Ms. Fogarty - Chair, called the meeting to order at 1:30 pm, introduced the Commission members and staff. She explained the procedures for hearing the cases. Roll call was taken with six members present.
ADMINISTRATIVE ITEMS: Approval of the October 8, 2015 LHPC Meeting Minutes.

Mr. Dobbe moved to APPROVE the minutes as amended. Mr. Pence seconded the motion.

AYES: Aultz, Dobbe, Pence, Suarez, Fogarty

ABSTAIN: Killian

MOTION CARRIED: 5-0-1

Approval of the November 4, 2015 LHPC Meeting Minutes.

Ms. Aultz moved to APPROVE the minutes as amended. Mr. Killian seconded the motion.

AYES: Killian, Aultz, Dobbe, Suarez, Fogarty

ABSTAIN: Pence

MOTION CARRIED: 5-0-1
At the Landmarks Heritage Preservation Commission meeting held on Wednesday, December 9, 2015, Chris Jansen – Alley Poyner Macchietto Architecture, appeared before the Commission.

Ms. Jansen provided background information about the structure which was built in 1887. She explained that the Romanesque Revival style building has experienced some deterioration due to the effects of natural elements over time. The exterior work would include repair of the masonry, structural repairs to the northwest and southwest corners of the building, and repair to the sandstone detailing which is part of all three stone facades. The structure will be repointed as needed and some of the cracked and missing bricks would be replaced. After the proposed repairs have been completed, the entire building will be lightly cleaned to remove any loose dirt and paint. The building would then be repainted a color that is similar to the existing red brick masonry.

She explained that there are 12 storefronts on the west and south facades. The façade on the northwest corner of the building will have the non-historic doors removed and replaced with an aluminum storefront and door. It will be painted to match the other existing storefronts. Several of the existing openings would be modified as needed. The existing aluminum windows would remain. Stainless steel anchors would be used to repair the sandstone and some non-historic fire escapes would be removed from the front façade. Mechanical equipment would be added to the roof at least 10’ away from the edge of the structure and the penthouse at the top would be replaced.

In response to Mr. Dobbe, Ms. Jansen explained that the penthouse unit on the roof would be raised no more than a couple of feet to make room for the elevator and would be made of painted metal paneling. The penthouse unit also needed to be increased so that an egress stair could be built according to code. There was some discussion about replacement/repair of the sandstone cornices and repair of the connection points where the fire escape would be removed.

Ms. Fogarty commented on the historical importance of the building and stated that there were very few structures in the city that reflected the Romanesque style of architecture.

Trina Westman, LHPC Administrator, stated that the Planning Department recommended approval of the request.

Ms. Aultz moved to APPROVE the request. Mr. Dobbe seconded the motion.

AYES: Killian, Aultz, Dobbe, Pence, Suarez, Fogarty

MOTION CARRIED: 6-0
Discussion Items:

Ms. Fogarty suggested that the Commission be proactive and begin to nominate other structures that are historically important to the city. She also mentioned that Jed Moulton, Urban Design Planning Manager, created infill guidelines for new construction in historic neighborhoods. Those guidelines had recently been approved by the Planning Board and were to be presented to City Council.

Ms. Westman provided to the Commission the 2016 meeting schedule, an updated member roster, and a letter that was being sent to the residents of the West Central Cathedral Landmark Heritage District. She also stated that the architect working on the Central High School project wanted to have an informational session with the Commission to discuss a proposed addition for the east lawn.

Jennifer Taylor, Attorney – City Law Department, stated that at the January 2016 meeting she would spend some time reviewing State Law and local codes as they apply to the Commission, especially with regards to rescission of Local Landmark designations and Certificates of Work. She also briefly discussed the general plans for the proposed downtown Holland Center. She stated that specific plans would be provided at a later date.

Adjournment:

It was the consensus of the Board to ADJOURN the meeting at 2:07 p.m.