

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING,**  
**Thursday, December 12, 2013 @ 4:30 p.m.**

**Collins Conference Room, City Hall, 101 First Street SE**

Members Present: Amanda McKnight-Grafton Chair  
Todd McNall Vice-Chair  
Bob Grafton  
Ron Mussman  
Tim Oberbroeckling  
Mark Stoffer Hunter  
Barbara Westercamp

Members Absent: Moira Blake  
Pat Cargin

City Staff: Thomas Smith, Planner  
Kevin Ciabatti, Building Services Director  
Jeff Hintz, Planner  
Alicia Abernathey, Administrative Assistant

Guests: Ruth Fox, Emily Meyer, Dawn Stephens, Greg Young, Cindy Hadish

**Call Meeting to Order**

- Amanda McKnight-Grafton called the meeting to order at 4:32 p.m.
- Seven (7) Commissioners were present with two (2) absent.

**1. Approve Meeting Minutes**

- Todd McNall made a motion to approve the minutes from November 14<sup>th</sup> and November 26<sup>th</sup>. Barbara Westercamp seconded the motion. The motion passed unanimously.

**2. Action Items**

**a. Demolition Applications**

**i. 1301 19<sup>th</sup> Avenue SW – Private Property**

- Thomas Smith stated the house was deemed a nuisance and the City would like to pursue demolition as there have been break-ins and there are safety concerns. The property owners are deceased and there is no estate for the property.
- Tim Oberbroeckling made a motion to approve demolition of 1301 19<sup>th</sup> Avenue SW. Todd McNall seconded the motion. The motion passed unanimously.

## ii. 315 2<sup>nd</sup> Avenue SE – Private Property

- Amanda McKnight-Grafton and Bob Grafton abstained from discussion.
- Emily Meyer stated Ryan Companies was asked to be a consultant for the property at 315 2<sup>nd</sup> Avenue SE and assist with options for the property. The inside of the current structure is mostly nonexistent and a site inventory form was completed showing the building as non-historic.
- Mark Stoffer Hunter stated the building is from the late 19<sup>th</sup> century and used to be a movie theater and hotel. It was also once a telegraph office. A newer façade was put on the building in 1929 and there is minimal historic value.
- Discussion included the fact the property is not eligible for the National Register of Historic Places and photo documentation will be completed soon.
- Todd McNall made a motion to approve demolition of 315 2<sup>nd</sup> Avenue SE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

## 3. New Business

### a. Informational update and support for relocation of structure at 847 4<sup>th</sup> Avenue SE (Luther Brewer House)

- Dawn Stephens stated they would like to lift the house from its current location on 4<sup>th</sup> Avenue and move it approximately 10 blocks to a new site in a residential area. State and Federal tax credits will be used to assist in the costs of the relocation. Mercy Medical Center has agreed to contribute the amount it would cost them to demolish the property to the cost of the relocation. The property was originally a single family home but was converted to four rental properties. The goal is to convert the house back to single family. The property is currently on the National Register of Historic Places but will be delisted once relocated. Work will be done to ensure the property is relisted on the National Register of Historic Places following the relocation.
- Discussion included the fact the Czech Village / New Bohemia Design Review Technical Advisory Committee reviewed the application for relocation and suggested the property owners ask the Historic Preservation Commission (HPC) for a letter of support.
- Tim Oberbroeckling made a motion to provide a letter of support for the relocation of the structure at 847 4<sup>th</sup> Avenue SE. Barbara Westercamp seconded the motion. The motion passed unanimously.

### b. Comparison of local historic districts and overlay districts

- Ms. McKnight-Grafton pointed out the topic of creating a historic district in the New Bohemia area has been brought up several times. Following conversations with Save CR Heritage it seems as though some of the property owners may be interested in pursuing a historic district while others may not as the area is already an overlay district with its own specific guidelines.
- Mr. Smith explained the similarities and differences between an overlay district and a historic district. Because it may lengthen the process and may also discourage development in an area, City staff would advise against pursuing a double designation.
- It was recommended the commission work to pursue local landmark designations and other historic districts.

#### **4. Old Business**

##### **a. HPC marketing brochure**

- Mr. Smith stated if the commission will work to provide content and photographs to be used in the brochure, staff will assist in the printing of the brochures.
- Ideas for distribution of the brochures were identified.

##### **b. Review of City-owned properties 50 years old or older**

- Members of the commission identified properties in which there was interest to find a developer to rehabilitate or relocate the structure.

##### **c. COA Applications UNDER REVIEW**

###### **i. 1527 2<sup>nd</sup> Avenue SE – DEMOLITION WITHIN LOCAL HISTORIC DISTRICT**

- Bob Grafton stated the process is still moving forward to possibly allow the property to be sold to an interested purchaser.

##### **d. Demolition Applications UNDER REVIEW**

###### **i. 1310 3<sup>rd</sup> Street SE – Private Property – December 23, 2013**

- Mr. Smith stated he had no news to provide.

###### **ii. 1508 Washington Avenue SE – Private Property – January 13, 2014**

###### **iii. 624 14<sup>th</sup> Street SE – Private Property – January 13, 2014**

- Mr. Hunter stated the house on 1508 Washington Avenue SE is not original to the site and was relocated there.
- Discussion included inviting Affordable Housing Network Incorporation (AHNI) to the next meeting to discuss options for both properties.

##### **e. Update on 720 1<sup>st</sup> Avenue NW property disposition process**

- Ms. McKnight-Grafton stated HPC members and members of Neighborhood Development Corporation (NDC) toured the building and NDC has submitted a letter of interest to pursue redevelopment of the property.
- Mr. Smith stated a second letter of interest was also received for the property. The letters of interest will be presented to the Development Committee in January 2014 with a recommendation to pursue a disposition process for the property.

Todd McNall left the meeting at 6:08 p.m.

##### **f. Update on Save CR Heritage activities**

- Bob Grafton and Tim Oberbroeckling provided an update on their attendance at a Save CR Heritage meeting stating Save CR Heritage was interested in an update on 720 1<sup>st</sup> Avenue NW and also interested in the code changes the HPC is pursuing.

#### **5. Adjournment**

- Barbara Westercamp made a motion to adjourn the meeting at 6:24 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II  
Community Development