

MINUTES

THURSDAY, OCTOBER 21, 2021 – 6:00 P.M.

COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

MEMBERS PRESENT: Beth Frieders, Ken Kilian, Ben Seigel, Garry Prohaska, Bill Cramer

ALTERNATES PRESENT: None

MEMBERS ABSENT: None

STAFF PRESENT: Ric Riniker, Joe Carroll

OTHERS PRESENT: Tammy Enz, Krystal Prohaska, Jessica Mahr (UWP student)

Call to Order

Chairman Kilian called the meeting to order at 6:05

Approval of Minutes – September 21, 2021

Motion by Frieders to approve the minutes.

Second by Seigel. Motion approved.

Action Items

a. Certificate of Appropriateness – 130 Market Street

The request for a sign on the front porch facing Market Street was tabled at the September meeting to provide the Commission with an opportunity to review the original Main Street Commercial Historic District application prepared for the listing to the State and National Historic Register in 1988. Joe Carroll provided this application to the commission from when it was initially created to see how the property was justified in its inclusion within the overall district. The request to table the item was based on a concern from Prohaska; he had a concern with the smaller sign on the primary façade of the front porch, but not the rest of the signage on the secondary façade on the back of the structure. The rest of the signage was approved.

Motion by Cramer to remove the item from the table. Second by Seigel. All in favor. Motion approved.

Prohaska summarized some information from the Main Street Commercial Historic District application. The property at 130 Market Street was included to fully enclose the public square with historic buildings to define the northwest edge of the district.

Prohaska mentioned, as he preceded through the original application, giving many references to 130 Market on multiple pages which also included residential structures in the district. The district is comprised of 59 contributing buildings of which 3 are listed as residential.

Prohaska stated that the defining answer was near the end of the application on page 61 under the heading of boundary justification and he quoted from the application: "The boundary also was drawn to include the public square that has served as a green space for the commercial district since the City was platted in 1836. The houses, church, and library were included in the district to preserve the visual configuration of the historic public square enclosed by historic architecture."

Referring to the boundary map on the following page of the application, Prohaska pointed out the district divergence in the footprint of the Main Street Commercial Historic District boundary was obviously being moved to include this area in the map. This is in keeping with the concept of a public square with

commercial, governmental, religious, and residential playing key parts. Residential is a small component of only 3 out of 59 in the district but becomes a key component in this addition.

Frieders mentioned the signage seems to be appropriate based on the standards. The sign doesn't change the architecture of the building. The sign can be removed, and the architecture remains unchanged. Prohaska mentioned that the entire streetscape of the district is considered and signage is part especially with the front façade. Commercial building signage is different than residential. It was pointed out in the standards on commercial storefronts that there were specific places designed for signage.

Prohaska questioned the sign also because you cannot get to the 50/50 business from the 130 Market Street door. The 50/50 entrance is on the secondary façade which is the primary entrance for the 50/50 establishment, placement of this sign on the front of another business creates confusion. AS to if the commission is restricting signage for a business, the commission has at a prior meeting approved all other signage for 50/50 at the establishments entrance including the garden fence area.

All signage in the application was made and installed prior to the Historic Preservation Commission receiving the application for review was discussed.

Seigel mentioned the primary parking for the business is located on 130 Market Street, so it makes sense to have signage there.

There was a suggestion that maybe if the sign was a freestanding sign at the walkway to the back, then it would be better.

Cramer mentioned if the City Council already approved the larger sign, then they will approve the smaller sign. Prohaska mentioned that the large sign placement was denied by the Commission, which is held to higher standards and has concerning preservation. Our decisions have to be held up in a court of law. AS is their rights under Chapter 27, the applicants can appeal to the City Council to have the Commission's decision overturned. The City Council is not required to follow the same requirement and overturned the Commission's decision on the larger sign. Any applicants can follow the same procedure, as is their right, to overturn any decision we make.

Further discussion was on the possible placement to the east and not placed on the building as well as signage effects on the streetscape.

Motion by Prohaska to deny the placement of the signage on the front porch facing Market Street and instead, as an option, having it placed where it will direct people to the business, based on the boundary justification from the Main Street Commercial District application. Second by Frieders. Motion approved 3 to 2 (Cramer and Seigel voted no; Prohaska, Frieders and Kilian voted yes).

Discussion Items

a. Commission Approval Procedures and Staff Recommendations

As part of the decision to table the 130 Market Street request, the Council is looking at the Commission's review and approval process. Carroll presented a memo that was presented to the Council with information on the standards and guidelines that are available for the Commission to use and suggestions for modifying the maintenance approval policy.

There was a basic discussion of the memo and policy.

No action. This will be a future agenda item.

c. Potential Chapter 27 Amendments

As part of the review of the Commission's approval process, Staff began a review of Chapter 27- Historic Preservation. Staff has made some suggested changes to provide more approval standards and some criteria for changing the designation of a property.

There was a request to see if the State has a model ordinance we can use as a guide.

No action. This will be a future agenda item.

Citizen Comments

Cramer mentioned someone contacted him to see if we have an opportunity to use interns.

Krystal Prohaska mentioned some of the good information that is available at the historic preservation conferences. She would like to see more people from the City attend.

Announcements/Upcoming Items

Add agenda item regarding potential interns.

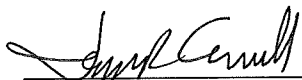
Prohaska mentioned the information he gathered regarding the Gates Hotel for a plaque. He would like to have that added to the agenda.

There was a question regarding the meeting frequency. Should the Commission meet more often?

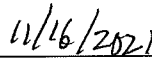
Next Meeting Date November 16, 2021 at 6 pm

Adjourn

Motion by Cramer to adjourn. Second by Prohaska. Motion approved. Meeting adjourned at 7:37 p.m.



Joe Carroll, Community Development Director*



Date Approved

*Amendments to discussion of 130 Market Street item were provided by Prohaska and were not based on notes taken by Carroll.