

VILLAGE OF GRAFTON

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

JUNE 17, 2010

The Historic Preservation Commission meeting was called to order at 5:05 p.m. by Chair David Liss.

Members present: Trustee David Liss, Matt Zipter, Sheldon Sepstead, Sue Hass, Bill Hass, Angelica Chalmers, Ted Warwick, and Norbert Studelska, Sr. (leaving early at 6:38 p.m.)

Absent: Trustee Jim Grant

Staff/Officials present: Michael A. Rambousek, Director of Planning and Development, and Deborah A. Brown, Administrative Secretary II

Others present: Frank Butterfield, National Trust for Historic Preservation, Paul Rushing and Jim Read, Mueller Hotel LLC, and Kris Raymond, Grafton Blues Association

APPROVAL OF MINUTES

Motion by Commissioner Studelska, seconded by Commissioner Sepstead, to approve the minutes of the March 18, 2010 Historic Preservation Commission meeting with minor change on page 3-first paragraph, last sentence should change the word "there" to "their".
Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

Mrs. Kris Raymond, representing the Grafton Blues Association, spoke regarding the upcoming Paramount Blues Festival and the Walk-of-Fame induction ceremony on Saturday, September 18, 2010, at 11:15 a.m. In addition, she discussed the possibility of receiving approval from the Historic Preservation Commission on obtaining a Historical marker for the former chair factory property.

Mrs. Raymond asked that the Commission prepare a paragraph for each of this year's inductees to the Paramount Plaza Walk-of-Fame. She will need this information as soon as possible along with the names of those individuals speaking at the ceremony. She stated there will be approximately 20 minutes made available in the program to speak on this matter.

Chair Liss stated that the two inductees chosen by the Historic Preservation Commission for this year are Tommy Johnson and Big Bill Broonzy.

Chair Liss also mentioned that he would be willing to speak at the ceremony.

Administrative Secretary Deborah Brown mentioned that, in the past, Village President Brunnuell also spoke. She stated that she would check his availability.

Director Rambousek indicated that he could put a short summary together on the two inductees and send it to Mrs. Raymond this week.

Mrs. Raymond then spoke on a separate matter. She mentioned that she would like to obtain local approval by the Village to place the "Village of Grafton" and the "chair factory site" on a very significant national map done by the State of Mississippi that identifies blues (musical genre) related locations, structures, artifacts and other culturally relevant items. She also added that as part of being placed on this map, the Village would be provided with a historical marker for the site (chair factory site).

Mrs. Raymond finalized her discussion regarding this map and historical marker program by stating that the cost is \$6,000.00, which covers the cost of updating and printing the maps and the design and construction of the historical marker. Mrs. Raymond felt that the publicity and notoriety gained from this program is invaluable.

The Commission held a short discussion and directed Mrs. Raymond to present this matter to the Village Board at their next meeting.

It was the consensus of the Commission members to have Director Rambousek create the final summary for the two artists that will be inducted into the Paramount Plaza Walk-of-Fame this year and provide the copy to Mrs. Raymond.

PRESENTATION AND DISCUSSION BY FRANK BUTTERFIELD ON THE NATIONAL TRUST FOR HISTORIC PRESENTATION ON THE GRANT PROCESS

Director Rambousek briefed the members on the previous Historic Preservation Commission meeting on March 18, 2010, in which the Commission discussed the idea of finding a suitable location for a museum to secure, retain and exhibit local historical artifacts. At that meeting, it was decided by the Historic Preservation Commission that the first step in this process was to perform a feasibility study and that Village Staff should examine ways to find funding for such a study.

Director Rambousek introduced Frank Butterfield of the National Trust for Historic Preservation. Mr. Butterfield gave a presentation on the grant application process. He stated that the National Trust for Historic Preservation is a nonprofit group that is owned privately. He further stated that his firm prepares documents, feasibility studies, and historical structure production reporting. He mentioned that the cost of a feasibility study for a local museum is eligible for a (dollar for dollar) matching grant. In essence, his group would fund one-half of an eligible study with the other half of the funds coming from the Historic Preservation Commission. He indicated that the next submission deadline for a grant application is October 1, 2010. He added that he would e-mail Director Rambousek all of the materials and would work closely with him.

Mr. Butterfield provided the details of the program and a lengthy discussion then took place. Mr. Butterfield asked Director Rambousek to remind him about the two sites again and if the Village currently owned them.

Director Rambousek stated that the Village does not own any property that is designated for a museum.

Commissioner Warwick expressed interest in utilizing the old incinerator building located off of Ninth Avenue and Falls Road.

Director Rambousek indicated that if the Historic Preservation Commission feels comfortable with the grant program and process, the Planning and Development Staff will then begin to gather further grant information and follow through on the application process.

Mr. Butterfield stated that the Historic Preservation Commission could still apply for a grant, even though they do not own a particular property at this point in time. He added that this would probably count against the application scoring, but doesn't mean a grant could not be obtained.

By consensus, the Commission directed and authorized the Planning and Development Staff to move forward with obtaining further information on the grant application process from the National Trust for Historic Preservation and to report back to the next meeting in August.

PRESENTATION ON GRAFTON HOTEL REDEVELOPMENT PROJECT

Director of Planning and Development, Michael A. Rambousek introduced Paul Rushing and Jim Read, project managers and co-development partners of the Grafton Hotel project.

Mr. Rushing and Mr. Read distributed a marketing packet on the Hotel Grafton and spoke to the Commission members about the details of the renovation project.

They further indicated that the addition to the existing building will not hinder the historical character of the original building. The building will now consist of a commercial space and the remainder will be residential apartments that will include disability accessible units.

Mr. Rushing state that they needed to keep the addition portion of the building looking dissimilar from the original building. He stated that this will help the building qualify for historic credits and most importantly, honor the original building in its own setting.

Mr. Read explained that they presently are going through United States Department of Housing and Urban Development (HUD) process for financing which has a two part application process; a pre-application process and an application process. They should receive a final decision from HUD in early September, 2010.

Commissioner Zipter asked Mr. Read if they would be willing to designate the property as a local historic landmark once it is completed. Mr. Read and Mr. Rushing indicated that they are absolutely willing to do that.

The Commission members thanked both Mr. Rushing and Mr. Read for all their efforts into this special Downtown project.

REVIEW OF GRAFTON HISTORIC PRESERVATION GOALS AND WORK PLAN OBJECTIVES

Director Rambousek asked that the Commission members review the information that was placed in packet and bring their new ideas and goals to the next meeting.

Chair Liss was also in favor of the new Commission members bringing the goals up to date and the objectives to be reviewed by the new members.

Motion by Commissioner Sepstead, seconded by Commissioner Bill Hass, to table the review of Grafton Historic Preservation goals and work plan objectives until the next meeting. Approved unanimously.

UPDATES ON THE 2010 PARAMOUNT WALK OF FAME CEREMONY

Director Rambousek stated that the most recent updates were already discussed earlier in the meeting with Mrs. Raymond.

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None.

SET DATE AND TIME FOR NEXT MEETING

Director Rambousek indicated that the next scheduled meeting will be on August 19, 2010.

Chair Liss spoke that he could not make it that night but if we could change the meeting date a week ahead or after the August 19, he could make the meeting.

A short discussion among the Commission members on the next meeting date took place.

It was decided on that the next Historical Preservation would be August 26, 2010 at 5:00 p.m. Administrative Secretary, Deborah Brown received enough commitments on attendance from the Commission members for a quorum on August 26.

ADJOURN

Motion by Commissioner Sepstead, seconded by Commissioner Chalmers, to adjourn at 7:00 p.m. Approved unanimously.