



Historic Preservation Commission Minutes

December 10, 2024 — 5:30 PM

City – County Complex, Community Room

1. Roll Call – 0:32 mins (video)

A. Present – Chair Tom Blurock (facilitated meeting), Jack Luther, Lindie Gibson (Vice-Chair), Elijah Isaly; Staff- Jennifer Severson. Absent- Kristin Vanderland

2. Approval of November 12, 2024 Minutes (0:57 mins)

Motion by Gibson to approve; second by Isaly. Motion passes 3-0 (Blurock abstained-absent from meeting)

3. Public Comments - none

4. New Business – (2:10 mins)

A. DESIGN REVIEW – THE GEM – PAINTED WALL SIGN AND DOOR LOGO (114 W. LEWIS STREET)

Luther commented that the proposal includes a mural on the alley side of the building; proposal is for a wall sign, door logo and mural. Severson introduced the proposal and directed board members to their agenda packets for details. Applicant was present to answer questions. Stated the proposed mural and the name “the Gem” pays homage to the jewelry store that used to be in that space. Applicant wishes to reactivate/ reinvigorate that block with retail. Blurock asked Severson confirm that the proposal complies with the Sign Code; Severson confirmed it does. Blurock asked for description of proposed business; applicant said it will be neighborhood café, coffee shop and small grocery store- grab and go menu items prepared offsite. It will be a “third space” as discussed in the City’s adopted Downtown Master Plan. Blurock stated this type of business will be an asset to the neighborhood.

Blurock asked if color other than white was considered for mural; applicant said the ‘gem’ drawing is already eye-catching yet simple and does not want to take away from the



neighborhood aesthetic and that white paint will weather to a nice patina. Gibson asked clarification question about inside seating. Blurock asked applicant if they plan to expand into adjacent building; applicant said not at this time.

**Motion to approve as proposed in today's meeting packet by Gibson; second by Isaly.
Motion passes 4-0.**

Severson stated no building permit is needed for the approved signage and mural. Blurock asked when business plans to open; applicant said TBD, hopefully soon. Gibson suggested coating alley wall with anti-graffiti paint after painting mural.

5. Old Business – (13:13 mins) - None
6. Board Comments (13:37 mins)

Luther asked about status of the Industrial Towel decision to deny demolition of the building by the HPC. Severson stated no appeal has been filed by the applicant and appeal period is about to close. Blurock stated desire to see more detailed proposal about redevelopment after building is demolished.

Blurock asked about the Zoning Code Update activities in November- Severson stated that small Focus Groups and a Community Open House were held- also spoke at LUB meeting. SCJ Alliance (code update consultant) is drafting minutes from focus groups to send around soon for comment. Severson stated that online survey is still open and requested people to take a few minutes to take the survey. Severson is hoping to get some of the boards from the open house to the high school for comments. Flyers about the code update with online survey QR code were distributed to students recently. Blurock asked about notes from Focus Groups and asked about public engagement opportunities. Severson confirmed recommendations by SCJ for specific code update recommendations will likely be available for public comment mid-late spring 2025. Blurock asked for any findings or comments from SCJ to be provided to HPC members; Severson stated that any information that is available to the general public will be available for HPC to review. Severson confirmed that there is some information that will remain internal to focus groups, staff and SCJ for discussion to inform recommended updates that will be shared publicly.

7. Adjournment (3:58 pm)