

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, December 11, 2014 @ 4:30 p.m.
Collins Conference Room, City Hall, 101 First Street SE

Members Present: Amanda McKnight-Grafton Chair
 Sam Bergus
 Bob Grafton
 B.J. Hobart
 Ron Mussman
 Tim Oberbroeckling
 Mark Stoffer Hunter
 Todd McNall
 Caitlin Hartman
 Barbara Westercamp

Members Absent: Pat Cargin

City Staff: Jeff Hintz, Planner
 Anne Russett, Planner
 Kevin Ciabatti, Building Services Director
 Jennifer Pratt, Community Development Director
 Anne Kroll, Administrative Assistant

Guests: Chad Hayslett
 Mary Meisterling
 Cindy Hadish
 Charles Pearson

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:31 p.m.
- Ten (10) Commissioners were present with one (1) absent.

1. Approve Meeting Minutes

- Todd McNall made a motion to approve the minutes from November 25, 2014. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Item 2.a.ii was considered next by the Commission to accommodate the schedules of guests.

2.a.ii) 509 6th Street NE – Private Property

- Ron Mussman, Sam Bergus, and B.J. Hobart abstained.
- Jeff Hintz stated that the power plant was built in 1888 and has had several add-ons over the years. It is not eligible for the National Register designation. Staff recommends

immediate release. This property was destroyed in the 2008 flood and it has no defining or historical features due to the modifications over the years. There are several onsite hazards that makes salvage not a viable option. Photo documentation has already occurred and the Commission has previewed this property in October 2013.

- Todd made a motion to approve demolition of 509 6th Street NE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Item 2.b.i. was considered next by the Commission to accommodate the schedules of guests.

2.b) Certificate of Appropriateness (COA)

i. 217 Park Court SE – Repair of porch railing and stairs and replacement of windows on the structure.

- Jeff Hintz stated that the project is to replace all the windows and repair the front steps. The work has already taken place and photos were shown of the work completed. A building permit was not obtained. Staff recommends the painting and treatment of the stairs. All of the wooden windows in the house were replaced with vinyl windows. Staff recommends that a liaison from the Commission work with the homeowner and contractor to help them meet the Historic District Guidelines.
- Chad Hayslett, the contractor who performed the work on the house, stated that he thought a building permit had been obtained and that he was unaware that the house was located in the Historic District. The vinyl windows replaced the wooden windows that were rotted out. Chad Hayslett stated that the windows were not trimmed down and that he just took out the rotted window sills and replaced them with a new piece of wood.

Jennifer Pratt arrived at 4:52 p.m.

- Since there are city permit issues and many questions about the windows, Amanda McKnight-Grafton recommended that the Commission vote on the work on the porch this evening and assign a liaison to work with Chad Hayslett and the homeowner on the vinyl windows. The vote on the windows would be postponed until the liaison has looked at the windows and the remaining questions have been answered by the homeowner.

Ron Mussman left the meeting at 5:01 p.m.

- Kevin Ciabatti stated that there has never been a building permit to do any work on this property with the current homeowner. A permit will not be issued for exterior work on the property until the issues with the Historic District Guidelines have been cleared and it has been voted on by the HPC.
- Barb Westercamp made a motion to approve the work done on the porch with the condition that the stairs and rails are painted to match the porch and the rotted wood in the columns be replaced. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.
- The Commission continued to ask questions and review the Historic District Guidelines regarding wood versus vinyl windows.
- Bob Grafton made a motion to approve a Commission liaison to work with the contractor and homeowner. Todd McNall seconded the motion. Tim Oberbroeckling opposed. The motion passed with one opposed. Bob Grafton will be the liaison.

Public comment was given by Charles Pearson regarding the City's ethnic resources and a project he is working on with St. Ambrose University. The Commission is interested in working with Mr. Pearson and will invite him to attend another HPC meeting.

2. Action Items

a. DEMOLITION Applications

i. 2734 Spruce Avenue SE – Private Property

- Jeff Hintz stated that the property was built in 1900 and the property was damaged in the flash flooding last spring. This property is not historic according to the Citywide Survey. The property owner will allow exterior documentation of the property.
- Tim Oberbroeckling made a motion to approve the demolition of 2734 Spruce Avenue SE. Barb Westercamp seconded the motion. The motion was passed unanimously.

iii. 1128 15th Street SE – Private Property

- Jeff Hintz stated that the property was built in 1890 and was surveyed twice, once in 2006 by the 106 Group and again with the recently completed Citywide Survey and is not historic. Photo documentation is not recommended by staff, but the property owner will allow exterior documentation.
- Mark Stoffer Hunter would like to proceed with exterior documentation because sometimes the houses tend to be older than what is stated.
- Barb Westercamp made a motion to approve the demolition of 1128 15th Street SE. Caitlin Hartman seconded the motion. The motion was passed unanimously.

3. New Business

a. Demolition by Neglect Discussion

- Jeff Hintz stated that demolition by neglect is the general deterioration of a structure to the state which the only viable option is the destruction of the structure. Staff researched different areas of the United States on this topic. Generally speaking, the provision would apply to only those properties located in historic districts or individual landmarks. Jeff Hintz displayed a chart that summarizes trends in the City's local and national historic districts.
- The Commission discussed fines and the legal process and court system. Repairs are often not made during the legal process which could lead to further damage to the structure. The process can go on for a long time making it time consuming for everyone involved.

B.J. Hobart left the meeting at 5:39 p.m.

- Jeff Hintz stated that there is a lot that will need to be discussed with the Commission and the legal staff to make sure to have a system that will work. Staff will do more research for additional best practices and would like the Commission's input to incorporate this regulation into the Preservation Plan.
- Kevin Ciabatti stated that it's the legal process that needs to be focused on and who makes the decisions. A committee would be the best choice. A due process will need to be set up and criteria will need to be defined.
- The Commission unanimously agreed to add demolition by neglect to the Preservation Plan.

3.b) Central Fire Station – Review of text

- Anne Russett stated that this project is related to the MOA regarding the construction of the Central Fire Station and one of the mitigations measures in the MOA is the installation of a digital display at the Central Fire Station. Staff is looking for feedback from the Commission on the draft content. The draft will be changed to a video format and will be sent to the Commission to review.
- The Commission made some edits and asked questions. Anne Russett will look into whether content can be edited or pictures can be added after the display is finished.

Sam Bergus left the meeting at 6:00 p.m.

4. Old Business

a. Preservation Showcase Subcommittee Updates

- No Updates

Caitlin Hartman left the meeting at 6:01 p.m.

4.b) 3rd Street & 12 Avenue SE Kiosk

- Anne Russett stated that this project is related to the MOA regarding the demolition of the historic properties at the former Sinclair Packing House. It's regarding the design, fabrication, and installation of a kiosk about the sidewalk mosaics. The MOA requires that the design content and location be reviewed and accepted by multiple groups. The draft content has been approved by all groups. The location and draft kiosk panel design needs to be approved.
- Anne Russett showed pictures of the proposed location of the kiosk. The Commission discussed the potential issues with the location. Todd McNall stated that the kiosk should be placed on concrete and that there should be concrete where you stand to look at the kiosk so that grass maintenance does not have to take place. The Chrome Horse will open up and there will be new construction, so traffic will eventually pick up in the area. The Commission is in agreement of the location and also having concrete under and around the kiosk.
- Anne Russett showed a picture of the proposed design of the kiosk panel with some changes made from the original. A few other changes will be made by the consultant. The Commission is in agreement with the changes discussed and the layout of the design.
- The Commission discussed the color and design of the frame of the kiosk. The Commission is in agreement that the color of the frame should be silver and without the wires that are shown on the Central Fire Station kiosk. There are street lights close by, so that the kiosk can be seen at night. The finalized location, panel design, and kiosk design will be sent to all of the reviewing groups, so the Commission will look at this again.

5. MOA/LOA Project Updates

- No updates

6. Good of the Group

- No Comments

7. Adjournment

- Todd McNall made a motion to adjourn the meeting at 6:21 PM. Barb Westercamp seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant
Community Development