



MINUTES OF THE LANDMARKS COMMISSION

WEDNESDAY, SEPTEMBER 15, 2021, 4:30 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

I. This item contains documents which provide call in information and instructions for the Zoom meeting.

B. ROLL CALL.

I. Members: Chair Paul Martzke, Vice Chair Ron Dehn, Ald. Mark Steuer, Ian Griffiths, Susan Ley, David Siegel, and Rebecca Derenne

Present: David Siegel, Ron Dehn, Ian Griffiths, Susan Ley, Rebecca Derenne, Mark Steuer, Excused: Paul Martzke

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the September 15, 2021, meeting of the Landmarks Commission.

Moved by Ald. Mark Steuer, seconded by Ron Dehn to Approve the agenda. Motion Passed.

Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Mark Steuer, No- None, Absent- Rebecca Derenne.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the August 18, 2021, meeting of the Landmarks Commission.

Moved by Ian Griffiths, seconded by David Siegel to approve the minutes from the August 18, 2021 meeting. Motion Passed.

Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Mark Steuer, No- None, Absent- Rebecca Derenne.

E. REGULAR BUSINESS.

1. (COA 21-21) Consideration with possible action on a design review for a new porch located at 312 Lawe Street.

Rebecca Derenne joined the meeting at 4:31.

Moved by Ian Griffiths, seconded by David Siegel to approve the new porch located at 312 Lawe Street. Motion Passed.

Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Mark Steuer, Rebecca Derenne, No- None, Abstain- None.

2. (COA 21-23) Consideration with possible action on a design review for replacement windows located at 1000 S. Jackson Street.

Moved by Ald. Mark Steuer, seconded by Ron Dehn to open the floor. Motion Passed.

Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Mark Steuer, Rebecca Derenne, No- None, Abstain- None.

Moved by Ald. Mark Steuer, seconded by Ron Dehn to close the floor. Motion Passed.

Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Mark Steuer, Rebecca Derenne, No- None, Abstain- None.

Moved by Ald. Mark Steuer, seconded by Rebecca Derenne to Approve the replacement windows located at 1000 S. Jackson Street. Motion Passed.

Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Mark Steuer, Rebecca Derenne, No- None, Abstain- None.

F. INFORMATIONAL.

1. Staff-Level COA Applications.

2. Review City Raze/Repair Orders and Demolitions.

3. Staff Update.

4. Date of next meeting: Wednesday, October 20, 2021.

G. ADJOURNMENT.

Moved by David Siegel, seconded by Ian Griffiths to Adjourn. Motion Passed.

Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Mark Steuer, Rebecca Derenne, No- None, Abstain- None.

VERBATIM MINUTES

- So item number C, approval of tonight's agenda.

- I'll move.

- Who's second? I'll second it. All in favor. Aye.
- [Group] Aye.
- Any nays? Okay, the ayes have it. Approval of the minutes from the August 18th meeting. Anybody got anything to say about that? No? Do we have a motion?
- Motion to approve.
- Second that.
- Okay, all in favor?
- [Group] Aye.
- Any nays? Okay, the ayes have that. Let's see, regular business. Item number one, a certificate of appropriateness 21-21, consideration with possible action on a design review for a new porch located at 312 Law street. Mr. Flatt?
- Hi, that's me. Shortly, I think, you'll be seeing a map of the location of this house.
- Yes, it's thinking.
- As well as some pictures of this house. And what I'll be telling you about this house is that we should approve of the application for the COA. The current porch materials are not historic. The COA application calls for replacing wooden material with wooden material of the same dimensions and design. And the one material change is the steps. I think they're currently concrete and they'll be replaced with wooden steps, which in all likelihood it is an improvement aesthetically. So, jumping to the recommendation, like I said, I recommend we approve it, but Stephanie's driving the bus yet on getting the pictures.
- My PowerPoint is not cooperating. Sorry, everybody. Also, Rebecca has joined the meeting. Pam, if you'd like to note that.
- Hi, Rebecca.
- Hi, everyone.
- So, anybody any questions or concerns on that item number one?
- No, not that I don't trust Jason but it would be great to see once Steph is able to get it to come up.
- Well, there is something on the inner that we can look at too, I guess.
- Yeah, I don't think I have any information here that's beyond what you have in your packets.
- Okay.
- You know, as far as extent historic material on the outside of that house, I don't know that there's any, so we're not doing any further damage to the integrity of the house by authorizing this COA. I don't know that we're making it look any more historic through this COA either, so it's a bit of a wash.
- What I see seems to balance with the house, you know, the picture that I see.

- It's coming.
- Sold.
- Man, that was-
- It looked pretty cut and dry in the packet. Oh, here we go. Okay.
- [Jason] I think we're on slide number seven or no, sorry, four. You're smarter than I am, Stephanie. So, there's the map. It's close to the river on Law street. It's one of three very similar houses on the south side of Law street. And in these two photographs, you kind of see the double-decker porch. The COA is calling to replace certain rotted wood components with new, not rotted wood components. And I guess if you had to squint or zoom in on that bottom photograph, you see it's got the concrete steps. They'll become wood. It's like a zoom and enhance. But, I don't know how to scroll down to see the steps any better.
- [Stephanie] You guys are asking a lot of me today.
- [Jason] Yeah.
- This one?
- Yep. Yep. So of the information we received, nothing in there suggested anything inappropriate from a historic preservation perspective.
- I'll make a motion to approve as presented.
- I'll second that.
- Okay. Do we have to do the electronic vote here or do we just call for a roll call?
- Call.
- Okay, all in favor? Aye.
- [Group] Aye.
- Any nays? Okay, the ayes take it. Motion approved. Item number two, certificate of appropriateness 21-23, consideration with possible action on a design review for replacement windows located at 1000 South Jackson Street.
- So, 1000 South Jackson Street is a corner property. I guess, by the book, I would say that the front facade faces Eliza Street to the north but the address is South Jackson Street. Here you see the map and you see two photographs. The one at the top is the Eliza Street facade. The one at the bottom, you can see the rear and side from South Jackson Street. So, you know, really there's no facade that's not visible from a public right of way. But you know, I mention that just to keep in the back of your minds. If we go to the next picture, these are the photographs that the contractor sent of the windows to be replaced. Now, as I understand it, the one on the left and the one in the center are kitchen windows on the first floor. One is on the side of the house. One is on the rear of the house. Then, in the third photograph, you see a second story balcony in that photograph on the left. I think it's a door and on the right, I believe it's a window. I think we're talking about the window on the right on that second story balcony. So, if we go to the next slide, I have four photographs along the top of the slide. Those four photos on the top of the slide are showing the second story balconette window. Yeah, it's in rough shape. Then, along the bottom, I have four photographs. Two of them are for a

kitchen window and the other two of them are for the other kitchen window. So, the owner is proposing replacing these three windows. The next slide is just a copy/paste of some email correspondence that we received this morning. So, this is not in your packet so let's take a look here. Number one, it's the second floor landing window. That's the one with the four photographs. It's broken. It's in rough shape. It looks like maybe a window air conditioner was there, which kind of contributed to some rot of the frame. Numbers two and three, discuss the kitchen windows. They're broken, cracked. They're missing the sash cords. Some hardware maybe is not working. There's a little discussion about a possible basement window, replacing a basement window with glass block, which is something that staff can approve without going to Landmarks Commission, but this was the first mention of it. And then on the next slide, we have some indication of what the new window appearance will be. So, I guess we could just cut to the next slide. So, in the bottom right, you see the window appearance. It's a standard one-over-one vinyl window. I would assume that the large, white vinyl window trim is not part of this because I don't know that there's any requirement that it would be. But, if we skip to staff recommendation on the next slide, my disclaimer, of course, is that I am very conservative and will never recommend replacing windows. However, I recognize that the Landmarks Commission has generally taken a favorable view of replacing windows. And with that in mind, I see no reason to deny this request for the COA. So, in a nutshell, we're talking about three windows. Vinyl replacements. Here's my recommendation. I think you're all set.

- Jason, can we go back a couple of slides to the rear and the side photograph? It looks like there's already been some replacements in that.

- So, when I did my stewardship notes on this property several years ago, I listed that there were some original windows, but it wasn't immediately clear to me how many are original and how many are replacements. So, yeah, I think-

- It just looks like the porch and the bottom right-hand is just painted differently. But those windows may be different than the ones in the green directly above.

- They may be. If the owner is here, they might be able to speak to that. I've never trespassed closely enough to get a sense of it.

- They are present.

- Hi, I'm Kate.

- I'll make a motion to open the floor.

- I'll second that motion. All in favor? Aye.

- [Group] Aye.

- Any nays? Okay, the floor is open. Go ahead, Kate.

- Okay, the windows on the porch area are newer. Probably the '90s. And then the second floor also has some vinyl windows from presumably the same era.

- Okay.

- So, I would take that to mean that that's further reason why we should look favorably upon replacement windows elsewhere in the house.

- Right, right.

- Sure.
- It looks like a safety issue, too. A lot of these windows are broken when they came in. That's what it looked like on the report. You have a good intentions to replace them and to me, it's more of a safety issue.
- Well, we would like to make a motion or do we need to close the floor before we make a motion?
- Yeah. Yes. I'll make a motion to close the floor.
- I'll second that. All in favor? Aye.
- [Group] Aye.
- Okay, thank you Kate and Jarrett.
- Thank you.
- So, what would you like to make that motion now, Mark?
- I would. I'll make a motion to approve.
- Okay.
- Second.
- Okay. We have a second, Rebecca. All in favor? Aye.
- [Group] Aye.
- Any nays? Okay, the ayes have it. Motion approved. Moving on. Congratulations, you two. Moving on. Informational. Stephanie, staff level COA applications.
- I don't think we had any.
- Is there one listed in your packet? I don't think so. I don't think we had any.
- Okay. Okay, none. Number two, review city raised repair orders and demolitions.
- There were none.
- Definitely none of those.
- None? Okay. And staff update.
- We have officially completed phase one of our survey update. It's all sent in to Shippo and we have selected Legacy to continue on with phases two, three and four. They'll begin field work in mid to late October and during our October Landmarks Commission meeting, we'll have the public meeting for those phases, similar to what we did for phase one. It'll just be a part of our agenda.
- Stephanie, could you remind me the number of phases and the duration that you anticipate all phases being complete over?
- There are nine total, 10? Nine or 10.

- Nine was what I recall.

- I think nine. Nine total phase areas. We anticipated initially we'd have to do each of them on their own, but as you can see with this one, depending on how much funding we get and how much of each phase was already surveyed. So like two, three and four are highly surveyed areas already, like Astor, downtown. So, there are nine total and we thought it would take us nine years, but at this pace it might take us closer to four, which would be exciting.

- That's kind of why I asked the question. It seemed like we were starting to be able to bundle them, which makes sense for both the consultants-

- We had initially asked to do two and three and Shippo said, "No, add four." There's not enough work for just two and three, so Shippo was also very on top of trying to make this as efficient as possible.

- And you know, I've never seen a \$50,000 in one year grant through this program before either. Maybe there have been, but Shippo's been very kind in giving us a lot more than we expected for this next group of phases.

- Which is great.

- Yep. We should be sure to thank them for that.

- Definitely. But that's all I have for a staff update. Do you have anything?

- No, that's all the thunder we got, I think.

- All right.

- Do we need to receive and place this on file? All of this?

- Just to be on the-

- Nope.

- No? Okay. All right.

- Does anybody have anything else you'd like to add?

- Just one thing, Ron. If this is the pace at which you are able to process these meetings, then I think we might've found ourselves a new Jim.

- We'll see what happens, right?

- I'll second that.

- Yes, elections will happen in October. So please attend that meeting.

- I think we should let Paul be present here now.

- I got a little spoiler. I think next month there are two difficult ones to discuss where I'm going to tell you not to do something and you're probably gonna talk a lot about it.

- Get ready for a long meeting?

- Yeah, pack a snack. Great.

- I did mention that I'm gonna be at a conference at and East tomorrow. It's a conference on saving our historic theaters throughout the state. So I'm really looking forward to that. There's a number of success stories throughout the state and I will take good notes. I will take pictures. I'll share them, just like David shares his stuff wherever he goes. Right, David? I haven't seen anything on Boston yet but I will share.

- Nice.

- Thank you.

- Very good. All right. The date of the next meeting is Wednesday, October 20th, 2021. And do we have a motion to adjourn?

- Absolutely.

- I'll make a motion to adjourn at 15 minutes so you come in second place.

- Okay. So even then, you're the second, right?

- I am the second.

- Okay, all in favor? Aye.

- [Group] Aye.

- Bye and have a nice week guys.

- Thank you.