

**Minutes of the
Lakewood Heritage Advisory Board
Special Meeting
Lakewood Public Library
December 7, 2017
5:00 p.m.**

Members present: Jeffery Weber, Rick Sicha, Stephen Jouriles, and Hilary Schickler

Member absent: Frank Scalish and Peter Ketter

Vacant appointments: 1 Council

Guests: Marcia Moll, Heather Rudge (Historic Preservation Group LLC, representing 11730 Detroit Avenue property owner), and Ryan Jackson (student assignment).

City staff present: none

Mr. Sicha called the meeting to order at 5:05 p.m. with roll call. He explained that the meeting was being held at the library due to the inability of city staff to arrange a meeting location within City Hall due to the recent changes concerning security procedures and meeting spaces.

The purpose and one agenda item for this special meeting is for the consideration of a Historic Property (HP) application for the property located at 11730 Detroit Avenue. The property is currently owned by Virginia Marti College of Art and Design and was originally known as the Reidy Bros. & Flanigan furniture company. Time is of the essence for designation as the owner is applying for federal and state historic tax credit financing with an upcoming deadline. Local historic designation fulfills certain requirements to apply for this financing.

Ms. Rudge, representing the owner, thanked the Board for calling this special meeting and gave an overview of the tax credit application process for the group. In order to receive State Historic Tax Credits, a property must meet one of two requirements at the time of application: National Register Listing or local designation. If the property is not on the National Register at the time of application, it must be by the end of the project. This nomination process takes from 9 to 12 months and is currently underway for the property in question. The deadline for tax credit applications is March 31. The end use for the property will be a culinary school. Local architectural firm Dimit Architects have been hired to assist with the project.

Mr. Jouriles asked for additional detail on financing and the proposed project itself. Ms. Rudge explained tax credit financing and the impact it has on the project. She also provided an explanation of the ideal timeline and process. Mr. Jouriles asked about the rear section of the building, which Ms. Rudge confirmed will be included in the project.

With no further discussion and after a review of the information on the HP application, Mr. Sicha reviewed the ten possible criteria for nomination per Chapter 134.03, Section d, of which at least

one must be met. It was unanimously affirmed with a roll call that the property meets considerations #1 and #4 under this section.

The application must also meet both Additional Considerations required under Section f. The Board, with a roll call, unanimously affirmed that the application meets both criteria outlined in this section.

Mr. Sicha will sign and forward the application to the Planning Department for placement on the Planning Commission's January agenda. Mr. Sicha reviewed that there are two Planning Commission votes required for designation. The first vote is to confirm the opinion of LHAB that the property meets requirements necessary for designation under the code. If the Planning Commission confirms LHAB's recommendation, a second vote, after owner notification, represents the vote to actually designate the property as historic.

With no further business and on a motion by Mr. Sicha, seconded by Mr. Weber and unanimously approved, the meeting was adjourned at 5:35 P.M.

Hilary J. Schickler, Vice Chairman/Secretary