

HISTORIC PRESERVATION BOARD WORKSHOP

MINUTES

March 7, 2024 – 1:30 PM

PRESENT: Bill Loughery, Chair
Sean Hurley, Member
Holly Young, Member

ABSENT: Tia Hockensmith, Vice Chair
Danielle Dashiell, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Matthew McConnell, Assistant City Attorney; Ariana Wilson, Admin. Assistant Clerk's Office; Kristin Coman, Senior Planner; Brandon Berry, Senior Planner; Lynn Rosetti, Consultant; Tara Salmieri, Consultant

Chair Loughery called the meeting to order at 1:30 PM.

1. Discussion Items –

a. LDC Division 40 - COMMUNITY REDEVELOPMENT DISTRICT - EIGHTH AVENUE Amendments

Consultant Ms. Salmieri was present via Zoom and stated she reviewed the video record of the last workshop. Three main items were discussed. Here are her takeaways from the concerns of the board:

- The overlay
- Updating the purpose and intent
- Storefront character and rooftop activity

Discussion ensued:

- Overlay CRD-EA; purpose and intent
- Pass-A-Grille overlay has standards in them, Ms. Salmieri stated they used the same design criteria that Pass-A-Grille has and applied it to the CRD-EA.
- Three different kinds of “canopies” or awnings; Ms. Salmieri displayed the designs and reviewed each one with the board.
- She suggested adding verbiage that says, “Alternative designs may be considered by the Historic Preservation Board”. This will allow the board to rely on a design book to give flexibility.

Member Hurley questioned why they would open the design style to other styles if the goal were to achieve the arcade style which is the existing style. He also questioned how to keep the basic build style similar to the original.

A brief Q&A on specific designs ensued.

Storefront character design discussion:

- Looking at pedestrian scale, any active use would have that standard apply to them.
- Most of the historic buildings would be 80% as a maximum.
- Reducing the height in the text from 35 to 25 but making a reference to base flood elevation.

Chair Loughery questioned if they could make it a requirement for floodproofing for commercial property. Ms. Salmieri reminded the board that a City expert previously had a discussion with the committee regarding this topic and she was not comfortable with making that a requirement.

Discussion ensued regarding the design criteria, redevelopment, and restrictions.

Mr. Hurley presented some Aerial photographs that show the difference in height before Base Flood Elevation was considered for 8th Ave. The photos are made part of the video record.

Rooftop activity discussion:

Ms. Salmieri stated when she reviewed the video from the previous workshop, she heard discussions on whether the board wants to prohibit rooftop activity or create a conditional use requirement. She informed the board that the City already has a conditional use requirement for certain aspects of rooftop activity. She questioned if the board wanted additional items through conditional use that aren't already included for restaurants and bars.

Mr. Berry informed the board the specifics can be found under the conditional use provisions in the CRD-EA, but it only applies to rooftop dining, drinking, and music, therefore other forms of an assembly deck are not currently regulated.

Discussion ensued regarding roof dining and drinking areas needing a certificate of appropriateness.

Ms. Salmieri discussed why there are two districts and why there is one in an overlay. She determined the easiest way to enforce the current standards is to have them remain in different districts.

Discussion ensued regarding the zoning maps and how they were created.

Attorney McConnell suggested going back to legal advertisements and maps to see how it was advertised. Ms. Salmieri will review her old documents when she first started this project.

Chair Loughery discussed a design book and stated he would like Ms. Salmieri's input in how the design book is put together.

Member Dashiell entered at 2:26 PM

2. Adjournment - Chair Loughery adjourned the workshop at 2:26 PM.

These minutes were approved at the May 2, 2024 Historic Preservation Board meeting.