

HPC
Monday, October 24, 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

PROCEEDINGS OF THE HERITAGE PRESERVATION COMMISSION

The regular meeting of the Heritage Preservation Commission was held on Monday, October 24th, 2011 at City Hall and was called to order at 9:15 am by Linda Mann.

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

Changes/Additions – Chair Mann asked that an update on the Silver Star Saloon sign be added to the agenda.

Commissioners Flicek and Gibson moved to approve the minutes from September 26th. Adopted unanimously.

Design Review – 107 Pembroke Avenue request to paint doors.

Commission members were provided with a staff report including a copy of the application, and a computerized illustration showing how the doors and storefront may look if the application were approved. Victoria Moore (Vicki) who recently purchased the building was present and was requesting to paint the doors black.

Molly gave an introduction to historic paint colors in the era of the historic district and the proposal and further handed out a second illustration which showed the doors being grey instead of black. She explained that she and Vicki had also discussed some alternative paint colors and the use of grey was now being considered as well.

Vicki explained to the commission that she was looking for a more tailored look and would like to replace some of the beige on the storefront that was currently present. When she had filled out the initial application, she thought black would be good choice but after seeing the computerized illustration felt it may be too “jarring” and thus was now proposing to use grey.

The commission discussed how the grey color would coordinate with the existing painting on the building as well as the pallet of the two adjacent buildings. Commissioner Gibson and Flicek made the following motion which was 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 owner of 107 Pembroke Avenue for façade painting; and

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

1. The bulk of the buildings in the district were constructed the latter half of the 1800's as this one was
2. The grey color on the doors highlights these openings
3. Permanent alteration is not proposed to any defining features
4. Change of paint color is proposed for doors (new replacements) and is appropriate to these elements
5. Paint color has little to no impact on historic resource but may help to preserve underlying materials.
6. The colors used fit with the historic pallet indicated in the adopted design guidelines and “refresh” this property.
7. The colors used are historically appropriate and relate to the surrounding historic buildings.
8. This style and era of building typically had multiply paint colors highlighting features

9. Painting as regular maintenance of downtown properties indicates pride in the property and district and does not discount accomplishments of the past.
10. Paint color has little to no effect on the preservation of the district as a whole.
11. The project has no impact on use and continued commercial use is anticipated.
12. The change in paint color will not create a false sense of history.
13. There are no distinctive historic materials etc. that are being altered.
14. There are no known deteriorated features needing or receiving treatment.
15. No chemical or similar treatments are proposed
16. There are no known likely archeological resources present
17. There are no additions proposed. The only alteration is the change of color brought by the repainting of the structure.
18. There are no additions or new construction proposed.
19. The doors proposed to be repainted are not historic in nature and are likely from around 2000 when work was done
20. Work done previously (2000) meets the standards of historically appropriate and repainting the doors would highlight these historically compatible elements

NOW THEREFORE, IT IS HEREBY RESOLVED, the Heritage Preservation Commission approves the facade painting as indicated in the application submitted October 11th 2011 with the following condition:

1. Final color swatches of the grey colors chosen will be provided to city staff for placement in the city files.

New Business

Plaque program. The commission had requested at last month's meeting and was provided some estimates of costs for different types of historic building plaque markers including the example seen in Faribault. Additionally, an e-mail from staff at the SHPO was provided which indicated that the project may not be competitive for grant funding. The Commission agreed that Chair Linda would do some additional checking into potential grant fundability of the project. Also, Molly will invite the Veronica Hemmingsen, Director of the Chamber, to the next meeting to discuss their potential participation in this project.

Old Business

MN Homefront exhibit final report. Molly provided a spread sheet showing the income/donations and the expenses for the project. The donations provided enough funds to pay for travel expenses (gas), utilities at the exhibit, and printing costs. It was agreed that Commissioner Mann would write thank you notes to Jewsons, The American Legion & VFW Axillaries, and the VFW for their donations. Molly has already written a thank you to Paul Bush Auto for the use of the cargo van.

Potential changes to the sign ordinance. The proposed changes to yard signs and sidewalk signs definitions provided at the last meeting were discussed. Commissioner Wildes and Flicek made the following motion which was adopted unanimously: *Recommend with staff discretion on best timing to City Council a change in Section 310.16 of City Code,*

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Yard Sign:

A portable sign with an unchangeable permanent sign face of up to 9-10 square feet posted on wire, wooden, plastic, metal, or similar stakes, frame, poles or posts (with or without metal anchors) ~~placed on or~~ inserted into the ground of a yard without cement or other similar permanent anchoring techniques

Sidewalk Sign:

A portable sign not secured or attached to or into the ground or surface upon which it is located, but supported by its own frame. These include A-frame or sandwich board signs as well as other small portable freestanding signs ~~not necessarily~~ placed on the sidewalk or within a right-of-way.

And further to Section 310.15 Subd. 5

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Requirements by Sign Type:

Type of Sign Allowed	Permit Required	Sign Standards & Regulations
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Freestanding Yard signs	No permit or staff approval required <u>for signs 7 square feet in area or smaller, permit required for all others (See also historic district standards).</u>	<ul style="list-style-type: none"> • Maximum number: 1 per public frontage
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Discussion on upcoming priorities. The Commission agreed to continue to pursue the historic plaque program as previously discussed for potential grant application in early 2012 and the changes to the sign ordinance in 2011. Changes in staffing of the Planning Department may shift priorities for 2012, but it was agreed that to seek grants to provide technical assistance to historic property owners is a high priority.

Molly updated the commission on the Doffing Foundation Clock project. She is still waiting for a response from MnDOT on approval.

Molly updated the Commission on the status of the Silver Star Saloon sign. She has been in contact with owner Tonya Sather who is still working to get a design of the sign that she wants.

The commission reviewed the draft 2011 CLG report prepared by Molly. It will be sent to the SHPO this week.

The next meeting is scheduled November 28th, 2011 at 9am.

Having no other business Commissioners Gibson & Wildes moved to adjourn at 11:25. Adopted unanimously.

Molly Patterson-Lundgren, City Planner