

**MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION**

5:30 p.m.

Thursday, November 18, 2021
Historic Federal Building, Room 250

Commissioners Present: Chairperson Bill Doyle; Commissioners Melissa Daykin Cassill, John McAndrews, Alec Gustafson, Craig Reber and Rick Stuter.

Commissioners Excused: Tim Gau, Christy Monk and Brandi Clark.

Commissioners Unexcused: None.

Staff Members Present: Wally Wernimont and Chris Happ Olson.

CALL TO ORDER: The meeting was called to order by Chairperson Doyle at 5:31 p.m.

MINUTES: Motion by Reber, seconded by Daykin Cassill, to approve the minutes of the October 21, 2021 meeting as submitted. Motion carried by the following vote: Aye – Daykin Cassill, Gustafson, McAndrews, Reber, Stuter and Doyle; Nay – none.

ACTION ITEMS:

Design Review

Applicant: Chris Martin (contractor)
Owner: Dominic Goodmann
Address: 462 W. 3rd Street
Project: Build new deck system
District: Cathedral Local and National Register Historic Districts

Staff Member Chris Happ Olson presented the staff report noting the property contributing within the Cathedral Historic District and the rear portion of the property is partially visible from St. Mary's Street. She noted that the rear deck structure was constructed in 1987, referring to the building permit history. She explained that the work was started without a permit, and therefore was stopped by Inspection & Construction Services. She stated that applicant has been working with Planning Services staff since to prepare an application to the Commission. She referred to photos and document of the property, both historic, recent, and current. She noted it is not a historic deck based on Sanborn Fire Insurance Maps and building permit information. She explained the new wood and composite material deck system includes the deck, stairs, pergola, aluminum railing and cedar walls and lattice work. She explained the applicant is

replacing existing deck and shifting the stairs to the west side. Referred to the design guidelines as it relates to the project.

Applicant Chris Martin noted the wood is cedar. Commissioner Melissa Daykin Cassill asked if the cedar walls were not proposed, would the request comply with the with guidelines. Happ Olson replied that the project would largely meet guideline 1.84.

Martin explained the screening walls are to provide privacy from the adjacent properties. He noted that the stair location was switched from one side of the structure to the other side.

Chairperson Bill Doyle asked the Commission if they have any issue with the existing constructed deck. Commission by consensus did not have issues. Commission discussed the pergola, lattice and railing. Chairperson Doyle asked if the hand railing up the stairs will match the guard rail. Martin replied it would match and added that the lattice will be horizontal and vertical and, not diagonal.

DESIGN REVIEW: Motion by Reber, seconded by Stuter, to approve the application as submitted, noting that all finished work must be painted with paint or an opaque stain. Motion carried by the following vote: Aye – Daykin Cassill, Gustafson, McAndrews, Reber, Stuter and Doyle; Nay – none.

ITEMS FROM PUBLIC: none

ITEMS FROM COMMISSION: Commissioner Alec Gustafson brought to the attention of staff a broken stone feature on a parapet wall that he noted in a historic district, asking whether it was something that would need to be replaced or restored. Staff Member Chris Happ Olson discussed the staff's and Commission's role with regards to demolition and when a feature would need to be restored.

ITEMS FROM STAFF: Staff Member Chris Happ Olson introduced the memo provided addressing Emergency Egress & Rescue Opening (EERO) code issues, with requirements following state law. She explained the reasoning for ingress and egress, to allow for rescue of people from sleeping rooms in a rental unit, as well as access for emergency personnel and their equipment to be able to enter. She explained typically that historic window openings with double hung sash are large enough to meet code, but occasionally a window at the attic level, under an eave, in a porch, or at the basement level may need to be replaced with one that has a clear opening, like a casement window. She discussed that occasionally she has approved switching out a double hung window with a casement window that resembles a double hung window with appropriate muntins. She referred to the supplied example of a window where a smaller window was proposed to be installed because the swing of a casement would hit the overhanging eave, and the original double hung window would not provide at minimum 4 square feet of clearance, as well as another example where a rough

opening, not visible from the public right of way, would have to be enlarged to provide access.

Happ Olson noted she wanted to bring this to Commission to make them aware of the issue and receive their guidance on the subject. She noted she had been in contact with other communities and was looking to find best management practices to address challenging situations. She explained that when a sleeping room is being proposed, like in the creation of a new housing unit, that would negatively affect a primary façade, she would plan to bring it before the Commission. The Commission discussed scenarios when EERO should come to them, and when staff could sign off, asking Happ Olson to use judgement to bring the issue to the Commission when compliance with EERO compromised a historic structure at the primary façade. Chairperson Doyle and other Commissioners expressed comfort with staff's judgement and ability to bring issues forward.

Motion by Reber, seconded by Gustafson, to allow staff to continue review and sign off on EERO, while exploring best practices with other communities to address these situations.

ADJOURNMENT: Motion by Reber, seconded by Gustafson, to adjourn the November 18, 2021 Commission meeting. Motion carried by the following vote: Aye –Daykin Cassill, Gustafson, McAndrews, Reber, Stuter and Doyle; Nay – none.

The meeting adjourned at 6:13 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Manager

12-16-2021
Adopted