

VILLAGE OF GRAFTON

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

December 19, 2013

*Amended

The Historic Preservation Commission meeting was called to order by Chair David Liss at 5:00 p.m.

Commission Members present: Trustee David Liss, Ted Warwick, Sue Hass, Sheldon Sepstead, Trustee David Antoine, and Norbert Studelska, Sr.

Chair Liss also informed the Commission members that Commissioner Eugene Lombness formally resigned on December 2, 2014. He also introduced the new Planning and Development Director, Jessica Wolff.

Commissioners Absent: Matt Zipter

Staff/Officials present: Director of Planning and Development Jessica Wolff and Administrative Secretary Deborah Brown

APPROVAL OF MINUTES

Motion by Commissioner Hass, seconded by Commissioner Warwick to approve the minutes of the October 17, 2013 Historic Preservation Commission with so noted change on the attendance of Commissioner Ted Warwick as present. Motion carried.

HEAR PERSONS REQUESTING TO BE HEARD

None

REVIEW AND CONSIDERATION TO RECOMMEND TO VILLAGE BOARD THE RESCISSION OF HISTORIC DESIGNATION FOR PROPERTY LOCATED AT 1208-1212 BRIDGE STREET REQUESTED BY OWNERS, KJI GROUP LLC

Director of Planning and Development Jessica Wolff gave background on the recent request of rescission of historic designation requested by property owner, KJI Group LLC.

She stated that the property owner, Dave Downey, is requesting rescission of the historic designation at 1208-1212 Bridge Street granted in 2000. Mr. Downey also owns adjacent property including the former Grafton State Bank building (1234 12th Avenue) and the former post office (1206 Bridge Street). The property has been completely vacant for over a year and experienced water damage and subsequent mold contamination in early 2013.

Tonight the HPC will review and consider this request which will then go to Village Board for final approval on January 6, 2014.

Ms. Wolff added that the Village does not have adopted criteria to evaluate applications for rescission of historic designation. In this case, staff supports rescission. The building is not contributing to the historic character or built environment of Downtown. The former activities in the building do not warrant its special protection, especially given past structural and architectural alterations. Staff feels in the property would be best served as part of a larger redevelopment project to continue Downtown revitalization.

The Commission held a short discussion on the rescinding of property located at 1208-1212 Bridge Street.

Commissioner Hass stated that she supported the action being requested but felt that action requested should be modified to clarify the rescission of historic designation. She stated the following:

1. The building does not significantly contribute to the historic character of Downtown.
2. The building **has been appreciably altered** and is damaged beyond reasonable repair or restoration.
3. The building does not represent a valuable historical or architectural contribution to the character and charm of the Village.

The Commission and Ms. Wolff had no problems with the modifications.

Motion by Commissioner Warwick, seconded by Commissioner Hass to recommend to the Village Board rescission of the historic designation at 1208-1212 Bridge Street based on the following findings:

1. The building does not **significantly** contribute to the historic character of Downtown.
2. The building **has been appreciably altered** and is damaged beyond a reasonable repair or restoration.
3. The designation would hamper future redevelopment efforts as identified in the Downtown Master Plan.
4. Other criteria as determined by the Historic Preservation Commission.
5. The building does not represent a valuable historical or architectural contribution to the character and charm of the Village.

Motion carried.

REVIEW AND CONSIDERATION ON THE HISTORIC PRESERVATION COMMISSION FUTURE OBJECTIVES AND STRUCTURE

The Commission reviewed the revisions and moved forward with the motion to approve.

Motion by Trustee David Liss, seconded by Commissioner Sepstead to approve the 2014 Historic Preservation Commission Objectives and Structure for 2014 as presented. Motion carried.

OLD BUSINESS

A. Hand out on past HPC brochures

Ms. Brown reviewed with the Commission the past brochures to give ideas for the members working on future historic brochures.

For informational purposes only

B. Hand out on potential contacts of historical Grafton information

Commission members reviewed and held a brief discussion on interviews of Grafton residents to gather their stories about the community.

Commissioner Hass then gave a brief update on the HPC website options. She stated that the Village of Grafton has a web page called "Village History" which would require non-Village personnel login/password. No cost. An independent website requires annual cost of approximately \$130.00, domain name \$15.00 annually, and monthly charge of \$5.00 (\$205/Yr). Another option is an Independent website, but domain host cost would be \$14.99 annually plus an annual fee of \$75.00. The other choice would be to consider a Facebook page. This is free but requires user to create an email account. It is not as structured but good for interaction and sharing.

For informational purposes only

NEW BUSINESS

A. Outline suggestion from Commissioner Ted Warwick

Commissioner Warwick reviewed some of the ideas for encouraging local residents to come forward with their stories of Grafton. Short discussion took place and some local names were introduced to possibly assist Commissioner Warwick in obtaining historic events and stories of the Village.

Chair Liss asked that the Planning and Development Department send out another Historical Preservation Commission schedule for 2014.

ADJOURN

Motion by Commissioner Sepstead, seconded by Commissioner Hass to adjourn at 5:58 p.m. Motion carried.