
MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, September 26, 2013 @ 4:30 p.m.
Police Substation, 1501 First Avenue SE

Members Present: Amanda McKnight-Grafton Chair
Todd McNall Vice-Chair
Maira Blake
Pat Cargin
Bob Grafton
Ron Mussman
Barbara Westercamp

Members Absent: Tim Oberbroeckling
Mark Stoffer Hunter

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

Guests: Cindy Hadish, Kevin Ciabatti, Ruthann Huberty, Chris Huberty,
Jeff Fitzpatrick

Call Meeting to Order

- Amanda McKnight-Grafton called the meeting to order at 4:30 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 September 12th. Barbara Westercamp seconded the motion. The motion passed unanimously.

2. New Business

a. Demolition Applications

i. 912 18th Avenue SW – Private Property

- Thomas Smith stated the demolition application has been withdrawn at this time.

ii. 382 16th Street SE – Private Property

- Jeff Fitzpatrick stated the owner of the property also owns the property next door and they would like to demolish 382 16th Street SE to expand the yard of the other property. The house is in poor condition and a company had looked into purchasing the house for rehabilitation but was not interested. The owner would like to extend their yard and add a garage. It would not be out of context as someone across the street did something similar.

- Mr. Smith pointed out the property is 1 ½ blocks from the Redmond Grande Historic District and was identified as part of a potential historic district through an intensive survey. There are repairs that need to be made to the property.
- It was pointed out the current homeowner did not apply for the demolition permit. Mr. Smith stated the HPC can still handle the matter as a demolition preview and make a formal decision when a proper demolition application is received.
- It was requested more information pertaining to the intensive survey be provided to the commission. It was also requested staff find out if the property is a contributing structure to the potential historic district.

b. Certificates of Appropriateness (COAs)

i. 1707 2nd Avenue SE – Construct new 2-car garage along alley

- Pat Cargin abstained from discussion.
- Mr. Smith stated the property owner would like to build a 2-stall garage along the alley and use vinyl siding and metal doors. The historic district guidelines recommend the use of wood siding.
- Chris Huberty, property owner, stated the color of the vinyl would match the color of the house and there is already another garage on the alley that has vinyl siding. The use of vinyl siding will allow for a quicker process of building a garage.
- Barbara Westercamp made a motion to approve a COA application for 1707 2nd Avenue SE constructing a new two stall garage on the rear lot line along the alley using wood siding and metal garage doors with wood fascia and soffits. Todd McNall seconded the motion. The motion passed unanimously.

ii. 1815 Blake Boulevard SE – Replace fascia and soffits

- Mr. Smith stated the property owner had a strong preference to use vinyl or aluminum to replace fascia and soffits. However, the owner did indicate if he was required to use wood he would like a liaison to assist him.
- Bob Grafton volunteered to serve as the HPC liaison.
- Bob Grafton made a motion to deny the COA application for 1815 Blake Boulevard SE for the use of metal and/or vinyl for replacing fascia and soffits. Todd McNall seconded the motion. The motion passed unanimously.

3. Old Business

a. COA Applications UNDER REVIEW

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

- Mr. Grafton stated the lien on the property is still being worked out in order for the interested party to move forward with a purchase.

b. Demolition Applications UNDER REVIEW

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

- Mr. Smith stated there have been no changes since the last update.

c. Reminder of City-Owned Commercial Buyouts Interest (First previewed August 8, 2013)

- Mr. Smith provided status updates for each property.
- Discussion included the possibility of placing a sign on the sites to show the properties are available and placing the properties on the HPC website.

Todd McNall left the meeting at 5:36 p.m. Barbara Westercamp left the meeting at 5:38 p.m.

- The Commission requested a list of properties that are currently in the buyout program that are 50 years old or older.

4. Adjournment

- Pat Cargin made a motion to adjourn the meeting at 5:53 p.m. Bob Grafton seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development