

HISTORIC PRESERVATION COMMISSION

Friday, June 18, 2020

A meeting of the Historic Preservation Commission was called to order at 12:05 p.m. by Chairman Dave Augustson in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Dave Augustson, Trudy Herbst, Eric Paulsen, Mark Schuster, Alderman David Hayes, and Barry Mellen were present. Excused: Member Chad Shefchik. Also present were The Marketplace by Bliss owner Todd Trimberger, Bayland Buildings representative Dave Phillips, City Administrator Josh Van Lieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Christopher Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Paulsen, seconded by Mr. Schuster to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Election of officers.
4. Consideration of: Facade changes to The Marketplace by Bliss, located at 58 N 3rd Ave.
5. Adjourn.

Carried.

Election of officers: Moved by Mr. Paulsen, seconded by Mr. Schuster to nominate Mr. Augustson as Chairman. All ayes. Carried.

Moved by Mr. Paulsen, seconded by Mr. Hayes to elect Mr. Schuster as Vice-Chairman. All ayes. Carried.

Mr. Augustson wondered if it is necessary to nominate a secretary when City staff is already doing secretarial duties.

Mr. Sullivan-Robinson mentioned that the code can be changed. He will make proposed changes to the code and bring it back to a future meeting for approval and recommendation to Council.

Moved by Mr. Paulsen, seconded by Mr. Augustson to table voting for election of secretary until a future meeting is held. All ayes. Carried.

Consideration of: Facade changes to The Marketplace by Bliss, located at 58 N 3rd Avenue:

Todd Trimberger, 5 Utopia Circle, presented the plans for updating the building formerly known as Younkers. Thirteen new aluminum windows will be installed on the north side of the building that were previously closed in, as well as installing new windows on the west side. The windows will have a dark bronze trim. The upper windows are 7 feet tall and the lower windows are 4 feet tall. The doors will be replaced with 9-foot doors on the front of the building and standard doors for the public bathrooms on Louisiana Street. He provided three paint samples. A taupe color called "Front Porch" is the possible paint color choice for the building.

Mr. Trimberger said they want to bring the building back to life. On the lower section of the building there is polished brown granite that will be replaced with a polished black granite or a natural stone product. The copper canopies will remain, but will be cleaned up. The brick is sound. There are a few areas that need some repair that will be fixed when the building is tuckpointed. There is stone coping on the top. Window sills will be retained.

Ms. Herbst mentioned that historically, the canopy is not appropriate to the time frame of the building. It was an add-on.

Mr. Trimberger added that signage is in the process of being determined. The skywalk, as well as the tunnel under the alley, is being vacated. He is also considering possible lighting for signage.

After further discussion, it was moved by Mr. Paulsen to issue a certificate of appropriateness as presented, including changes regarding the granite on the lower section of the building.

Dave Phillips stated that some changes have been made to the original plans. The amount of window space on the front of the building is not changing, but more mullions are added. Also, three new doors will be added to the alley side of the building. There are three large vents that will be removed and bricked in. The building will be power-washed, caulked and painted. They were trying to go as wide as possible with the front windows, but there is a large increase in cost and the bids came in with 5-6 feet wide windows instead of the existing 10 feet wide.

Mr. Schuster said he would like to know what the cost difference is with the larger windows.

Mr Phillips suggested adding a condition to approval that a final drawing of the windows be submitted and to obtain a cost to match the existing window size.

Mr. Augustson would like to see a transom added and reduce the square footage of the glass while making the window wider. At least one pane should be removed. He also suggested installing a decorative pillar column between each pane.

Mr. Trimberger stated that he wanted elaborate displays. They are trying to give as much "wow" as possible.

Ms. Herbst added that the State has the building listed as 1970 construction, which is incorrect. It is located in the historic district.

Mr. Sullivan-Robinson stated that this was not a designated historic structure. He also said that he was happy to see windows going in on the Louisiana Street side of the building.

More discussion took place. Mr. Paulsen withdrew his motion.

Moved by Ms. Herbst, seconded by Mr. Schuster to approve the paint color, the 13 replacement windows, granite on the lower portion of the building, retaining window sills, maintaining the canopy, and to relook at the front windows when available, as well as reviewing signage. All ayes. Carried.

Adjourn: Moved by Mr. Paulsen, seconded by Mr. Schuster to adjourn. All ayes. Carried. Meeting adjourned at 12:41 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary