

HPC
Monday, September 26, 2011

Commission Members:

Linda Mann-Chair	Melody Gibson
Mary Flicek	Al Wharton
Ron Prescher	Bruce Wildes
(1) Vacancy	

City Representatives:

Molly Patterson-Lundgren, City Planner
Phil Rosendale, Zoning Administrator

PROCEEDINGS OF THE HERITAGE PRESERVATION COMMISSION

The regular meeting of the Heritage Preservation Commission was held on Monday, September 26, 2011 at City Hall and was called to order at 9:05 am by Linda Mann.

Roll found members Mann, Flicek, Prescher, and Wildes present. Members Gibson and Wharton were absent.

Changes/Additions – None.

Commissioners Flicek and Wildes moved to approve the minutes from August 29 with the following change. Adopted unanimously.

1. Remove “Chair Mann” at end of paragraph on last paragraph of first page.

Design Review – Silver Star Saloon, changing name from Loco Gringos – sign application and self-contained cooler.

Commission members were provided with a copy of the application, and drawing of the proposed sign, an application for the self-contained cooler has not been submitted. The applicant was present. Molly reported that the new owners of Loco Gringos are changing the name of the restaurant to Silver Star Saloon and came in with the sign application last week. The proposed sign is a projecting sign and an existing bracket installed on the building will be used. The cooler will be installed on the rear of the building, the applicant provided a drawing only.

The applicant, Kyle Sather addressed the commission and stated that the existing tin roof will be removed and replaced in the rear of the building to install the cooler. The cooler will be against the rear of the building so the door has access thru the rear of the building, the cooler will also cover the outside access to the basement.

Commission members discussed the sign application and the proposed cooler, it was decided that more information was needed for the cooler and a design review application is needed for the proposed cooler. Commissioner Prescher volunteered to go to the site and prepare an illustration for the commission.

Commissioners Flicek and Wildes offered the following motion and moved for its approval. Adopted unanimously.

Whereas the illustration for the Silver Star Saloon & Grill sign appears to meet the basic requirements for signage in the historic district in terms of sign type (projecting) and amount of signage allowed, and

Whereas the materials submitted for the design review of the sign were submitted after the deadline for this meeting of September 26, 2011, and

Whereas all of the required information (as stated in Section 315 of City Code) has not yet been submitted but the HPC recognizes that there is a need to expedite a decision for this project,

Now therefore, the proposed window sign/painted projecting sign design as submitted 9/26/11 for Silver Star Saloon & Grill is approved with the following conditions:

1. The applicant will provide any final changes to the sign including lettering style
2. The proposed sign will meet all requirements for section 310.15, Subdivisions 5&6
3. The final sign illustration will be approved by City Staff and a committee of the HPC comprised of: staff, Mary Flicek and Bruce Wildes.

New Business

Molly brought forward for discussion membership to the Main Street Program. Last year the city had an associate membership in the program; Molly recommends associate membership again for the 2011/2012 year. After discussion, commission members Flicek and Prescher moved to direct staff to continue the city's associate membership in the Main Street Program. Adopted unanimously.

Potential changes to the sign ordinance were discussed. Molly provided a draft of proposed changes to yard signs and sidewalk signs. Commissioners discussed the proposed changes. It was decided to table the issue and that more discussion was needed.

Commission members discussed upcoming HPC priorities and projects. Discussion included plaques for historic buildings; revisiting sign ordinance; technical assistance program; and website portal.

Old Business

Molly updated the commission on the MN Homefront Traveling Exhibit.

Molly updated the commission on the Doffing Foundation Clock project.

Commission members that attended the SHPO Conference gave a report on the conference.

Molly brought forward for discussion "Period of Significance".

The next meeting is scheduled for September 26th, 2011 at 9am.

Commissioners Flicek and Wharton moved to recess the meeting until 2:00pm on Tuesday September 27th to further discuss the design review application the cooler installation. Adopted unanimously.

The HPC meeting re-convened at 2:00 pm on Tuesday September 27, 2011 and was called to order by Chair Linda Mann.

Roll found members Mann, Flicek, Prescher, and Wildes present. Members Gibson and Wharton were absent.

Commission members discussed the application for design review for a proposed exterior cooler, and building rear modification and sign application for 170 Pembroke Ave.

Commission members were provided with a copy of the application, staff report, illustration and pictures of the proposed cooler. Commission members discussed the proposed application. Discussion included the roofline, and location of the proposed cooler.

Commissioners Flicek and Prescher offered the following motion and moved for its approval. Adopted unanimously.

WHEREAS, Section 315.09 of City Code requires Heritage Preservation Commission design review and approval or disapproval of construction and demolition activities, including remodel, repair or alteration to a property which in any manner will change the exterior appearance; and

WHEREAS, an application for design review has been submitted by the business owner of 170 Pembroke for the addition of a pre-fabricated exterior cooler in the rear of the property; and

WHEREAS, The Wabasha Heritage Preservation Commission provides the following findings:

1. *While the exterior wall will need slight modification, the existing window openings may be used creating as minimal impact as possible*
2. *Adopted design guidelines allow for metal surfaces in the alley & rear areas of the buildings*
3. *Alleys are historically utilitarian in use and these needs remain as reflected by the new cooler.*
4. *Door and window openings (some now blocked but still visible) are the existing historic architectural features present at the project area*
5. *Little modification is needed to the structure and all of it in the rear of the building in an area not visible from the right of way.*

6. *The proposal utilizes minor alterations to a portion of the building with few historic features to allow for a compatible modern use of the property*
7. *No changes proposed would create a false sense of history*
8. *The proposal will not destroy historic materials, features, or spatial relationships that characterize the property*
9. *The proposed alteration is minimal and will affect a feature (window opening) that has little historic significance on a façade that is secondary*

NOW THEREFORE, IT IS HEREBY RESOLVED, the Heritage Preservation Commission approves the addition of the exterior cooler at 170 Pembroke with the modification to the building opening and metal roof as proposed in the application submitted on 9/27/11 (Silver Star Saloon & Grill) with the following conditions:

1. Care will be taken to preserve the upper portion of the existing window openings so that they continue to provide a physical account of the historic features of the building
2. Work on the project will be completed within one year of this approval

Having no other business Commissioners Flicek and Prescher moved to adjourn at 2:16pm. Adopted unanimously.

Patty Heraty, Administrative Assistant