



Historic Preservation Advisory Commission Meeting Minutes

July 13, 2022, 8:00 AM

Town Hall Administrative Center - Council Chambers

1. Call to Order and Roll Call - The meeting was called to order at 8:05 AM. Chair Sesko, Vice Chair Mortier, and Commission Members Riley and Kenny were present. Commission Member Wightman was noted as absent. Senior Planner Yumie Dahn, Assistant Planner Luke Kannall, and Development Services Technician Heather Benson were present from staff. Kim and Matt Heslin were present for Item 4.1, Josh Roberts was present for Item 5.1, and Fred Goldsmith and Margaret Goldsmith were present for Item 5.2.

2. Public Comment: None.

3. Approval of Minutes

3.1 June 8, 2022 Minutes - Regular Meeting

Chair Sesko made a motion to approve the minutes as submitted. Commission Member Kenny seconded the motion. The motion passed unanimously, 4-0.

3.2 June 22, 2022 - Regular Meeting

The minutes were continued to a future meeting due to a lack of quorum.

4. Minor Review Minutes

4.1 Planning Application 2022-00000054/HDR (Heslin Construction); 10115 West River Street (APN 019-090-031); Owners/Applicants: Kim & Matt Heslin

Requested Action: That the Historic Preservation Advisory Commission (HPAC) review the proposed windows and siding for consistency with the Downtown Specific Plan, including the Historic Design Guidelines, and Secretary of the Interior Standards for the Treatment of Historic Properties and forward a recommendation to the Community Development Director.

Commissioner Kenny recused himself from this item.

Development Services Technician Heather Benson gave a brief presentation on the project.

Applicant Matt Heslin stated that there were specifications for the front door and railings that were not provided as part of the application, but he had the specifications with him at the meeting. The commission asked that this be continued to a separate meeting since staff has not had time to review it.

Questions from HPAC

- Was the front door original?
 - *Applicant:* Unlikely, it has a metal threshold and current weather stripping.
- Are the windows original?

- *Applicant:* I am not sure, the windows are single pane, so possibly, I am assuming they are original. I would like to restore the windows and siding at the same time, or I would regret not updating the house all at once.
- Sierra Pacific makes an all-wood window, did you consider an all-wood window as opposed to a wood clad with aluminum window?
 - *Applicant:* I did not as wood windows deteriorate faster, making the aluminum clad windows lower maintenance.
- The provided elevations are old and do not currently represent what is existing. How can we be sure the new windows will replicate the divided light windows of the original house?
 - *Applicant:* We will make an effort to maintain the divided light pattern and dimensions of all of the original windows. The only difference should be that the windows will be metal clad on the exterior of the structure.
- The asphalt siding on the building is probably not original, but the wood beneath it may be. Are we allowed to comment on paint color?
 - *Staff:* You may not require a color, but you can require paint or stain. You may recommend a color for the applicant's consideration.
- Are you proposing any changes to exterior lighting?
 - *Applicant:* No signs or lighting are to be modified on the house.
- How will you assure staff that the new windows and trim will match existing windows since the elevations are old.
 - *Applicant:* I could take pictures to document the existing windows to show that they are being replaced like-for-like.
- What is the material under the existing asphalt siding?
 - *Applicant:* The boards are not treated and appear to be lapped and square butted, since they didn't have plywood at the time. It may have been an insulating or waterproofing element of the house. I was hoping to apply a two-inch foam board to the interior to help insulate the house.

Public Comment: None.

Deliberation

- In favor of allowing the aluminum clad windows to help prolong their life.
- Aluminum clad windows are fine but, it would be nice if they were all wood windows, which could bring it closer to a Category A.
- All trim should match the "bay window" on the right side of the north elevation. Photos with measurements shown should be provided to staff.
- It looks like the trim on the window had changed with the siding change previously. Would like all the trim to conform.
- The trim should be more traditional, with a pronounced sill, vertical legs dying into the sill.
- Proposed wood siding seems appropriate; it's unclear what the historic siding was.
- The color of the building now has contrast; would like to see contrast in the new paint color between the body and the trim of the building. An all black building doesn't seem appropriate.
- The shingles on the ramp should be kept to differentiate the modern addition from the historic addition.
- Would like to see if there's an existing corner trim when the current siding is taken off. If there is an existing corner trim on the building, would like to carry that forward; otherwise, proposed metal trim is okay.
- Any corner trim should be discrete and same color.
- Solid body stain seems appropriate. Semi-transparent stain is not.
- The discussion for the railings and door should be deferred to a future meeting so that staff can review it.
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- Pictures of the existing windows will be used to determine dimensions and divided lights of existing windows since the elevations are not accurate.
- The ramp on the house shall retain its shingle siding to differentiate it from the original house.
- Once the asphalt siding is removed, see if there is an existing trim on the wood underneath and preserve it.
- Solid stain would be an appropriate alternative to paint.
- Railings and door changes will need to come in as a separate item.

A motion was made by Commissioner Riley to recommend approval of the project as submitted to the Community Development Director with the following conditions:

- The window trim will match the dimensions of the window in the northwest corner of the building as closely as possible, including the pronounced sill and vertical legs dying into the sill, since it appears to be most accurate to the original. Pictures and measurements of the reveal of the existing window should be submitted to staff by the applicant.
- The windows will have simulated divided light that match as close as possible the existing windows and will be documented through pictures by the applicant.
- The existing corner trim should be reviewed by staff onsite; if there is an existing corner trim on the building, would like to carry that forward; otherwise, proposed metal trim is okay.
- The ramp shall retain the shingle siding.
- The proposed door and railing replacement are deferred to the next meeting.

The motion was seconded by Commissioner Sesko and passed unanimously, 3-0.

5. Major Review Items

5.1 Planning Application 2022-00000061/HDR 10160 Church Street (APN 019-114-002) Owner/Applicant Christina Villines

Requested Action: That the Historic Preservation Advisory Commission (HPAC) review the proposed renovation of the historic structure for consistency with the Downtown Specific Plan, including the Historic Design Guidelines, and Secretary of the Interior Standards for the Treatment of Historic Properties and forward a recommendation to the Community Development Director.

Commissioner Kenny returned to the meeting.

Assistant Planner Luke Kannall gave a brief presentation on the project.

Applicant Josh Roberts stated that the existing windows are not original. The windows proposed are more consistent with the historical style, with the exception of the sunroom. The front sunroom windows will not have the dividing centerline because the windows with the centerlines were added in the 1950s. We felt it looked better without so many centerlines. A few windows on the bottom story were enlarged at some point, but we plan to replace them with something that looks more like the historical photos. The existing window trim is smaller than what was there originally; the original 2" x 2" trim was replaced with 1" x 6". If they went back to the more streamlined trim, there would be a gap which could cause issues.

Questions from HPAC

- Are you going to keep the existing siding?
 - *Applicant:* Yes, and it will be painted. There is original siding under the current siding.
- In the staff report, new windows are stated to be AuraLast, but in the plan set, the windows are shown to be Andersen 100 series? Can you confirm which type you are using?

- *Applicant:* Fibrex was considered for the windows, but we decided to use metal clad because of pricing concerns. We want to order windows as soon as possible because they are back-ordered. We agreed to go to windows with more of a "wow-factor," so we selected wood AuraLast. We chose genuine wood windows, not composite wood. They come with trim and a built-in sill. The building will be painted white, and the windows will be black with black trim.
- Will the existing roof be replaced with shingle? Is it darker in color?
 - *Applicant:* Yes, on the darker side of grey. We wanted black, but we were given feedback to avoid black. The roofing in the historic inventory photos appears to be dark, black graphite. We liked the darker roof with our proposed color scheme, but we also wanted something that was approvable.
- Regarding the decking, can you describe the composition of the stairs and rails?
 - *Applicant:* They are solid wood. We have no desire to use composites.
- Can you speak about the white picket fence?
 - *Applicant:* The original fencing was removed during the Brickelltown sidewalk project. We intend to replace it with a period-appropriate fence to restore its historical value. We want to emulate the historic inventory photos. The fence will run along the front of the property without blocking the driveway. It will be painted white and have a matching gate so people can enter the property from the sidewalk.
- Are the concrete posts still there?
 - *Applicant:* Yes. We're okay with keeping them for the fence, but they'll need to be reinforced.
- With regard to the exterior lighting, what kind of bulbs do you plan to use?
 - *Applicant:* LEDs for efficiency. Fixtures cover the bulb and point downward. The front door light is beneath an awning, which would be difficult to see at night. We plan to use LED-style bulbs throughout.
- Will the chimney remain?
 - *Applicant:* The chimney in the back will remain. The front chimney caused a water intrusion issue and was removed in the past. The existing chimney is visible inside the house, but we will eventually remove the portion on the inside. The appearance of the chimney on the exterior of the structure will remain. We will waterproof around the chimney when the new roof replacement.

Public Comment: None.

Deliberation

- Glad to see that wood windows are going to be used. AuraLast are wood and water based, rather than wood particles with plastic, which is more appropriate.
- No concerns about the railing/deck since composite material was removed from consideration by the applicant.
- No issues with the color of the roof.
- Would like to confirm that the replacement window trim would be consistent with the existing window trim. Commissioners would like to see the new trim resemble the historical style.
- Concerns about exterior lighting color.
- The concrete posts do not need to be used in the fencing as they are probably not historic.
- Would like to retain all the landscaping, especially the trees.

A motion was made by Commissioner Riley to recommend approval of the project as submitted to the Community Development Director with the following conditions:

- Maintain the AuraLast wood windows.

- Staff will confirm with the applicants that the casing and trim around windows match what is shown in staff report and historical photos.
- No trees shall be removed.
- The existing chimney must remain.
- The applicants shall use no composite materials for the railing or deck guardrails.
- The lamps used on the building's exterior shall contain bulbs with 3000 degrees K or less.
- The proposed door replacements are deferred to the next meeting.

The motion was seconded by Commissioner Sesko and passed unanimously, 4-0.

5.2 Planning Application 2021-00000035/HDR-ZC 10120 Jibboom Street (APN 019-102-020-000); Owner/Applicant: Fred Goldsmith

Requested Action: That the Historic Preservation Advisory Commission (HPAC) review the proposed expansion of the outdoor eating area for CoffeeBar and revised landscaping plan for consistency with the Downtown Specific Plan, including the Historic Design Guidelines, and Secretary of the Interior Standards for the Treatment of Historic Properties and forward a recommendation to the Community Development Director.

Assistant Planner Luke Kannall gave a brief presentation on the project.

Applicant Fred Goldsmith states that they are trying to upgrade the patio to create a more enjoyable customer environment. They want to build a buffer between the parking lot and the eating space by constructing a raised planter.

Questions from HPAC

- Is there a description of plants to be included in the planter?
 - *Applicant:* Lower-lying shrubs.
- Have you reviewed these plants? Are they native?
 - *Staff:* They are climate appropriate and/or native. A local landscape architect designed them.

Public Comment: None.

Deliberation

- In the previous historic design review, the applicant was encouraged to leave the patio as-is. However, this solution is what the property owner supports.
- The proposed project meets the Commission's expectations concerning landscaping and providing screening from the parking lot.
- No issues with the proposed heaters.

A motion was made by Commissioner Sesko to recommend approval of the project as submitted to the Community Development Director with no conditions.

The motion was seconded by Commissioner Kenny and passed unanimously, 4-0.

6. Information Items: None

7. Commission Member Reports

- The Historical Society is working with Trout Unlimited on the restoration of the ice pond. They will be contacting the Town soon.

8. **Adjournment:** The meeting was adjourned at 9:44 AM to the next commission meeting on July 27, 2022.

Respectfully submitted,

Kayley Metroka