
MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, September 12, 2013 @ 4:30 p.m.
Police Substation, 1501 First Avenue SE

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

Members Absent: Pat Cargin
Candy Nanke

HPC City Staff: Thomas Smith, Planner
Alicia Abernathey, Administrative Assistant

Guests: Cindy Hadish, Corey Houchins-Witt, Richard Held

Call Meeting to Order

- Amanda McKnight-Grafton called the meeting to order at 4:31 p.m.
- Seven (7) Commissioners were present with two (2) absent.

1. Approve Meeting Minutes

- Tim Oberbroeckling made a motion to approve the minutes from August 22nd. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.

2. New Business

a. Demolition Applications

i. 1124 6th Street NW – Private Property

- Thomas Smith stated the property was impacted by the 1993 flood and has been in poor condition since. Mr. Smith stated he was unable to make contact with the owner but pointed out a “For Sale” sign was on the property; therefore, the owner may be looking to sell the lot.
- It was pointed out the property was gutted out following the flood and work was started on the property but never finished. The structure is one of two standing on that side of the street.
- Todd McNall made a motion to approve demolition of 1124 6th Street NW. Barbara Westercamp seconded the motion. The motion passed unanimously.

ii. 5020 Louisa Street NE– Private Property

- Mr. Smith stated the property has been vacant for several years and there is interest to redevelop the property but with a commercial zoning.
- It was pointed out the area will probably progress from residential to commercial in the future to support the commercial uses nearby. It was pointed out the accessory structure on the property would be demolished as well.
- Barbara Westercamp made a motion to approve demolition of the primary and secondary structure at 5020 Louisa Street NE. Bob Grafton seconded the motion. The motion passed unanimously.

iii. 1202 M Street SW – City-Owned Property

- Mr. Smith stated the property was impacted by the 2008 flood and the owner was working to repair the home when it caught fire. Several neighbors have asked the structure be demolished.
- Todd McNall made a motion to approve demolition of 1202 M Street SW. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

b. Certificates of Appropriateness (COAs)

i. 1407 3rd Avenue SE – Replace chevron windows

- Corey Houchins-Witt stated Affordable Housing Network Incorporation (AHNI) would like to replace the windows on what used to be porches and are now bedrooms. Mr. Houchins-Witt stated the windows would be replaced with wood windows with a PVC sill and provided an example. Mr. Houchins-Witt stated AFNI would like to have glass infill in the chevrons above the windows. Examples were provided.
- Discussion included whether or not the windows would be egress windows. It was determined the windows would be egress. Comments were made about the options presented pointing out pros of each option.
- Todd McNall made a motion to approve the COA application for 1407 3rd Avenue SE using Option A with the agreement the materials from the sample window can be used. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

c. Determination of Interest in City-Owned Property

i. 720 1st Avenue NW

- Mr. Smith stated the property would be going before the Flood Recovery Committee at their next meeting and they would like to know if there is interest from the HPC to find someone to rehabilitate the structure. The property was rezoned to residential in previous years as there were intentions to rehabilitate the structure for condominiums.
- Discussion included the previous uses of the building. The question was raised if the HPC could tour the building. It was requested the Flood Recovery Committee be invited to tour the structure. It was pointed out the exterior is in good condition.

d. National Register historic districts vs. Local historic districts/landmark designations

- Mr. Smith provided a presentation explaining aspects of National Register Historic Districts, aspects of Local Historic Districts and the differences between the two.
- The commission expressed interest in delegating landmark designations prior to determining local historic districts.

e. 2013 Preserve Iowa Summit Debrief

- Mr. McNall provided an overview of events that took place at the 2013 Preserve Iowa Summit in Burlington.

3. Informational Items

a. Update on Flood Recovery Demolitions

i. 1424 L Street SW / 1433 M Street SW

- Mr. Smith stated the parcel contains two houses which is why there are two addresses. One of the structures is in poor condition while the other is in decent condition. In order for the City to get reimbursement for the demolition the site must be cleared which would mean both structures would need to be demolished.
- Discussion included the ideas of selling or rehabilitating the structures.

4. Old Business

a. COA Applications UNDER REVIEW

i. 1527 2nd Avenue SE – DEMOLITION WITHIN LOCAL HISTORIC DISTRICT

- Mr. Grafton stated he is still working with the attorney to see if the lien can be removed from the property.

b. Demolition Applications UNDER REVIEW

i. 2006 Wilson Avenue SW – Private Property – October 8, 2013

- Amanda McKnight-Grafton abstained from discussion.
- Mr. Smith stated the property owner would complete his own salvage on the property and the HPC would have access to historic photos of the property. A request has been made to take the property off the 60-day review period.
- Mark Stoffer Hunter made a motion to release 2006 Wilson Avenue SW from the 60-day review period with the understanding photo documentation be completed the following week. Bob Grafton seconded the motion. The motion passed unanimously.
- Dwight Hughes, property owner, expressed concerns regarding the process used for the review of his demolition application.

Amanda McKnight-Grafton left the meeting at 5:26 p.m.

ii. 1318 2nd Street SE – Private Property – October 21, 2013

- Mr. Smith stated the property owner will not allow salvage of the sign on the exterior of the building as he plans to keep it. The property owner is still open to relocation of the structure by another party but is not willing to sell the property.

5. Adjournment

- Barbara Westercamp made a motion to adjourn the meeting at 6:06 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development