

HISTORIC AREA COMMISSION
1 Municipal Drive
May 9, 2023

Present: Tera Hayward-Olivas, Chairperson
Matthew Lovlie
Lisa Doak

Absent: Kevin Wade
Justin Day

Also Present: Leila Hamroun, Architectural Consultant

Ms. Hayward-Olivas convened the meeting at 6:30 p.m. Roll call followed and a quorum to conduct business was declared.

Approval of the Minutes

A motion to approve the February 9, 2023, Minutes as presented was made, seconded and unanimously carried.

New Business

Mark & Cynthia Batty – 18 East 3rd Street

An application was submitted in 2022 to construct an addition to the rear of the property. Mr. and Mrs. Batty appeared before the HAC for a change in approved windows in the rear addition. Ms. Batty stated that she was informed by the Pella representative that other historic areas are accepting wood windows clad in aluminum. She identified where the windows are relative to the public right of way. Ms. Batty stated they are proposing using Pella Reserve windows.

Ms. Hamroun stated that the original application was presented with all wood windows and siding. She stated that clad windows are not wood windows and the original design that was approved was all wood windows. Ms. Hamroun noted that the windows are in the back and are not visible from the public right of way. She added that if the alley is used by the public passing back and forth it would be considered to be visible from the public right-of-way.

During discussion it was agreed that the alley does not appear to be or feel like a public right-of-way.

A motion to approve the exception was made, seconded and unanimously carried.

Ms. Hayward-Olivas stated that the modified application was approved for alternative materials for the windows for the design that was previously approved on March 10, 2022. She added that if there were any changes to the design the matter would have to come back to HAC.

Ms. Batty suggested that HAC provide a list of vendors to assist for future applications. Ms. Hamroun stated that permits for work that have been approved can be reviewed; however, HAC cannot be seen as recommending or endorsing any vendors or contractors.

Frederick & Julie Gutowski – 1 Packett Aly

An application was submitted to install a new fence with three access gates on the riverside of the existing wall and berm. The fence to consist of wooden fence of either wood split rail or wood paddock fencing estimated to be 4 feet in height with wire mesh.

Ms. Hamroun noted that what was not approved was the split rail fence; however, the wood paddock fence with wire mesh was approved. She added that the extend of the fence going all the way to the edge and cutting, by perception, The Strand, where the flood plain is, and zoning is problematic. She also noted that the area is very much perceptible from the public right-of-way and having a fence that goes all the way down is very intrusive. Ms. Hamroun noted those questions should be directed to Mr. Bergstrom.

Ms. Gutowski confirmed that the paddock style fence with wire mesh is acceptable. During discussion Ms. Gutowski noted that the fact that there has been vandalism of the rear of the property as well as the potential for liability were factors in wanting the fence to extend to the edge of the property.

Ms. Hamroun also noted that setbacks are also a concern. Mr. Gutowski identified exactly where they want to put the fence on renderings. Ms. Hamroun strongly recommended reducing the depth of the fence and checking with the Building Official regarding any other issues.

Mr. & Mrs. Gutowski's neighbor explained where vandals access their property and what kinds of things they are doing; and opined that by shortening the fence they will be denied the privacy they are requesting. Ms. Hamroun stated it is a compromise to not completely change the perception of what one has of that area. She added that a conversation with the Building Official will also be a large consideration, and all that information can be considered at the June HAC meeting.

A motion to table the application upon further review with Jeff Bergstrom about how far the fence can extend in a flood plain to the next meeting was made. The motion was seconded and unanimously carried.

Larry & Gina Kouma – 23 West 6th Street

An application was made to construct an addition to include a first floor garage, mud room/laundry with a master suite on the second floor.

Ms. Amy Meyers, architect for Mr. and Mrs. Kouma, explained the proposed addition. She noted that there are two addresses between their attached townhome and the next set of townhomes. All of them are contributing structures. The concept design is to replace the missing "tooth" along the street and to proportion the 2-story addition so it follows the roof line, massing and rhythm of the adjacent buildings. Relief would be needed from the setback lines. Ms. Meyers noted that there is currently a 20' front setback; however all structures are either on or over the property line. Ms. Meyers noted that relief is also being sought for the 7.5' side yard setback; noting the next door house is 3' from the property line. Ms. Meyers explained the

design of the proposed addition, noting it will be set back 2' from the front of the house and that it follows the massing of the existing homes. Ms. Hamroun noted that the setbacks have to be determined, adding that the massing, scale, overall material, and the slope of the peak of the roof comply with HAC guidelines. During discussion it was noted that the setbacks make sense. It was also noted that the design is very thoughtful and improves the streetscape.

Ms. Meyers agreed with Ms. Hamroun to have the concept design approved and to come back to HAC with materials and potential changes that may be made to the plan. She will reach out to the Building Official to review permits for garage doors that have been approved in the past. Ms. Hamroun noted that most garage doors that have been approved in the historic district are carriage house in appearance, and that might work. She suggested looking at more interplay with the lights, and perhaps using two separate doors.

A motion to approve reducing the front setback by approximately 19' and reducing the side setback by approximately 3'8" was made, seconded and unanimously carried.

A motion to approve the concept as presented with the stipulation that HAC sees the garage door selected as part of the overall design was made, seconded and unanimously carried.

First State National Historical Park

An application was submitted to replace the parging on the exterior of the Northwest section of the north elevation of the Sheriff's House, repoint in red to match the rest of the building and apply white parging to the exterior wall surface showing the original locations of the first and second floor jail cells.

Ms. Hamroun stated that the application had been reviewed as a Tier 1 and came to HAC for approval because it is a key building. Ms. Hayward-Olivas stated that they are using historic appropriate materials. Ms. Doak concurred, stating she had no problems with the request.

A motion to approve the removal of cement parging, repointing and reparging the north elevation of the Sheriff's house was made, seconded and unanimously carried.

Public Comment

Phil Gross, 1301 13th Street

Mr. Gross opined that public comment would have been better being held in the beginning of the meeting.

A motion to adjourn was made, seconded and unanimously carried, and the meeting adjourned at 7:36 p.m.

Respectfully submitted,

Kathleen R. Weirich
City Stenographer