

DIXON HISTORIC PRESERVATION COMMISSION

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Minutes of the Commission meeting of March 4, 2013

- 1. Call to order.** The meeting, re-scheduled from February 25, 2013, was called to order in Council Chambers at City Hall at 1:40 P.M. by John McLane, Chair.
- 2. Roll call.** Commissioners present were James Higby, Greg Langan, and John McLane, constituting a quorum. These were soon joined by Commissioner Linda Brantley. Also in attendance were Mayor Burke and Josh Albrecht.
- 3. Approval of minutes.** Minutes of the meeting of February 11, 2013 have been distributed electronically, and printed copies have been distributed to all persons present at today's meeting. **Greg Langan moved, and John McLane seconded, that the minutes be approved as printed and read. Voting Aye: Higby, Langan, and McLane. Voting Nay: None. Motion carried.**

Secretary's note: The minutes of the meeting of February 11, 2013 included the following text:

"Duane Paulsen moved, and Linda Brantley seconded, that the Commission propose an Ordinance change to eliminate term limits for Commission officers. Voting Aye: Paulsen, Brantley, Higby, Langan, and McLane. Voting Nay: None. Motion carried."

The Secretary will send a separate letter to Mayor requesting that the above proposal be passed on to City Council for their consideration.

4. Notices and communications.

Several items were included in the Commissioner meeting agenda packet:

- a. a sample letter of invitation to property owners
- b. a map of the Historic District
- c. a list of Historic District property owners with needed changes highlighted

Under separate cover was a document by Duane Paulsen titled "Capitalizing on Dixon's History" in which Duane summarized the material he will present at the upcoming Special Meeting for Property Owners.

5. Public comment. There was no public present.

6. Old business.

- a. The Commission took up the old business of planning a special meeting for property owners in the Dixon Historic District.
 - i. Commissioners again reviewed the printout listing of property owners. There appears to be uncertainty as to the identity of the new owner of the property formerly owned by Sinow & Wienman, listed on page 1. Property formerly assigned to Darla Morrissey, listed on page 2, now appears to be assigned to Jim Gallentine. On page 3, property once owned by Dixon Home Savings and Loan Association is said to be owned by U. S. Bank. There has been considerable discussion as to possible changes in the ownership and administration of property listed on page 3 under Dark Land Trust #1. Finally, property located

at 121 E. First Street, listed on page 3 as being owned by Devine, Ray, and Morin, may be currently owned by Henry Dixon and Linda Giesen. **Greg Langan volunteered to verify all the above information and report his findings at the next meeting.** There was no discussion as to finalizing the list of letter recipients.

- ii. The bulk of Commission discussion once again centered upon the nature of the program. Commissioners tentatively settled on the following agenda:

Mayor will introduce the Commission and briefly discuss the notion of fair play on a level playing field for all property owners.

Langan will summarize the history of the National Registry movement in the U.S., as well as the origins of the Dixon Historic Preservation Commission.

Paulsen will present a history of Dixon and how we can capitalize on our heritage.

McLane will discuss historic preservation from an architect's point of view.

Brantley will relate her own experiences with building renovation as the owner of downtown property, speaking to the case for esthetics and outlining the procedure for making application to the Commission.

Higby will discuss the Dorochoff Survey and project some panels from the survey.

Albrecht will summarize financial assistance plans available to property owners in the District.

Commissioners are asked to furnish in writing to the Secretary 1) a brief autobiography and 2) a précis of their individual presentations. These will be compiled and distributed ahead of our next meeting.

While there was no specific discussion regarding date, time, and place of the proposed meeting, there seems to be general agreement on the idea of an evening meeting at Dixon Historic Center in the latter part of April.

- iii. The Secretary's draft of a letter of invitation to property owners will be addressed at the next Commission meeting.

7. New business.

- a. Mayor announced that he now has support for the downtown "streetscaping" project. While the project is not in the purview of this Commission, it will serve to complement the Commission's goals of esthetic preservation.
- b. Greg Langan observed that there seem to be official plans in the works for renovations to what is known as the Hamill Building on West First Street, and asked whether an application for façade modification is forthcoming.
- c. The Chair set the next meeting for Monday, March 25, 2013, at 1:30 P.M. in Council Chambers.

8. Adjournment. **Greg Langan moved, and Linda Brantley seconded, that the meeting be adjourned.** Adjournment then occurred at 3:06 P.M.

Respectfully submitted by James Higby, Secretary
Dixon Historic Preservation Commission