

**Historic Zoning Commission
Meeting Minutes
July 28, 2015**

The Historic Zoning Commission held a regularly scheduled meeting on July 28, 2015 at 5:00 p.m. in the Administrative Conference Room at the Municipal and Safety Building.

Members Present

Sam Fullen
Liz Biosca
Hal Hunter
Greg Cox

Members Absent

Tony Street
Sheila Cox
Tom Mozen

Staff Present

Matt Young

Others present

Dianna Cantler
Jessica Fuller
Dick Nelson

Chairman Biosca called the meeting to order at 5:05 p.m. and a quorum was present

The first item on the agenda was the approval of the agenda. At this time commissioner Hunter asked that a small discussion take place on the subject of Ghost Signs.

MOTION: Fullen To approve agenda with the amendment of adding ghost signs to the end of the agenda.

VOTE: Approved 4-0

Next on the agenda was the consideration of Certificate of Appropriateness #2015-149 for new sign installation at 324 E Main St. Mr. Nelson Explained that the signs he was proposing would be made from metal and that only one of the signs would be back lit. Commissioners confirmed letters would be steel colored or white.

MOTION: Hunter To approve the installation of new signage at 324 E Main.

VOTE: Approved 4-0

Next on the agenda was the consideration of Certificate of Appropriateness #2015-150 for 207 and 209 E Main St to renovate the front façade of the building. Discussion ensued as to the scope of the request. Commissioners asked about the specific materials used for the bulkhead. The petitioner stated it would be brick. Commission members recommended considering wood for the storefront. Members also brought the style of awning into question requesting the petitioner to do some work first before determining the specific awning to be used.

MOTION : G. Cox To Approve plans without the awning, with stipulations that the bulkhead for 207 E Main to be synthetic wood, 209 E Main St to be brick. If the brick cannot be matched an alternative material will need to be resubmitted.

VOTE: Approved 4-0

Next on the agenda was the consideration of changes made to the *Downtown Design Guidelines*. Commissioners agreed to table the consideration until next month to give them more time to consider changes made and direct further changes.

MOTION: Fullen To take a month to consider the *Downtown Design Guidelines* revisions.

VOTE: 4-0

The next item on the agenda was to discuss the growing trend of ghost sign rehabilitation in the historic district. Commissioner Hunter had concern that currently ghost sign restoration falls under the general maintenance category and is not required to seek HZC approval. Commissioner Fullen recommended that the commission add a Ghost Sign section to the *Downtown Design Guidelines*. Commissioners asked that staff bring forth a recommendation next month on how to address Ghost Signs in the downtown and to move to make ghost signs require a Commission decanted CoA.

The next item on the agenda was the consideration of the minutes of the regularly scheduled June 23, 2015 meeting.

MOTION: Hunter To approve the minutes as submitted.

VOTE: Approved 4-0.

The last item on the agenda was the consideration of the minutes of the called workshop on July 13, 2015 meeting.

MOTION: Fullen To approve the minutes as submitted.

VOTE: Approved 4-0.

There being no other business, the meeting adjourned at 6:15 p.m.

APPROVED:



Sheila Cox, Chairman