



**Historic Resource Commission  
Meeting Minutes  
January 22, 2025**

**I. Call to Order**

**Commissioner Unger** called the meeting to order at 6:00 p.m.

**II. Roll Call**

- **PRESENT:** Richard Unger Chair, Patricia Yager, Zakhar Berkovich, Michael Barron, Pablo Sepulveda, Sergy Dossous Assistant Planner, Andrew Dachinger Counsel
- **ABSENT:** None
- **EXCUSED:** None

**III. Conflicts of Interest**

None

**IV. Adaption of Prior Meeting's Minutes**

**Commissioner Unger** requested to move the adaption of the minutes to the end of the agenda since there were only two items on the agenda, and the rest of the commissioners agreed.

**V. Modification to the agenda**

- Moved the adaption of prior meeting minutes to the end
- **Commissioner Unger** requested to move items 1 and 2 to the consent agenda since the commissioners and the applicants had seen staff's recommendations.  
**Commissioner Sepulveda** made a motion to items 1 and 2 to the consent agenda.  
**Commissioner Barron** seconded the motion.  
Items 1 and 2 were moved to the consent agenda.

**Note: Unless otherwise specifically modified by the HRC, all applications approved by the HRC are subject to the following minimum conditions of approval:**

- Prior to any work beginning, all necessary permits shall be secured; and
- All work shall be completed within one year.

**VI. Consent Agenda**

1. Consideration for approval submitted by Lawrence James to install new gutters to the house. **The property is located in the Stockade Historic District at 205 Green Street.**

**Staff recommends that the HRC grant a Certificate of Appropriateness** to install new gutters, for property located at **205 Green Street**, subject to the following conditions:

- A. A white 5" or 6" aluminum gutter shall be installed across the front of the house, attached to the eave.
- B. A white aluminum downspout shall be attached to the gutter on the right-hand side of the house. The downspout shall run along the righthand side of the house along the white corner trim.
- C. The downspout shall direct water drainage to the side yard, away from the front sidewalk.
- D. All paint and material brand names, model names and code numbers shall be submitted to staff for approval and the case file.
- E. Prior to any work beginning, all necessary permits shall be secured.
- F. All work shall be completed within one year.

**Findings:** Type II SEQRA. These modifications are in accordance with the city's codes 264-76H 2(a, b, d), and 3 and the Secretary of the Interior's Standards (2, 4, 9, 10).

2. Consideration for approval submitted by Ashraf Ghaly to replace the roof of the house. **The property is located in the Union Street Corridor Historic District at 855 Union Street.**

**Staff recommends that the HRC grant a Certificate of Appropriateness** to replace the roof of the house, for property located at **855 Union Street**, subject to the following Condition:

- A. Existing shingles shall be replaced with Timberline HDZ Hickory Algae Resistant Laminated High-Definition Shingles.
- B. The color of all drip edges will be similar to the present cream white color, to be approved by staff.
- C. Valley gutter drainage shall be aluminum, matching the existing valley gutter system.
- D. Install snow guards to the roof. Snow guards shall be Pipe Fence-Style from Rocky Mountain Snow Guards Inc, as submitted.
- E. All paint and material brand names, model names and code numbers shall be submitted to staff for approval and the case file.
- F. Prior to any work beginning, all necessary permits shall be secured. and
- G. All work shall be completed within one year.

**Findings:** Type II SEQRA. These modifications are in accordance with the city's codes 264-76H 2(a, c), and 3 and the Secretary of the Interior's Standards (2, 4, 6).

The commissioners did not have any questions for items 1 "205 Green Street" and for item 2 "855 Union Street" Commissioner Barron had a question for the applicant. Item 2 was moved from the consent agenda and placed back to the regular agenda under "New Application/ Business".

## CONSENT AGENDA RESOLUTION

Commissioner Berkovich made a motion to approve the consent agenda

Commissioner Barron seconded the motion.

Motion carried unanimously.

### VII. New Applications/ Business

1. Consideration for approval submitted by Ashraf Ghaly to replace the roof of the house. **The property is located in the Union Street Corridor Historic District at 855 Union Street.**

**Staff recommends that the HRC grant a Certificate of Appropriateness** to replace the roof of the house, for property located at **855 Union Street**, subject to the following Condition:

- A. Existing shingles shall be replaced with Timberline HDZ Hickory Algae Resistant Laminated High-Definition Shingles.
- B. The color of all drip edges will be similar to the present cream white color, to be approved by staff.
- C. Valley gutter drainage shall be aluminum, matching the existing valley gutter system.
- D. Install snow guards to the roof. Snow guards shall be Pipe Fence-Style from Rocky Mountain Snow Guards Inc, as submitted.
- E. All paint and material brand names, model names and code numbers shall be submitted to staff for approval and the case file.
- F. Prior to any work beginning, all necessary permits shall be secured. and
- G. All work shall be completed within one year.

**Findings:** Type II SEQRA. These modifications are in accordance with the city's codes 264-76H 2(a, c), and 3 and the Secretary of the Interior's Standards (2, 4, 6).

Commissioner Barron had a question for the applicant. He asked him if the flashings would need to be replaced, the applicant told him that the existing flashings were aluminum, and he was not planning on replacing them. Commissioner Barron made an amendment to the staff recommendation to add "repair and/ or replace flashings if necessary".

#### Resolution

**Commissioner Barron** made a motion to grant a Certificate of Appropriateness as recommended by staff with the following amendments:

- A. Existing shingles shall be replaced with Timberline HDZ Hickory Algae Resistant Laminated High-Definition Shingles.
- B. The color of all drip edges will be similar to the present cream white color, to be approved by staff.

- C. Valley gutter drainage shall be aluminum, matching the existing valley gutter system.
- D. Install snow guards to the roof. Snow guards shall be Pipe Fence-Style from Rocky Mountain Snow Guards Inc, as submitted.
- E. Repair and/ or replace flashings in kind, if necessary.
- F. All paint and material brand names, model names and code numbers shall be submitted to staff for approval and the case file.
- G. Prior to any work beginning, all necessary permits shall be secured.
- H. All work shall be completed within one year.

**Findings:** Type II SEQRA. These modifications are in accordance with the city's codes 264-76H 2(a, c), and 3 and the Secretary of the Interior's Standards (2, 4, 6, 7).

**Commissioner Berkovich** seconded the motion.

There was no discussion on the motion.

**Motion carried Unanimously.**

### VIII. **Adaption of Prior Meeting's Minutes**

Commissioner Unger discussed the December's 18 minutes with the commissioners. They corrected some of the typos and the changes that were made to the staff recommendation that were not reflected in the final resolution. Following the corrections made by the commissioners, commissioner Unger called for a motion.

**Commissioner Berkovich** made a motion to approve the December 18th minutes with the corrections.

**Commissioner Barron** seconded the motion.

There was no discussion on the motion.

**Motion carried unanimously.**

### IX. **Miscellaneous**

- Commissioner Unger asked counsel to explain their previous comment about the "Determination letter for the zoning officer". Counsel explained that the letter would be considered a conflict of interest. He added, the correct way to deal with distressed properties would be to call or email the planning department and ask them to check the address without giving them any details on the property. The planning staff would then go to such property and make the determination on if it should be coming to the HRC.
- Staff informed the commissioners about the culvert repairs that the Engineering Department would be doing in the GE plot. As part of those repairs some trees will be taken down. The commissioners asked counsel to clarify if a mediation plan was available, and if so, would they present it to the HRC. The commissions also asked counsel to clarify who would be responsible for the tree remediation since the repair would be done by a third party and not the owners.

- X. **Adjourn**  
**Commissioner Unger** adjourned the meeting.  
Meeting is adjourned at 7:30 PM.