

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, June 11, 2015 @ 4:30 p.m.
Training Room, City Hall, 101 First Street SE

Members Present: Amanda McKnight-Grafton Chair
Bob Grafton
Ron Mussman
Tim Oberbroeckling
Mark Stoffer Hunter
Pat Cargin
Caitlin Hartman
Todd McNall
Sam Bergus
Barbara Westercamp
Ann Poe – City Council Liaison

Members Absent: B.J. Hobart

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

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:33 p.m.
- Ten (10) Commissioners were present with one (1) absent.

1. Public Comment

Tamara Dallege stated that she lives at 1403 2nd Avenue and her home was designed by Josselyn & Taylor who also designed Brucemore. The property also has a structure that was a ticket booth on the original fairground site. Ms. Dallege is seeking to have her home recognized as a Local Historic Landmark and is looking for the support of the Commission. The Commission is supportive and will work with the applicant.

2. Approve Meeting Minutes

- Tim Oberbroeckling made a motion to approve the minutes from May 28, 2015. Barb Westercamp seconded the motion. The motion passed unanimously.

3. Action Items

a) Local Landmark Applications

- i. 346 2nd Avenue SW – Grant Vocational High School**

- Jeff Hintz stated that Aspect, Inc. is the owner, and in January, they applied for a National Register nomination that the Commission and City Council recommended approval of. This property is currently under review by SHPO for National Register of Historic Places (NRHP) designation. The NRHP nomination is based upon historic events. It is not eligible architecturally due to alterations as it was surveyed as part of the St. Patrick's Survey in 2009. Staff recommends the Commission advance the application to SHPO for formal review and comment on the proposal. Following the SHPO review, it will go to the City Planning Commission (CPC) for recommendation and then on to the City Council for consideration. It will probably take until the end of the summer for final approval.
- Mark Stoffer Hunter asked staff to keep the Commission informed of when this property will go to CPC and City Council.
- Barb Westercamp asked what architectural changes were made to the building. Mark Stoffer Hunter shared some of the history on the building. The two big windows in front were made smaller, but the owners are considering bringing those back to size and one of the front entrances was removed. Sam Bergus stated that the roof line was also changed.
- Todd McNall made a motion to approve supporting the nomination of Grant Vocational High School for a Local Historic Landmark. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.

4. New Business

a) Flood Control System Presentation

- Anne Russett stated that this is a continuation of the discussion from March 12, 2015 related to the proposed Flood Control Alignment. Staff reviewed the historical properties that could possibly be affected by the proposed Flood Control Alignment. These properties are either eligible for listing or already listed on the National Register. There are sixteen total properties. Four properties may need demolition or relocation, nine have no physical impact and three are unknown. The proposed Flood Control System Alignment will go to City Council for review and approval on June 23, 2015.
- Mark Stoffer Hunter asked if the HPC will be involved in the demolition/relocation process. Anne Russett stated that they HPC will be involved in their regular process of reviewing demolitions. The purpose of bringing these properties forward is to give the Commission time to speak with property owners and to pursue relocation.
- Ann Poe stated that the City does not have a lot of money. Money is coming from the Growth Reinvestment Initiative from the State, especially as it relates to the west side for flood protection and over the years that will grow. This project, especially as it relates to the properties on the west side of the river, is a 20 year project. The Commission will not be rushed into these decisions because there is plenty of time to make decisions on these properties. The property owners will know after June 23, 2015 if their property will be affected.
- Mark Stoffer Hunter stated that his biggest concern is Masaryk Park because there are a lot of items in the park that will need to be removed and relocated.
- Sam Bergus asked about the City owned empty lots in the Time Check area and if the properties listed under demolition/relocation could be moved to those lots. Ann Poe stated that it depends on what source of funding was used to purchase the lots. If FEMA money was used, nothing can be built in that area. If CDBG money was used, it was designated because of flood protection. Sam Bergus asked how many of those plots of land would be viable for relocation. Amanda McKnight Grafton stated that at the flood wall presentation at the library there was a map that showed the properties that the City

had purchased and it showed in color coding what funding was used for each lot. The Commission would like a copy of that map so that when talking to homeowners it would be helpful to see what the options are.

- Kevin Ciabatti noted that there is a hold on permits for anyone in this area until the Flood Control Alignment System is approved by City Council, so that homeowners are not spending money on property that could be affected.
- Caitlin Hartman asked if there was any assistance available for the homeowners who would have to go through demolition or relocation. Jennifer Pratt stated that they would be eligible for assistance with the Uniform Relocation Act. Todd McNall asked if the City could provide a lot for these property owners to relocate to. Jennifer Pratt stated that the ROOTs Program lots are available for that type of situation, but there is no other funding source.
- Tim Oberbroeckling asked if there were plans down the road to protect May's Island. Sandy Pumphrey stated that the GRI application to the State had May's Island as an eligible item, but it is not part of the budget at this time. Should the GRI money and grant be extended or somehow build the system less expensively there would then be money to do additional projects. May's Island is one of those projects. Ann Poe stated that Linn County has spoken to a vendor that provides removable walls to go around some of that.
- Ron Mussman asked if the restrictions on the lots purchased with different funds will last forever. Sandy Pumphrey stated that it does in deed restricted lots because FEMA's program is a hazard mitigation program. The whole purpose is to remove property out of harm's way, so they have to restrict that property from redevelopment because that is violating the purpose of why they are restricted.
- Staff will have the color coded map available to the Commission at the July 23, 2015 meeting.
- Todd McNall asked if the process at Masaryk Park could start sooner to have time to determine what needs to happen. Ann Poe stated that after the June 23, 2015 meeting there will be guidance with the policy that is associated with the alignment. This will help the citizens prepare for the future. Ann Poe asked that staff also show on the color coded map the FEMA land, CDBG land, and HMGP land.

5. Old Business

a) Draft Historic Preservation Plan

- Anne Russett discussed an overview of outreach, the Vision for Preservation, some key initiatives, and the plan development and review process. The objective for this meeting is to obtain any additional feedback and comments on the Plan prior to final review and recommendation in August.
- The Commission discussed some of the edits that need to be done in the Plan.
- The Commission discussed changes to Chapter 18. Anne Russett clarified that the Plan is noting that staff and the Commission will work on Chapter 18 after the Plan is adopted. Work on Chapter 18 will begin in the fall.

6. MOA/LOA Project Updates

- Anne Russett stated that there are a couple outstanding mitigation measures that are on the MOA. One of those is completing five workshops. On May 14, 2015 the HPC unanimously agreed on the following topics for the 5 remaining workshops/training: adaptive re-use of historic properties (e.g. schools, churches); salvage and re-use of building materials; the City's Preservation Program with HPC and the community, GIS, benefits of historic preservation; historic preservation and sustainability; and a tour

focused on home moves. At the May 28, 2015 meeting, the HPC asked staff to inquire about amending the MOA to remove these workshops and add a 2017 Preservation Showcase. Staff spoke with State and there were issues identified with a possible amendment. One is that this would change the intent and duration of the LOA. Most of the LOAs with local jurisdictions only last three years. This one is at five years and extending it would be six years. All of the local jurisdictions that have these agreements all expire in 2016 so we would be asking for an exception. Some of these workshops can be incorporated into the 2016 Showcase as long as State knows what the topics are well in advance of the Showcase. Staff recommends not having all five at the Showcase. Staff does not recommend moving forward with the amendment request. Another concern is that there is no guarantee they will approve it and time will be lost.

- Jennifer Pratt stated that it is not just this program, we are hearing from IEDA on all of these grants and they are getting pressure from HUD and FEMA at a national level to wrap these things up. The grants cannot close out until every activity is done and paid for. They are getting pressure at a federal level and threats of cutting off funding. This amendment does not have a good chance at getting approval. Ann Poe agrees.
- After discussion, the Commission unanimously agreed not to go forward with the amendment request. Three of the workshops will be part of the 2016 Showcase and the other two will be split with one before the Showcase and one after.

7. Announcements

- Bob Grafton stated that St. Paul's United Methodist Church is planning an expansion and brought the plans for the Commission to see. Anne Russett stated that staff is aware of this and have had meetings with the property owners and will keep HPC informed. Amanda McKnight Grafton requested that an HPC Commissioner join the meetings with the property owners.
- Anne Russett stated that Council approved HPC's recommendation on June 9, 2015 so staff is moving forward to find a consultant to do the cost estimates for the stabilization of the Knutson Building. Staff will need an HPC volunteer to be part of the process. Todd McNall volunteered.
- Jeff Hintz stated that the new signs for the Historic District have been finalized and shipped and will arrive soon. Staff will work with the Communications staff on an event for unveiling the signs.

8. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 5:59 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development