

HISTORIC AREA COMMISSION

Special Meeting
1 Municipal Drive
October 24, 2024

Present: Tera Hayward-Olivas, Chairperson
Lisa Doak
Kevin Wade
Cynthia Batty, Planning Commission Liaison

Absent: Michael Westman

Also Present: Leila Hamroun, City Architect
Jeff Bergstron, City Building Official

Ms. Hayward-Olivas convened the meeting at 6:30 p.m. Roll call followed and a quorum to conduct business was declared.

Older/Tabled Applications

234 East 2nd Street – Timothy E. Gibbs

An application was submitted to build a pergola to cover an 8' x 14' endless pool that was installed parallel to the property line, with a 6' offset as required. Mr. Gibbs was unable to attend the meeting and Ms. Hayward-Olivas read a letter that he submitted regarding the shading material and pergola into the record.

Ms. Batty noted that the house is not a contributing building nor is it on the Building Database.

Ms. Hamroun noted that Mr. Gibbs' letter indicated that the wall of the pergola will be covered with transparent vinyl throughout the winter and with a separate covering in warmer weather. She stated that:

- Vinyl is not an appropriate material;
- The concept of the pergola has changed to be a quasi-enclosed structure; and
- The impact must be considered if the structure can be even slightly visible from the public right of way.

Ms. Hayward-Olivas stated her recollection that Mr. Gibbs had stated there would only be sheeting on the top of the pergola to shade the pool. Ms. Hamroun added that the new rendering shows more framing components. Ms. Doak added that the back end of the original pergola design was slightly visible from the public right-of-way, but unobtrusive; however, with the addition of substantial awnings and vinyl it becomes more visible. Ms. Hamroun opined that the structure is now starting to become a framed, enclosed structure and the materials must be considered.

Ms. Batty stated that the new drawing is substantially different from the original drawing, and Ms. Hamroun stated that fact must be taken into account during discussion. Ms. Hamroun added

that the design has gone from an awning with temporary fabric to a winter-enclosed-with-vinyl/summer-enclosed-with-mosquito-netting structure.

During discussion, it was noted that the vendor, Mosquito Curtain, only sells breathable screen material mosquito curtains.

Ms. Hamroun noted that the application cannot be tabled again because Mr. Gibbs was not present to give his consent; and the application could potentially be denied with comments and resubmitted. Ms. Hamroun recommended that the application come back to HAC and not be considered as Tier 1.

Ms. Hamroun noted the items that need clarification:

- Intent – Is the covering an awning providing shade or is the intent to have a screened enclosure that would be winterized with vinyl; in which case the materials are not appropriate and the design intent would have to be completely modified.
- Shading – The material is not a shade fabric but is a mosquito curtain. Is the intent to have shade or to have shade and mosquito protection?
- Concept – The basic concept has changed from the original design. Will the structure actually be “enclosed” during all seasons either with screening or vinyl?
- Vinyl – Does the applicant have an alternate material?

Ms. Hamroun opined that the Commission cannot consider the pergola design separately because so many of the other components of the revised drawing indicate an enclosed structure.

Mr. Bergstrom stated that if the pool is used during the winter, it becomes an unventilated vinyl enclosure which is not safe; especially if chlorine is used.

Ms. Hamroun stated that there are too many changes to the concept and intent that was presented at the September HAC meeting and additional review is required. She added that she would send a detailed review of the discussion and the comments.

A motion to deny the submission and to invite the applicant to resubmit the application 15 days prior to the next scheduled HAC meeting was made by Ms. Batty. The motion was seconded by Mr. Wade and unanimously carried.

Ms. Hayward-Olivas requested that Public Comment be added to the Agenda as a separate line item rather than have it written as a footnote.

Ms. Batty noted that a discussion of the final version of the signage document should have been on the Agenda and asked that it be added to the November Agenda.

Public Comment

There were no comments from the public.

There being no further business to discuss, Ms. Hayward-Olivas called for a motion to adjourn.

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A motion to adjourn was made by Ms. Batty and seconded by Ms. Doak. The motion carried unanimously and the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Kathleen R. Weirich
City Stenographer