson called the meeting to order 5:40 p.m., 281 North College Avenue. Nicole Sneider, Secretary called the roll. Commission members Jennifer Carpenter, Jean Kullman, Ruth Weatherford, Bud Frick, Per Hogestad and Diana Ross were present. James Tanner was absent. Karen McWilliams, Joe Frank and Leanne Lawrie represented staff.

**GUESTS:** Brad Page, Coopersmith's Brew Pub and Glenn Konen, from Architect's Studio; Bob Hoffert, 530 Smith Street, the John M. Riddle House;

**AGENDA REVIEW:** None.

**STAFF REPORTS:** None.

**COMMISSION MEMBERS' REPORTS:** Ms. Carpenter reported on the Downtown Development Authority meeting where the new City Plan, Principles and Policies was discussed. She explained that the DDA was interested in allowing increased height of buildings in the downtown area. The area currently allows four stories, which was the height of the Linden Hotel. The LPC felt that taller buildings would overpower existing historic structures. Mr. Frick suggested a setback for the upper levels, allowing for a compromise. Ms. Carpenter also said that the width of the street was another point of disagreement which was discussed at the meeting. She explained that the DDA wanted meandering streets. Mr. Frank clarified that the discussion was focused on streets within blocks versus public streets and added that they also discussed diversity of buildings. Ms. Carpenter explained that she was concerned that development in the downtown area would affect historic areas. Mr. Frank said that they were interested in a diversity of uses. Ms. Carpenter asked if it would extend to architecture. Mr. Frank

answered that they were looking to include more cultural and entertainment uses. Mr. Frick reported that the proposed new County Justice Center had been voted down and that the DDA did not like the proposed design for the Center.

**APPROVAL OF MINUTES: The October 8, 1996 LPC meeting minutes were accepted as submitted.**

**Ms. Carpenter added an explanation as to why she had abstained from the vote concerning the proposed barley malt silo, by Coppersmith's Brew Pub on Page 5 of the October 27, 1996 LPC meeting minutes. She added that she had abstained because she did not think any design was appropriate for the proposed silo.**

**OTHER BUSINESS:** Ms. McWilliams explained that Saltillo's Grill had appealed to City Council the LPC's decision to remove the paint from the square transom glass windows. She asked if all of the LPC members had seen the painted windows before voting on the issue and they all had. Ms. Weatherford expressed that she had thought that the paint was reversible. Ms. McWilliams requested that each Commissioner get a complete list of each person who had contacted them with a complaint regarding the paint. She said that she was only interested in the number of complaints. It was discussed that the number of complaints had not affected the LPC's decision. Ms. Carpenter explained that their decision was based on guidelines. The DDA was also contacted to attend the appeal scheduled for the February 4, 1997 Council meeting.

#### **CURRENT DESIGN REVIEW:**

##### **#6 Old Town Square - Malt Silo Installation**

Ms. McWilliams reviewed the staff report and explained that the proposed corrugated steel silo was revised to have a twelve foot diameter because the silo was not manufactured with a ten foot diameter, as originally reviewed. The sign company had provided several color plans for the proposed signs. Glenn Konen from Architect's Studio, explained that the sign company made every fifth detail on the sign green and the rest were a gray galvanized color. He said that he had a preference to have all the details green. Mr. Frick asked if underneath lighting was proposed for safety. Mr. Hogestad asked for details concerning the proposed goose neck light fixtures. Mr. Konen explained that they were galvanized fixtures to blend in with the silo and were of a design which was commonly used around Old Town. The lights would softly illuminate the Old Town logo sign on the silo. A conduit exists hidden behind the structure and is connected to a junction block. Mr. Hogestad had concerns about the additional light fixtures and explained that the area had a lot of ambient light around at night which already existed. The Commission discussed whether the additional lighting from the gooseneck fixtures was necessary. The LPC and the applicant then discussed

the color scheme. Mr. Page said that he preferred to have less green on the structure in order to maintain the silo better and when painted, the structure would stand out more. Mr. Konen added that two galvanized rolled section channels were proposed for the tank, but he didn't really know if the channels were manufactured galvanized.

**Ms. Weatherford moved to we accept the proposed Malt Silo as submitted with the galvanized structure unpainted, and the lighting as submitted. Mr. Hogestad proposed a friendly amendment to eliminate the gooseneck lights because he did not feel comfortable with the light fixtures, the lighting from down below was good enough for safety and the surrounding ambient light was sufficient. The friendly amendment was not seconded. Mr. Frick seconded the original motion, which passed four to one. (Yeas: Weatherford, Frick, Kullman, Ross) (Nays: Hogestad) (Ms. Carpenter abstained because she did not think that any design was appropriate.**

**503 Remington, William C. Stover House - Restoration of the Building, Part II for the State Tax Credit Using a Local Landmark Rehabilitation Grant**

Ms. Lawrie explained that the LPC had approved Part I of the work for the Local Landmark Rehabilitation Grant Program. Staff recommended approval of Part II of the proposed work in order to complete the restoration project.

**Ms. Weatherford moved to approve the application for restoration work for State Tax Credit on the William C. Stover House as proposed. The motion was seconded by Ms. Ross, which passed unanimously. (6-0)**

**530 Smith Street, John M. Riddle House - Re-Roof, Part II for the State Tax Credit and Using a Local Landmark Rehabilitation Grant**

Re-roofing the house and garage on this property was completed for the Local Landmark Rehabilitation Grant Program. Bob Hoffert, owner reported that the work was completed and went smoothly. The applicant provided documentation and staff recommended approval of the replacement cedar roof.

**Mr. Hogestad moved to accept the application as submitted for 530 Smith Street. The motion was seconded by Ms. Ross, which passed unanimously. (6-0)**

**#13 Old Town Square Pavilion - Add Valence**

Ms. McWilliams described the structure as a stand alone building in the plaza which was historically non-contributing. The application included no additional lighting and the method of attachment for the valence was illustrated. Mr. Frick concluded that the

Plum valence was proposed to be installed around the entire building. Two logos were proposed by the doors.

**Ms. Weatherford moved to approve the application for the valence with signs to surround Huckleberry's at #13 Old Town Square Pavilion. The motion was seconded by Ms. Ross, which passed unanimously. (6-0)**

**DISCUSSION ITEMS:** The LPC discussed awarding the Outstanding Historic Renovation Award and reviewed a list of all 1996 projects which had gone through design review. The criteria for the award addressed attention to historic detail and the use of appropriate restoration techniques. Ms. Carpenter said that the work done on the William C. Stover House was minor. Ms. McWilliams had suggested St. Joseph's Catholic School, but Mr. Frank commented that the contractor had not matched the mortar successfully. The LPC decided that they would skip the issuance of the award this year because they could not determine any project to be really outstanding.

**OTHER BUSINESS:** Ms. Lawrie reported that Staff had received twenty-five applications for the Rehabilitation Grant Program totaling seventy thousand dollars in grant funds. She explained that only twenty thousand dollars was available for the program this year. She added that it would be a difficult task in awarding the grants because many worthwhile projects were being proposed. A Sub-Committee consisting of Ms. Carpenter, Ms. Kullman, Mr. Frick and Ms. Weatherford was scheduled to meet to help rank the applications ahead of time. A brief slide show of all the properties was scheduled for the January 14, 1997 LPC regular meeting.

**The meeting adjourned 6:45 p.m.**

**Submitted by Nicole Sneider, Secretary.**