



**Historic District Commission Meeting Minutes
Remote Meeting on Zoom**

CALL TO ORDER

Vice Chair Ashley Meier called the meeting to order with a quorum at 7:05 p.m. Mary Ewald-Sayles joined at 7:15 p.m.

INTRODUCTIONS & ROLL CALL

Present: Mary Ewald-Sayles, Grace Sayles, Lorelie Doerr, Steve Goss, Ashley Meier

Absent:

Excused: Adam Gac

Others: Staff Liaison Scott McKillop

APPROVAL OF MINUTES

Motion made by G. Sayles, seconded by S. Goss to approve meeting minutes as written for November 11th, 2020.

Motion carried.

PUBLIC COMMENT - NON-AGENDA ITEMS

None.

OLD BUSINESS

None.

NEW BUSINESS

1. HDC 20-20 – 1820 6th Street - Zimcosky - Requesting COA authorizing replacement of decking on front porch.

Present: John & Lori Zimcosky, owners.

Mr. Zimcosky said he wants to replace the decking on his front porch. He said they are tongue and groove, believed to be pine, are painted green but won't hold paint anymore. He said he had been replacing boards as they have been rotting and believed he had replaced the steps approximately three times in the last twenty years. He explained he would like to replace the steps as they will no longer hold paint even when sanded down. He would like to replace with Timber Tech composite decking material. The railings and ceiling will not change.

A. Meier asked which collection they were looking at. Mr. Zimcosky replied the Reserve Collection.

A. Meier said she did not find where that collection was available in the narrow decking board. She said she had been looking at the Vintage Collection with similar colors found under the Aztec Collection. She

stated that was quite a bit closer to the existing boards. She explained they try to steer people to what looks the same as the existing material and his decking looked to be about 3.5 inches and asked if he were open to using that size.

Mr. Zimcosky inquired about what to use for the steps because they were wider. A. Meier replied it was fine to use a wider board because they were traditionally wider, noting 3.5 boards weren't typically used on stairs. He was concerned the colors wouldn't match. A. Meier explained they usually have wider boards for steps available in the same material and colors as the decking boards.

Mr. Zimcosky was a little confused as he said he had never worked with composite materials before and said he felt like he had been thrown a curve with the different size request but Mrs. Zimcosky understood it would be more amiable if they could find something comparable in the 3.5 inch board width.

A. Meier said she had been to the Timber Tech website and found they have narrow planks in certain collections available in a variety of colors and one that was very similar to the gray they had picked out.

G. Sayles asked what would happen if they couldn't get what they needed to match for the steps after having been approved for the recommended materials. S. McKillop answered the applicant would need to contact him and then he would in turn contact the commission members to see if they would agree on an alternative material. He stated companies try to match the look and dimensions of traditional materials.

A. Meier said she had looked into what was available from that specific company and wouldn't ask it of them if she hadn't thought it was available and explained how to get to the Vintage Collection materials she was referring to on the website. She said she had a quote sent to check on pricing and it seemed within reason.

Motion made by A. Meier, seconded by S. Goss, in regard to case HDC 20-20, property at 1820 6th Street, for replacement of front porch decking currently wood, to replace it with Timber Tech composite decking using the 3.5 inch narrow plank option for stepping and stairs and that it does adhere to the U.S. Secretary of the Interior's Standards for Rehabilitation 1 – 10, and Section 64-11 of the City's code 1-5.

Motion carried unanimously.

Mr. Zimcosky asked if he would receive the approval in writing. S. McKillop explained to Mr. Zimcosky that he would receive a Certificate of Appropriateness and then would need to apply for a building permit at the building department for which S. McKillop would then sign off.

2. HDC 20-21 – 615 N. Grant – Hofmann - Requesting COA authorizing rehabilitation, repair and addition to a residence.

Present: Wayne & Cadia Hofmann, owners

Mr. Hofmann explained he and his wife would be rehabilitating the interior and exterior of the house. He said the exterior is in pretty good shape with some damage to the soffit and siding but needs a good coat of paint. They plan on reopening closed off windows and replacing windows and doors. Otherwise, they intend on leaving the exterior as is.

A. Meier commented she would like more details and specifics about their materials. Mr. Hufmann stated they would be selecting materials as they went and wondered if they could just get approval for the overall approach and then return for approval for materials as they are chosen. A. Meier stated the commission didn't approve general plans and explained how the process worked.

S. McKillop said the request was to approve a Certificate of Appropriateness to proceed for the project based on Mr. Hufmann's plan and personally felt they had enough information to grant it.

S. Goss agreed. S. McKillop continued, saying Mr. Hufmann had indicated he would bring material selections in to him which would then be forwarded to the commission.

Mr. Hufmann added he had based his report on the Historic Work Review Guide to categorize work being done as far as which work needed review by the commission and the historic preservation officer. He seemed to be under the impression he needed the Historic District Commission's approval in order to apply for building permits for interior work. Mr. McKillop explained interior work did not need to be approved.

A. Meier commented he only needed approval for exterior work.

M. Ewald-Sayles said they have always asked applicants for drawings of the work to be done and asked for windows to be of the same type, style and size along with providing the specifics of materials and products being used so there is no miscommunication.

Discussion took place regarding approving the project as a whole without providing specifics. S. McKillop suggested issuing a Certificate of Appropriateness for the project with having the applicant return when materials were selected. The majority of the commission members did not seem agreeable in doing so.

M. Ewald-Sayles stated applicants should be treated the same in regards to providing specifics for projects.

Mr. Hufmann stated all interior work was currently planned so he didn't have a problem returning at a later date but it would become a problem after February. He did request to be notified of anything within the report that the commissioners would like him to address so that he could be prepared before returning.

A. Meier explained they needed to know the specifics of the before and after so they can help guide the decision making in order for it to retain the same look as much as possible, within reason.

G. Sayles asked if he could possibly bring a sample of the front porch decking material to the next meeting. Mr. Hufmann said he planned on refinishing the boards and S. McKillop added that it was considered ordinary maintenance.

L. Doerr asked if Mr. Hufmann had taken on a project of this size before. He said he works in construction management and has done some projects, but not as large as this. L. Doerr said she was more confident that he would select aesthetically correct materials that would also protect his investment for the future knowing this.

Motion made by S. Goss, seconded by G. Sayles, in regard to case HDC 20-21, property at 615 N. Grant, to refer this to the next meeting.

Motion carried unanimously.

OTHER BUSINESS

None.

ADJOURN

Motion made by G. Sayles, to adjourn the meeting at 7:48 p.m. Meeting adjourned.

Prepared by: Lisa Griffiths, Planning & Zoning Administrative Secretary