

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, February 12, 2015 @ 4:30 p.m.
Training Room, City Hall, 101 First Street SE

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

Members Absent: Pat Cargin

City Staff: Jeff Hintz, Planner
Anne Russett, Planner
Anne Kroll, Administrative Assistant

Guests: Cindy Hadish
Mark Bond
Kymm Smith
Kendall Hepker
John & Autumn Bierbaum
Jessica Peal-Austin
Jason Bailey

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:32 p.m.
- Ten (10) Commissioners were present with one (1) absent.

1. Approve Meeting Minutes

- Mark Stoffer Hunter stated that the address 155 on page 2 should be changed to 115. Barb Westercamp made a motion to approve the minutes from January 22, 2015 with the correction. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

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

2.b) Certificate of Appropriateness (COA)

- i. 1837 Blake Boulevard SE – Installation of new garage door**

- Jeff Hintz stated that the commission has three options: (1) to approve as submitted, (2) to approve with modifications (only if all changes are agreeable to the applicant), or (3) to disapprove the application. Staff recommends option 1.
- Jeff Hintz displayed the applicable district guidelines for garages and pictures of the garage being discussed. The applicants are looking to replace the swinging doors with an overhead door with an automatic opener for more convenience.
- Jeff Hintz showed the 2 options the applicants submitted. Option 1 is a standard white aluminum garage door and option 2 adds windows to the panel. Staff recommends option 2 since the windows add more character to the accessory structure.
- Amanda McKnight Grafton asked the applicants which of the two options they preferred. The applicants prefer option 2 with the windows.
- Jeff Hintz stated that the National Register Site Inventory Form on this property does not mention anything about the garage. A key aspect or defining feature would have been noted on this form.
- Amanda McKnight Grafton stated that the guidelines are for the garage structure, but are not specific to the garage door. There was an applicant last summer that came before the Commission on the same block and they were asking for an overhead vinyl door. The Commission did approve that request.
- Mark Stoffer Hunter made a motion to approve the COA for the installation of a new garage door at 1837 Blake Boulevard SE with option 2. Barb Westercamp seconded the motion. The motion passed unanimously.

Item 2.b.iv was considered next to accommodate the schedules of guests.

iv. 1810 Park Avenue SE – Replacement of 19 windows, 3 entry doors, and soffit/fascia work.

- Jeff Hintz stated that the commission has three options: (1) to approve as submitted, (2) to approve with modifications (only if all changes are agreeable to the applicant), or (3) to disapprove the application. Staff recommends option 2. All the work has been completed without a permit.
- Jeff Hintz displayed the applicable district guidelines for windows, doors, and roof elements. Wood windows are to be used that are the same size and opening. Repairing the original wood door is recommended. Covering the eaves, soffits, and fascia with vinyl or metal generally isn't recommended. The Commission does have discretion on some instances on the property such as view from the right away.
- Jeff Hintz showed a historical photo of the house as well as a recent picture with the new windows. None of the entry doors are visible from the street due to the enclosed front porch and fence on the property. Staff recommends option 1 for the doors as long as the fence remains and the porch remains enclosed. Staff recommends option 2 for the windows as that is what has been done on previous cases. The Commission will work with the applicant to see if another option is agreeable since the windows are not the recommended materials and some of them are visible from the right of way. The windows have to be considered as a whole project.
- Kymm Smith, the applicant, stated that the soffit and fascia were already metal. Kendall Hepker from Window World, the contractor, stated that he replaced metal and vinyl with the same material.
- Jeff Hintz stated that the Commission can disregard that portion and he will take care of it with a Certificate of No Material Effect.

- Amanda McKnight Grafton stated that the front door, side door, and back door were replaced. The front door is not visible because of the enclosed porch and the side and back doors are not visible because of the fence.
- Kendall Hepker stated that the side and back doors were wood and the front door was steel.

Todd McNall arrived to the meeting at 4:54 p.m.

- Tim Oberbroeckling made a motion to approve a portion of the COA for replacing the 3 entry doors at 1810 Park Avenue SE since the front door was not the original wood door and the side and back doors are not visible. Barb Westercamp seconded the motion. The motion passed unanimously.
- Amanda McKnight Grafton stated that the guidelines have a little flexibility with the windows on the backs and sides of the house, but the guidelines are very clear about windows that face the street on the front of the house.
- Kendall Hepker stated that all four windows on the top part of the house were replaced with vinyl. The porch windows were not. The trim on the porch windows was replaced with a different color, but the material is the same. The sizes were not changed.
- Amanda McKnight Grafton asked the applicant if she is willing to make the proper modifications to the windows. Kymm Smith stated that it was not affordable for her to do that. Amanda McKnight Grafton stated that there are other options available. If the applicant is not able to go ahead with the modifications then the Commission would have to deny the application and Jeff Hintz would review the options of what the next steps would be.
- Bob Grafton asked the contractor if the applicant was unable to change out the windows could the installation charge be waived.
- Mark Bond from Window World stated that if it was a limited amount of windows then that was possible. The problem is that the wood windows are \$700 each and the vinyl windows used were \$280 each.
- Tim Oberbroeckling asked why this work was done without a permit. Mark Bond stated that it slipped through the cracks. Tim Oberbroeckling stated that had they gone to get the permit they would have been notified of the guidelines. The Commission cannot let this slide for this applicant because then they would have to let it slide for all applicants.
- Mark Bond and Kendall Hepker stated that they would work with the applicant on the cost of the replacement windows.
- Todd McNall suggested that the contractors talk to SHPO about what they are specifically looking for in the wood windows.
- Amanda McKnight Grafton asked if the contractor had any of the original windows. Kendall Hepker stated that they had to be disposed of accordingly because of the lead paint.
- Amanda McKnight Grafton stated that the Commission has to follow the guidelines to preserve and maintain the historical aspect of the neighborhood in which this home is one of the contributing homes that make up that neighborhood. While we can empathize with the situation we have to follow the guidelines and are now back into a corner because of the circumstances of the situation. If we make changes and not follow the guidelines regarding the front of the house then we would be setting a precedence that it is okay to replace the windows with whatever you want and the historic guidelines do not mean anything. The Commission worked with the applicant on the roof with like for like and made concessions for the doors to stay. Unfortunately, the windows have to be taken as a

whole project. If the applicant is not able to accept modifications that are required for the front of the house then our hands are tied with what the Commission can do.

- Kendall Hepker stated that he drove through the historic district and found 13 houses with vinyl windows with 3 of those houses being on the same block as this property. Todd McNall said that the windows could have been replaced before the neighborhood became a historic district.
- Jeff Hintz stated that the neighborhood became a historic district in 2001.
- Amanda McKnight Grafton stated that those windows were grandfathered in. Since being on the Commission since 2008, the Commission has not approved vinyl windows for the front of the house in that time period.
- Tim Oberbroeckling stated that sometimes people do not get permits and it doesn't come to the attention of the Commission.
- Mark Bond asked if they could work with the homeowner and install the wood windows for her will the Commission work with the applicant on a timeline.
- Amanda McKnight Grafton stated that we cannot give a timeline because that is up to the City, but the Commission can table this portion at this time since Window World is willing to help their customer to correct the wrong.
- Jeff Hintz stated that the Commission can table the discussion since it is still under consideration. Just make sure to set a specific date that is agreeable to the applicant and is a reasonable amount of time.
- Amanda McKnight Grafton recommended that the Commission table this portion of the application so that Window World has the opportunity to go back and find the windows that are appropriate for the front of the house.
- Todd McNall stated that since the neighbors on both sides are so close to this property, he would encourage the Commission to look at just the front 4 windows.
- Mark Bond apologized for not getting a permit and asked for a list of manufacturers.
- Amanda McKnight Grafton stated that Jeff Hintz will have all of that information. The Commission and Window World representatives discussed the timeframe of tabling the discussion and decided on the March 26th meeting to continue the discussion.
- Mark Stoffer Hunter stated that we are specifically talking about the top 4 windows in the front of the house.
- Mark Bond stated that he appreciates the Commission working with them. Window World does a lot of work in the area and hopes to do more. Now that they have the list of properties in the Historic District they will make sure all their sales reps have the information so that this situation does not happen again. The Commission appreciates that they are taking care of their client.
- Tim Oberbroeckling made a motion to table the item on the application regarding the windows until the March 26th meeting when Window World would have the opportunity to provide a new material for the 4 top windows in the front of the house keeping in mind that the window needs to fit the opening with a spec sheet provided. Barb Westercamp seconded the motion. The motion passed unanimously.

Item 2.b.iii was considered next to accommodate the schedules of guests.

iii. 1515 2nd Avenue SE – Installation of front yard fence.

- Jeff Hintz stated that the commission has three options: (1) to approve as submitted, (2) to approve with modifications (only if all changes are agreeable to the applicant), or (3) to disapprove the application. Staff recommends option 1. The applicant is applying for front yard fence because a lot of traffic is coming through his yard and his goal would be

for those people to use the sidewalks. The applicant does have an opaque wood fence in the back yard that the Commission approved last year. This fence would not connect to the back yard fence. The applicant provided 2 samples for consideration: option 1 is wrought iron and option 2 is opaque wood. Staff recommends option 2 because wood is specifically mentioned within the guidelines and matches the existing fence. The fence would be 3 feet in height to comply with the district guidelines and zoning requirements

- Todd McNall asked if the applicant would consider a picket fence instead of an opaque fence. The opaque fence seems out of context. Many Commission members agree. Many members also think that wrought iron would look better than opaque.
- Sam Bergus pulled up Google Maps on his phone and stated that there is an opaque wood fence on the side yard 3 or 4 houses east.
- Amanda McKnight Grafton stated that her preference is the picket or wrought iron over opaque.
- Sam Bergus stated that opaque wood would be fine if the applicant didn't enclose the front and kept the fence on the side.
- Jeff Hintz stated that the guidelines are fairly general with fences. Even though a picket or wrought iron fence could look better in the front, our guidelines do not necessarily say that.
- Bob Grafton brought up the option of a live fence such as bushes.
- Amanda McKnight Grafton stated that the Commission is leaning towards a wrought iron fence, a picket fence, or a live fence because of what already exists in the neighborhood.
- Anne Russett stated that the homeowner has agreed to wrought iron or an opaque fence. If the Commission is recommending something else then we need to bring it back to the applicant and make sure he is okay with the modifications.
- Todd McNall would prefer that if someone wants a COA then they need to bring in exactly what they are going to do. They need a sample or a spec sheet.
- Amanda McKnight Grafton recommends that the Commission table this until the applicant can bring in a sample of what he would like to do. The Commission is saying no to option 2, if you want to go ahead with option 1 that is fine, but the other 2 options are a picket fence (bring in a sample) or a live fence.
- Anne Russett clarified that the application requires that the applicant provide a material example and that is what the applicant provided. If the Commission wants more than we need to look into revising the application.
- Amanda McKnight Grafton stated that based on previous experience is that the applicant, whether it is fence, windows, or a door, they usually have to bring picture of the specific item that they are going to install. The same should apply here. If the applicant shows a picture of exactly what the wrought iron fence looks like then the Commission can approve that.
- Tim Oberbroeckling made a motion to approve the COA using wrought iron as presented. Barb Westercamp seconded the motion. The motion passed unanimously.
- Todd McNall's concern is that the wrought iron in picture cannot be found anywhere. We should be approving a specific thing and not an array of things. If we are going to be looking at these things then we should look at picket fences as front yard fences.
- Amanda McKnight Grafton stated that the Commission would like to look at changing the application.
- There was confusion among the Commission over what the motion was and who made it.
- Todd McNall stated that the Commission needs to approve something specific so that the Commission does not get burned later.

- Anne Russet confirmed that the Commission rescind the previous motion and revote if there was confusion.
- Todd McNall made a motion to rescind the previous motion to approve option 1 and re-vote. Bob Grafton seconded the motion. The motion passed with three opposed.
- Todd McNall made a motion to table this discussion until the applicant asks for a recommendation and the Commission makes a recommendation for a picket fence or a wrought iron fence and whichever one they pick they will need to bring in a sample of what exactly they will use. Bob seconded the motion. The motion passed with two opposed.

3. New Business

a. Farmstead Foods Collection Public Collection Event

- Anne Russett introduced Jessica Peal-Austin with Bruce more. She has been a real asset to the City for the Farmstead Foods digitization effort. It is a project that is required by one of the FEMA MOAs. We are working to digitize the collection that is currently housed at Bruce more of archival materials related to the Sinclair site. Part of the MOA required having a public collection event. The event was held on January 6 and many of the Commission members came and volunteered. Jessica Peal-Austin shared some of the materials from the collection.
- Anne Russett stated that the City sent this material to SHPO and FEMA and they both approved all of the items that we digitized as long as the HPC is okay that we include these in the collection. A motion is not needed; however, the HPC is fine with these materials being added to the collection.
- Jessica Peal-Austin is still looking at other pieces that people are bringing to her, but is not sure what the process would be for adding more to the collection. That will need to be discussed later on since some materials brought forward should be included in the collection.

B.J. Hobart left the meeting at 6:14 p.m.

Item 2.b.ii was considered next to accommodate the schedules of guests.

2.b

ii. 217 Park Court SE – Replacement of windows

- Jeff Hintz stated that we went around all windows of the house at a previous meeting and the applicant was not able to make it to the last meeting because there were some issues with the window vendor sending drawings or pictures of the proposed windows. The applicant, Jason Bailey, asked the Commission to table the request so that he could do a little more research. The Commission agreed to table this to give him time to put together the information.
- Jason Bailey stated that, assuming the window manufacturers are aware of the requirements, the bids are done by measuring the window openings and using wood. The estimates are for all sides of the house except the back. Mr. Bailey stated that he can save \$1500 if he uses single hung instead of double hung and wondered if the Commission had some wiggle room on that. Mr. Bailey has four quotes with drawings and the type of material the windows are made of.
- Todd McNall stated that the double hung and single hung windows look the same, so the single hung windows would be fine.

- Jason Bailey stated that the original windows were single hung.
- Tim Oberbroeckling made a motion to approve the application provided that the windows fit the openings, are made of wood, and single hung. Barb Westercamp seconded the motion. The motion passed unanimously.

Sam Bergus left the meeting at 6:31 p.m.

2. Action Items

a. DEMOLITION Applications

i. – iii. 818, 820, and 822 A Avenue NW – Private Properties

- Jeff Hintz reviewed the basis for recommendations with the Commission.
- Jeff Hintz stated that these properties were constructed in 1890. Modifications were done to 820 and 822. Some original characteristics remain on 818. All three properties are not eligible in the Citywide Survey. Two of the three properties are in poor condition and staff recommends immediate release. The applicant is doing salvage. Exterior documentation is permissible for all three properties. Photos of the insides of the properties were displayed.
- Amanda McKnight Grafton and Bob Grafton need to abstain from these properties.
- Barb Westercamp made a motion to approve demolition for 818, 820, and 822 A Avenue NW. Mark Stoffer Hunter seconded the motion and will do exterior documentation. The motion passed unanimously.

4. Old Business

4a. was moved down on the agenda.

4.b) Demolition Applications UNDER REVIEW

i. 1311 C Street SW – Private Property – March 9, 2015

- Mark Stoffer Hunter said that he spoke with Beth DeBoom and this property has interest to be moved. This property will need to stay on hold. Penford is willing to work with the individual interested in moving the structure.

ii. 1319 C Street SW – Private Property – March 9, 2015

- Mark Stoffer Hunter made a motion to release the hold on 1319 C Street SW. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

iii. 115 2nd Street SW – City Owned Property – March 24, 2015

- Jeff Hintz stated that this property (not the land) is for sale and should be online by now. It has not gone to Council yet for bids. This property will remain on hold. The Commission wants to make sure there is a sign on the property.

4a.) Preservation Showcase Subcommittee Updates

- Amanda McKnight Grafton stated that she needs to meet with the awards and reception subcommittee and the speaker subcommittee.
- Tim Oberbroeckling stated that he, Caitlin, and B.J. have most of their information ready. He will submit the pricing to staff and will get written quotes handed in as well.

- Amanda McKnight Grafton said that Bob Yapp will be the speaker and will hold three sessions. The venue will be CSPA and the Commission will be able to use the entire facility as well as the outside for the entire day.

5. MOA/LOA Project Updates

- No updates

6. Good of the Group

- Jeff Hintz announced that Tim Oberbroeckling's building was accepted as our only local landmark as of the Council Meeting on Tuesday. The HPC now has discretion over exterior modification for the Ausadie Building, the 2nd and 3rd Avenue District, and the Redmond-Grande District. It will show up on a future agenda to make a design for local landmark plaques.
- Tim Oberbroeckling asked if staff can get to the press about the Ausadie Building becoming a local landmark. Amanda McKnight Grafton would like to feature this in the showcase and add it to the tour. Anne Russett stated that staff will work with the City Communication staff on a press release and to get the word out.
- Todd McNall stated that next Saturday night, February 21, Main Street is having an event from 6-9 p.m. to celebrate the Oscars for their fundraiser at the museum.
- Todd McNall stated that the South side Investment Board has updated their plan for the NewBo District and are looking for people to weigh in on it.
- Todd McNall stated that one of the things that the Main Street Design Committee has on their work plan this year is to look at the NewBo District and the Local Historic Districts.
- Bob Grafton stated that, with the various housing development initiatives that are taking place using State and Federal funding, a question was brought up about Section 106 with the potential of historic artifacts in the ground and how the HPC would become involved. Jeff Hintz stated that there is one now because of an archeological find. The Commission would like an update on that.

7. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 6:55 PM. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development