



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

CALL TO ORDER

Chair Mary Ewald-Sayles called the meeting to order with a quorum at 7:00 p.m.

INTRODUCTIONS & ROLL CALL

Present: Mary Ewald-Sayles, Grace Sayles, Ashley Meier, Adam Gac, Steve Goss

Absent: Lorelie Doerr

Excused:

Others: Staff Liaison Scott McKillop

APPROVAL OF MINUTES

Motion by A. Meier, seconded by S. Goss to approve meeting minutes for December 9, 2020 as corrected. Correction will be made to change A. Meier from absent to excused.

Motion carried unanimously.

Motion by S. Goss, seconded by A. Meier to approve meeting minutes as submitted for January 13, 2021.

Motion carried unanimously.

Motion by S. Goss, seconded by G. Sayles to approve meeting minutes as submitted for February 10, 2021.

Motion carried unanimously

PUBLIC COMMENT - NON-AGENDA ITEMS

None.

NEW BUSINESS

1. HDC 21-03 – 1820 6th Street – Zimcosky - Requesting a COA authorizing the installation of replacement windows and storm windows/screens.

Present: John Zimcosky, owner.

Mr. Zimcosky explained he would like to replace three 28" x 71" aluminum windows including storm windows and screens on the first floor. He said the windows are over 30 years old, in disrepair, are hard to clean and don't function very well any more. They will be replaced with the same size aluminum double-hung windows in white with the existing exterior trim remaining the same. He is also requesting to replace five double-hung wood windows on the second floor which are also over 30 years old. Mr. Zimcosky stated the storms and screens would not be replaced because the weight and pulley system is in dire disrepair and cleaning the storm windows would be almost impossible without using a ladder. The new windows will be wood, have the tilt-to-clean feature and will be aluminum clad on the exterior. The window size and exterior trim will remain the same.

Motion made by S. Goss, seconded by G. Sayles, to grant a Certificate of Appropriateness for case HDC 21-03 – 1820 6th Street as recommended by staff, and referred to and supported by the U.S. Secretary of

the Interior's Standards for Rehabilitation 1, 2 3, 4, 5, 6, 7, 8, & 9 and Section 64-11c of the City's Historic Preservation Code.

Motion carried unanimously.

2. HDC 21-04 – 1213 Center Avenue – Sting – Requesting a Notice to Proceed authorizing demolition of a detached cinder block garage.

Staff indicated the staff report began with page seven. Pages eight and nine were added erroneously.

The owner was not present. Staff indicated the owner must be in attendance to present evidence in order to proceed with the Notice to Proceed. Members of the historic commission asked if staff knew why the applicant desired to demolish the garage but it was not known.

A. Meier inquired if they could issue a Certificate of Appropriateness since the garage was not original to the house. Staff explained any time work is done with an adverse effect, a Notice to Proceed must be issued according to the City's historic district's preservation regulations.

A. Meier stated an argument demolishing the garage could be made that it could be an improvement to the property. Staff replied the argument could not be made because the garage itself is a historic resource as part of the property. Brief discussion took place between the members regarding whether demolishing the garage was actually an adverse effect or not. Staff commented demolition always has an adverse effect unless a historic commission issues a Notice to Proceed under the City code. Demolition can never be issued a Certificate of Appropriateness.

Motion by G. Sayles, seconded by S. Goss to postpone.
Motion carried unanimously.

OLD BUSINESS

None.

OTHER BUSINESS

Adam Gac announced he and his wife were relocating to Vermont and was resigning his seat on the Historic District Commission effective immediately.

M. Ewald-Sayles asked if there was a moratorium on changing a single-family home into a multi-family home. Staff replied a moratorium did not exist. It simply is not permitted. M. Ewald-Sayles asked staff to investigate 2148 Center Ave. Staff indicated she should contact the Code Enforcement Department directly.

ADJOURN

Motion made by A. Gac, seconded by G. Sayles to adjourn the meeting at 7:25 p.m. Meeting adjourned.

Prepared by: Lisa Griffiths, Planning & Zoning Administrative Assistant