



MINUTES

HISTORIC PRESERVATION TASK FORCE

July 23, 2009

7:30 a.m.

Mayor's Conference Room

Members Present: Paul Adlaf, Ald. Jim Allegretti, Judy Barclay, Anita Bloom, Randy Derifield, Buzz Hill, Brian Kidd, Kirke Machon, Juliana Maller, Alfredo Marr, Milton Nelson, Herb Zuegel

Members Absent: Carrie Davis, Steve Huening

Staff Present: Jon Branham, Aggie Stempniak

I. ROLL CALL

II. APPROVE MINUTES OF JUNE 25, 2009 MEETING

Ms. Barclay moved to amend the minutes of June 25, 2009. Mr. Derifield moved to approve the minutes of June 25, 2009, as amended. **The motion passed.**

III. DISCUSSION ITEMS

A. Review draft Historic Preservation Ordinance

Section 23-4-5 (F.A.R. bonus) was discussed. Atty. Hill asked to clarify whether the intent of the Task Force was to provide that any structure that has received landmark designation would automatically get the F.A.R. bonus of .03. Allowing the increase could be seen as a bonus.

Current Zoning Ordinance language was included to encourage maintenance of existing structures and to curb teardowns.

The Zoning Ordinance currently states that, if a house was built before 1960 and the foundation has not been altered, and there is no intention to alter the foundation, a homeowner can get a floor area ratio of up to .048 instead of .045 – an extra .03, if those criteria are met. The Task Force discussed changing the language to make the bonus available only to a landmarked property.

Ms. Maller advised that the Task Force could make a recommendation to change the Zoning Ordinance, but that the Planning and Zoning Commission and City Council would need to approve a text amendment to the Zoning Ordinance.

After a lengthy discussion, Ms. Maller suggested going through the rest of the ordinance to determine if this ordinance is acceptable and then the Task Force can decide whether it wants to make a recommendation to change the Zoning Ordinance.

Review of the document:

Move the last sentence at the top of page 9 to the Definitions section.

23-2-2 is silent on establishing the minimum number of meetings per year. State guidelines suggest a minimum of four. That sounds fine. We do not want to have this Commission established and then wait for applications. The Commission should be busy – fostering the marking, maintenance, etc. It is more appropriate in the guidelines of the commission, rather than tying hands in the actual ordinance, and much more difficult to change. Atty. Hill will amend the ordinance to include “meet quarterly”.

23-2-3 (B). Change the last word of the first sentence from *chapter* to *article*. Delete the remainder of the paragraph. It is repeated in 23-6-3.

23-2-3(R). Remove “additional”.

23-3-1 refers to *owner* and *owner of record*. The owners of record in a good third of the homes are in some kind of trust. The owner of a home is a trustee, a title company. That’s the record owner. The beneficial owner is the actual individual whose building it is. It is accurate as written.

23-4-4 and 23-5-4. Make the language consistent within these sections.

23-4-1 and 23-5-1. Include the last paragraph of 23-4-1 in 23-5-1.

23-6-3. Remove timeframes throughout this section. Add: Any decision granted to the Director shall be appealable to the Historic Preservation Commission.

Atty. Hill will amend the draft and include a memo of what he perceives to be the issues with F.A.R. as articulated by the various members of the Task Force so that everyone knows what the implications are, because there are significant implications to even leaving the language as he has put it here.

IV. ADMINISTRATIVE REPORT

None.

V. NEW BUSINESS

VI. ADJOURNMENT

The next meeting will be on Thursday, August 27, 7:30 a.m.

With no further business, the meeting was adjourned.