

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, May 8, 2014 @ 4:30 p.m.
Collins Conference Room, City Hall, 101 First Street SE

Members Present: Amanda McKnight-Grafton Chair
Pat Cargin (Via phone)
Bob Grafton
Ron Mussman
Tim Oberbroeckling
Barbara Westercamp

Members Absent: Todd McNall
Mary Elizabeth Spreitzer
Mark Stoffer Hunter

City Staff: Thomas Smith, Planner
Jeff Hintz, Planner
Alicia Abernathey, Administrative Assistant

Guests: Cindy Hadish, Beth DeBoom

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:38 p.m.
- Five (5) Commissioners were present in person, one (1) Commissioner was present via conference call and three (3) were absent.

Public Comment

- Beth DeBoom stated there is interest in making the 1300 block of 13th Avenue SE a historic district and she would like to begin the process to make it a local historic district. Thomas Smith stated the topic can be discussed at the next HPC meeting.

1. Approve Meeting Minutes

- Tim Oberbroeckling made a motion to approve the minutes from April 10 and April 24, 2014. Barbara Westercamp seconded the motion. The motion passed unanimously.

2. Action Items

a. DEMOLITION Applications

i. 200 32nd Street Drive SE – Private Property

- Thomas Smith stated the property is located in an industrial area off of 1st Avenue. The older of the two warehouses is requested for demolition. The warehouse is not

eligible for historic district nomination. The owner will allow photo documentation and future plans for the site are unknown at this time.

- Tim Oberbroeckling made a motion to approve demolition of 200 32nd Street Drive SE. Barbara Westercamp seconded the motion. The motion passed unanimously.

ii. 231 10th Street NW – House Only – Private Property

- Mr. Smith stated the picture on the assessor’s site shows the Olivet Church but the demolition request is for the house that is on the same parcel as the church. The house was used in the past for the pastor to reside. The house was impacted in the 2008 flood and has had some long term issues since then including damp ceilings, an odor and general maintenance concerns. The owners have been working for the last two years to find alternatives to demolition including relocation and splitting and selling that portion of the parcel. The owners have already removed materials from the house including woodwork and stained glass windows for use in another property. Remaining materials will be opened up for salvage by ReStore. Mr. Smith stated according to the St. Patrick’s Neighborhood Survey the house is not eligible for historic nomination. The owners will allow photo documentation.
- Bob Grafton made a motion to place the demolition of 231 10th Street NW on a review period and release the hold after photo documentation is complete. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

iii. 4519 C Avenue NE – City-Owned Property

iv. 4523 C Avenue NE – City-Owned Property

- Mr. Smith stated these properties are part of City project to change the intersection of C Avenue and Old Marion Road NE. Both properties were included a sealed bid for relocation and 4519 C Avenue NE had no interest. Interest was expressed for 4523 C Avenue NE but there was no financing. Therefore, 4523 C Avenue NE was included in a second round of sealed bids and no bids were received.
- Ron Mussman made a motion to approve demolition of 4519 C Avenue NE and 4523 C Avenue NE. Barbara Westercamp seconded the motion. The motion passed unanimously.

3. Old Business

a) Chapter 18 Ordinance Update: Partial Demolitions

- Mr. Smith presented options for inclusion in a Chapter 18 Ordinance update pertaining to partial demolitions. Options included removal of more than 25% of an exterior wall facing a public street, or 50% of all exterior walls, enclosure of more than 50% of exterior walls so they become interior and removal and reconstruction of the roof to a different pitch. Mr. Smith stated action will be taken at the next meeting.

4. Adjournment

- Barbara Westercamp made a motion to adjourn the meeting at 5:30 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development