

Historic Board Preservation Meeting Minutes March 3, 2025

Communications

William Gray, Senior Planner said the link to the February meeting minutes was not on the agenda and asked the Board to postpone the approval of the February Minutes to the next HPB meeting. Board member Musick moved to move the February meeting Minutes to the next HPB meeting, Board member Beerbaum seconded. Motion passed unanimously.

Board member Beerbaum said the Johnny's Navajo Hogan building is being sold and asked Mr. Gray if there is a mechanism in at the Building Department when a historic building is being renovated if they are alerted. Mr. Gray said he spoke to the new owner of the property and their goal to get the building back up and running. They are doing interior work to address the problems in the building. Mr. Gray said he would stay in contact with the architect. He said if the work complies with the Department of Interior Standards, they would qualify for the tax credit program. Mr. Gray said their mechanism is the Historic Preservation overlay. Board member Musick asked if they can initiate overlays. Mr. Gray suggested they contact the owner, and he will ask if the owner would like to meet the Board.

Board member Beerbaum said the doorway approved on Uintah is complete and would like to send a thank you letter to the owners. Mr. Gray said they could make that happen.

Parkside Historic District

Mr. Gray said this item in a continuation of the item from the February HPB meeting and staff did not adjust the attachments, however the motion was updated to reflect the design standards condition that was discussed.

Tim Scanlon, Historian for the Historic Uptown Neighborhood continued his presentation from last month. Mr. Scanlon discussed terms in depth for Historic documentation and regulatory tools, guidelines and standards provided by the City. Mr. Scanlon said staff seemed to make a recommendation that the review of the design standards should be separated from the review of the Historic architectural significance of a resource as a matter of policy and said this is not a good idea. He said to wait a month before an item is reviewed is not optimum and should not be done as a matter of policy. Mr. Scanlon said this should be proposed to City Council as proposed design standards providing that the overlay zone effort continues and the that the Old North End Neighborhood Interpretative guide be offered as the design guidelines.

Board member comments

Board member Musick asked a question about changing a standard or interpreting guidelines, however the audio did not pick up her comment. Mr. Gray said the interpretative guide is not based on the architectural style, but rather the guidelines for good preservation.

Cheryl Brown, President of the Historic Uptown Neighborhood Association said for homeowners that look at the interpretative guide that Parkside be put on the front to avoid confusion and be updated to include the proposed neighborhood. Mr. Scanlon said the preservation board could request that.

Board member Beerbaum asked why the item was tabled last meeting. Mr. Gray said the board tabled it. Board member Beerbaum asked if there is a law that states they have to close at 6pm. Mr. Gray said the conditions were written in that manner to adopt new design standards for the Parkside District because the application demonstrated the compliance needed to designate as a Historic Preservation Overlay. It was to try to help the application to move forward in the process. Mr. Gray said these are standards that can be easily applied. Board member Beerbaum asked if the application was slowed down due to some neighbors were against the overlay. Ms. Brown said there was only one person that did not want to, the others that did not reply were not included in the district overlay.

Ms. Brown asked if they could act on an HPO and were told no, and the neighborhood had to incur the cost of the application and would go forward to Planning Commission. Board member Beerbaum asked how much was incurred from the application. Ms. Brown said it was about \$3600 for the application and the public notice. Board member Beerbaum asked why the Historic Preservation Board was not allowed to initiate the application. Mr. Gray said it would require staff to initiate the process, and Historic Uptown Neighborhood Association did a great job. Staff also felt that they could not dictate a neighborhood to place a HPO on their property.

Board member Musick asked if the HPB could engage a property to discuss HPO. Mr. Gray said if there were single properties to landmark and approach a property for a discussion that would be appropriate. Ryan Tefertiller, Urban Planning Manager said the code clearly defines on who is authorized to submit an application. Most applications are submitted by a property owners and it is rare to have an application submitted by staff. Code does allow board and commissions to submit an application, however it is rare and there would be conversations on staff resources, timing and dialogue of neighbors before the application was finalized. Board member Musick asked if part of their education is the board allowed

to make contact with a property owner. Mr. Tefertiller said yes, and they would be happy to work with the board members on those efforts.

Mr. Scanlon provided a brief history of the process prior to retool.

Ms. Brown said it would have been a big process and cost for the City to take over this process. Ms. Brown said the cost of the process was extensive and asked the City for relief and were denied. Mr. Gray provided examples of other application costs that are comparable. Mr. Tefertiller said City Code does not allow them to waive fees. He said they worked with the applicant on reducing poster costs, but they are not legally allowed to waive fees.

Board member Beerbaum asked if the staff informed the applicant of the fees. Ms. Brown said only the application fees not the posting fees. Board member Beerbaum asked if the process could be better explained for future applications. Mr. Tefertiller said they will try to estimate costs moving forward.

Public Comment

Dianne Bridges, representative of the Historic Neighborhoods Partnership, spoke in support of the application. Ms. Bridges said her organization fully supports the application to establish an HPO. Ms. Bridges said she appreciates the work the applicant has done for this project, and it can be utilized throughout the City. Ms. Bridges said it would be helpful to see this process be more organized.

James Ringy, resident of the area, spoke in support of the project and said the application is good and should move forward.

Historic Resource Survey Plan

Ron Sladek, Tatanka Historical Associates provided an update on the Historic Resource Survey. Mr. Sladek provided a draft of the survey and said he is continuing to update the document and it will be done in a couple of weeks. It will then go to the State grants office for review and feedback. Mr. Sladek asked if the board had any feedback for him.

Board member Hines asked if a specific house in the Broadmoor area had been researched. Mr. Sladek said not yet.

Mr. Sladek said he is not doing a survey and is not looking into specific properties, but writing a survey plan.

Board member STOPPED at 1:11:45