

MEETING MINUTES

Jackson Historic District Commission

Zoom Call- Meeting ID: 997-7538-9358

Monday, January 25th, 2021 at 6:00 PM

MEMBERS PRESENT: Tony Raykovich, Maurice Imhoff, Scott Slagor, Russ Desy, Mary Lee Clark

MEMBERS ABSENT: Thaddaus Williams

1. Call to Order

Chairman Raykovich called the meeting to order at 6:00 pm

2. Public Comment –None.

3. Adoption of Agenda

Commissioner Slagor moved, with support from Commissioner Imhoff, to approve the agenda as presented.

The motion passed unanimously on a voice vote.

4. Approval of the November 16, 2020 Meeting Minutes

Commissioner Desy moved, with support from Commissioner Clark, to approve the minutes as presented.

The motion passed unanimously on a voice vote.

5. Applications for Review

A. 208 S. Jackson St- Commercial Façade renovation at former Beffel Lighting Building

Applicants Amy and Jason Miller presented their request to renovate the building at 208 S. Jackson St, including the proposed façade renovation that would include restoring the second story windows to their original size and replacing the storefront glass and doors, and introducing new materials to the first floor façade. Architect Jason Covalle presented architectural drawings to the Commission for review.

Also included was the request to replace all windows on the building in hopes of improving energy efficiency for residential use upstairs and commercial use at the first floor.

Mr. Covalle noted that the plans may include a rooftop patio at the rear of the building where the building height changes. Commissioner Desy asked what material would be used for railing. Mr. Covalle responded faux rod iron to match the accents in the surrounding area.

Commissioner Slagor applauded the applicants for restoring the front façade windows to their original size and asked if there was a way to replicate the original grill patten to match the historical photos. Commissioner Desy shared Mr. Slagor's interest in matching the grill pattern on the windows to replicate the original design.

Mr. Covalle (project architect) stated the intent with the proposed design was to mimic the original design while also taking into consideration residential tenants upstairs who may want windows that are more functional and practical than the original industrial design. Commissioner Imhoff added that he appreciated the applicant's attempt to respect the original design while also taking into account future users of the building.

Regarding the proposed storefront design, Commissioner Slagor noted that storefronts tend to change over time and that it would make sense it would change again for the next user. He noted that the current storefront is not original to the building. He added that his primary concerns with the proposed design were the materials (stone and wood). Mr. Desy added that he believed the proposed design may be too much of a departure from the original design and would like to see more windows to reduce the amount of wood and stone on the storefront.

Mr. Covalle proposed increasing the size of the windows going to the left while keeping some of the wood above the windows to warm up the storefront. Jason Miller (applicant) stated they could also stain/color the wood to address the commissioners concerns.

Commissioners Slagor and Desy agreed they would favor that design proposal with the condition that the applicant provide samples of the stone to be approved at a future meeting. Commissioners Clark and Imhoff agreed that they like the proposal.

Commissioner Slagor moved, with support from Commissioner Imhoff, to issue a Certificate of Appropriateness for the proposed work at 208 S. Jackson St. as specified in the application on January 25th, including the windows as specified and presented, aluminum clad, with the amendment proposed to bring the storefront windows the full width of the opening and that the composite siding have a solid color rather than an unfinished wood grain and with the condition that the stone material is brought back to the HDC for review. Commissioners referenced SOI standards #9 and #5 in their approval.

Ms. Pat Beffel commented that she supports business in Jackson and supports the applicants desire to improve the building.

***The motion passed unanimously (5-0) on a roll call vote
(Slagor-Y, Clark-Y, Imhoff-Y, Desy-Y, Raykovich-Y)***

6. Study Items- None.

7. New Business

A. Election of Officers

Commissioners Imhoff and Slagor nominated Mr. Raykovich to continue serving as Chairman of the HDC for the 2021 calendar year.

The motion passed unanimously on a voice vote.

The Commission stated they would wait until Mr. Thaddaus Williams was in attendance to see about his interest in serving again as Vice Chairman of the Commission.

B. Approval of HDC Calendar

Commissioner Slagor moved with support from Commissioner Imhoff to approve the calendar for the year 2021.

The motion passed unanimously on a voice vote.

C. Social Media Work Group Recommendations

Commissioner Desy presented the work of the workgroup, including a document drafted to outline the procedures for social media postings and roles within the Commission.

Commissioners thanked the workgroup for their hard work in putting together the document.

The Commission decided to include “Social Media Director” as a position within the Commission that should be elected annually with the other positions.

Commissioner Clark nominated Mr. Imhoff to serve as the Social Media Director for 2021 and to adopt the policy as written. The motion was seconded by Mr. Slagor.

The motion passed unanimously on a voice vote.

D. Informational Fact Sheets- Porch Worksheet

Mr. Slagor presented his updated work on the “porch worksheet” that is to be included on the city website as a resource for the public.

It was recommended that the “shalls” be replaced with “should” and “requirements” be replaced with “guidelines” since the document is intended to be a reference for the public and not a replacement for the ordinance or HDC review.

E. 521 Wildwood- Update

Staff updated the Commission that the Building Dept had an inspection scheduled to create an inventory of what needs to be done to weatherize the property and protect it from the elements.

8. Old Business- None.

8. Final Comments

A. Public Comment- None

B. Commissioner Comment-

Commissioner Clark asked if a City housing inspector could attend a future meeting. Staff to ask.

Commissioner Imhoff asked about identification for Commissioners as they visit properties for Commission work. He referenced badges for HRC. Staff to see about getting similar badges for HDC.

Commissioner Slagor added that he liked the idea and that it would be a good idea to include as an agenda item at the next meeting.

Commissioners briefly discussed idea of welcome packet for new owners in the Under the Oaks district.

It was discussed that the next meeting was to be held via ZOOM.

9. Reminder: Next Regular Meeting

Chairman Raykovich reminded the Commission that the next scheduled meeting will be Monday, February 22, 2021 at 6:00 pm.

10. Adjournment

The meeting adjourned at 7:55pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Adam East". The signature is written in a cursive, flowing style.

Adam East
Senior Planner