

SHELBY HISTORIC PRESERVATION COMMISSION

Annual Report

January 1 – December 31, 2024

Mission Statement

The Shelby Historic Preservation Commission exists to preserve the city's distinctive character and heritage through education and guidance of appropriate rehabilitation and restoration of existing historic properties, and through assistance in designating and registering potential historic properties.

2024 Plan of Work

In January, the Commission established the year's focus on **Education and Communication** for historic building owners. Key goals included completing the **Design Guidelines**, holding **educational meetings**, and **expanding the inventory of historic landmarks**. The Commission also continued to monitor the status and use of currently designated historic buildings.

QUALIFICATIONS OF MEMBERS

In accordance with Chapter 1488, "All commission members shall have a demonstrated special interest, experience, or knowledge of historic preservation, history, architecture, or related disciplines. At least two members of the Commission shall be preservation-related professionals in a field such as architecture, architectural history, history, archaeology, planning, or a related area, if such individuals are available in Shelby".

- **Kate Curren, Chair** - Architecture, History, Historic Preservation
 - **Randy Sampsel, Vice Chair** - History, Historic Preservation
 - **Lacy Bessette, Secretary** - Archaeology, Architectural History, Historic Preservation
 - **Mary Durkin** - History, Historic Preservation
 - **Trevor Reed** - History, Engineering
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ACTIVITIES AND SPECIAL PROJECTS

Local Design Guidelines

Since 2020, the Commission has been developing local **Design Guidelines** to localize the Secretary of the Interior's Standards for Rehabilitation. These guidelines provide clear specifications for reviewing **Certificates of Appropriateness (COA)** applications, ensuring consistency and clarity for property owners.

After securing an initial grant in 2022, additional funding was allocated in the 2023 city budget to fully fund the project. In September 2023, architectural firm **Perspectus** began working on the Guidelines. Their team visited Shelby to document historic buildings and research the city's cultural

and architectural history. A public meeting was held on **November 3, 2023**, to gather community input on preservation priorities.

In early **December 2023**, Perspectus submitted a draft of the Guidelines, which was reviewed by the Commission before being sent to the **State Historic Preservation Office (SHPO)**. After further refinement, the final draft was approved by the **Shelby City Council in April 2024** and subsequently sent to SHPO. In **June 2024**, physical copies were distributed, and a digital version was uploaded to the Shelby City website.

1873 Engine House & Shaw Building (57/59 W. Main St.)

The Commission continued to monitor the use of the **1873 Engine House** and explore funding opportunities for its preservation. At the request of Mayor Schag, the Commission also provided input on the ongoing development of the **Shaw Building**.

Oakland Mausoleum

Throughout 2024, the Commission monitored the condition of the **Oakland Mausoleum** and supported fundraising and restoration efforts. In January, the Commission was informed that the **Oakland Mausoleum Board** was being restructured with new members. Councilman **McLaughlin**, a newly appointed board member, was briefed on the mausoleum's history and preservation needs.

Certificate of Appropriateness (COA) Challenges

The Commission addressed compliance issues related to **69 W. Main St.**, where unauthorized work was completed without a COA. After discussions with the building owner and city officials, a **retroactive COA** was obtained and approved. Overall, compliance with COA requirements improved in 2024.

Building Owner Education & Outreach

In 2024, the Commission organized an educational meeting for building owners, covering topics such as:

- The importance of **historic preservation**
- The role of the **Commission and City Ordinance 20-2014**
- Practical guidance on **building maintenance and repair**
- Available **preservation funding options**

The event, held in September **both in-person and via Zoom**, featured the newly finalized **Design Guidelines**. Additionally, the Commission began developing a **brochure** to enhance future outreach efforts.

CERTIFICATES OF APPROPRIATENESS

COAs are issued by the Commission to ensure that proposed alterations to historic landmarks comply with **Chapter 1488** and the **Secretary of the Interior's Standards for Rehabilitation**. In 2024, the following COAs were reviewed:

- **21 E. Main Street (Crossroads Community Church) - (2/15/24)**
 - COA **partially approved** for **window clings**. The Commission requested a **new application** for signage.
 - Recommendations included using a **neutral color palette**, repositioning signage to avoid obscuring architectural details, or using a **projecting sign**.
- **21 E. Main Street (Crossroads Community Church) - (4/2/24)**
 - COA **approved** for:
 - A **sign** on the **East side** of the building
 - **Vinyl logos** on the **front windows and door**
 - A **small rear door sign**
- **69 W. Main Street (Local Roots Building) - (4/2/24)**
 - COA retroactively **approved** for:
 - **Exterior paint on building front**

Local Landmark Designation

The Commission prioritized **adding significant Shelby landmarks** to the local registry in 2024. Key discussions focused on designating the **Girl Scout House** and **Seltzer Park Gates** as local landmarks.

Local Landmarks Public Hearing

On **September 13, 2024**, a **Local Landmarks Public Hearing** was held to discuss nominations for:

- **Seltzer Park Gates**
- **Girl Scout Little House**
- **Clark Street**
- **Boulevard White Way Lights** (deferred for further research)

The Commission **unanimously** voted to designate the **Seltzer Park Gates** and **Girl Scout Little House** as local landmarks. However, **Mayor Schag** recommended delaying the **Clark Street designation** until cost estimates for repairs could be gathered.

After further research, a **public hearing on October 11** led to a **unanimous vote** to nominate **Clark Street** for landmark status, but **City Council rejected the nomination**.

LOOKING AHEAD

Moving into 2025, the Shelby Historic Preservation Commission will continue its mission to **preserve, educate, and advocate** for Shelby's historic resources. Key priorities include:

- Expanding **local landmark designations**
 - Enhancing **public education and outreach**
 - Supporting **restoration efforts** for the **Oakland Mausoleum**
 - Monitoring the status and preservation of **historic buildings** throughout the city
 - Incorporating **signage** to increase awareness of the **Downtown Historic District**
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CONCLUSION

The Shelby Historic Preservation Commission remains committed to preserving the city's unique heritage. By **engaging the community, improving access to preservation resources, and ensuring responsible stewardship of historic properties**, the Commission continues to safeguard **Shelby's rich history** for future generations.