

MINUTES OF THE LANDMARKS BOARD

DATE: February 26, 2020

TIME: 5:30pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time in City Council Chambers, third floor of Historic City Hall.

Staff members: Michael Sparlin, Senior Planner and Tom Rykowski, Assistant Attorney

ROLL CALL:

Landmarks Board members: Paden Chambers (Chair), Kent Brown, Paul Lewis, Randall Allen, and Adam Letterman.

Absent: Richard Crabtree (Vice Chair), Kaitlyn McConnell, and Layne Hunton.

APPROVAL OF MINUTES: February 12, 2020 vote postponed until March 11, 2020.

NEW BUSINESS:

Certificate of Appropriateness: None

Certified Local Government Review: None

Pre-Application Review: None

Local Historic Site Nomination Review: None

COMMUNICATIONS: Michael stated that Planning and Zoning Commission took action on the Landmarks Board Text Amendments with a vote of 4 yea/1 nay and going forward to City Council on March 9, 2020.

REPORTS:

Report on Committees: None

Application: None

Demolition: None

Historic Site and Districts

Jefferson Avenue Footbridge: Michael Sparlin will get an update for the Board.

Potential Local Nomination: None

Communications

Paden Chambers welcomed the new members. Paden asked about Gibson Church and if anything has been done. Michael Sparlin has not heard any updates.

Design Guidelines:

- a. Commercial Street Design Guidelines update: Michael Sparlin gave a brief history of the project and the process of how the updated guidelines were created. Staff recommended a change the design guidelines by omitting Guideline 5.3.2 "For all new buildings and/or additions greater than one (1) story in height, the upper floor(s) shall be private or semi-private with office or residential uses." He explained that this guideline is more of a land use regulation and questioned that Board's authority with that guideline. Staff recommends approval of the proposed design guidelines including the mentioned change. The Board can consider that change and any additional changes before it is sent on to Planning and Zoning Commission and City Council for adoption.

Paden Chambers stated that along with the guidelines, projects on Commercial Street have to follow the COM-1 and COM-2 district. He asked if language could be added that references the zoning districts.

Tom Rykowski doesn't think that would be a substantive change and can add a footnote to the document.

Paden Chambers stated that it could be added to the front.

Michael Sparlin suggested it be added to the "Preamble" section.

Paden Chambers said that the guidelines reference a "square" in the History section and if that can be removed.

Michael Sparlin stated that the consultant used the language that was in the National Register listing.

Paden Chambers asked about the lighting requirements (Guideline 5.16.3, second paragraph) in the new construction section and if the Board members had thoughts about removing that section.

Michael Sparlin stated that the mentioned guideline could be omitted.

Randall Allen questioned if removing that would alter materially, for example if spotlights were proposed.

Paden Chambers went through scenarios that this guideline could affect.

Paul Lewis believes broad range of lighting that could be subject to guideline and would like to keep the language so that the Board would have the potential to speak into the lighting issue.

Paden Chambers agreed to keep the guideline.

Board Action

Paden Chambers made a motion to approve the proposed Design Guidelines with amendments removing guideline 5.3.2 and include section in the preamble referencing zoning requirements for Commercial Street. The motion was seconded by Lewis. The motion carried as follows: Ayes: Paden Chambers (Chair), Kent Brown, Paul Lewis, Adam Letterman, and Randall Allen. Nays: None. Abstain: None. Absent: Richard Crabtree (Vice Chair), Kaitlyn McConnell, and Layne Hunton.

Michael Sparlin stated the proposed design guidelines will be forwarded to Planning and Zoning Commission meeting on March 12, 2020.

Randall Allen and Paden Chamber thanked City staff for work on this project noting that the approval matrix is a good addition to the design guidelines.

Administrative approval of C of A's. None

Any other matters that fall under the jurisdiction of the Board:

ADJOURNMENT:

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script that reads "Michael Sparlin". The signature is written in dark ink and is positioned above a horizontal line.

Michael Sparlin, Senior Planner