

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, August 27, 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
Todd McNall
Pat Cargin
Barbara Westercamp
Mark Stoffer Hunter
Sam Bergus
Caitlin Hartman

Members Absent: B.J. Hobart

City Staff: Jeff Hintz, Planner
Anne Russett, Planner
Jennifer Pratt, Community Development Director
Bill Micheel, Community Development Assistant Director
Anne Kroll, Administrative Assistant II

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. Public Comment

- No public comment

2. Approve Meeting Minutes

- Todd McNall made a motion to approve the minutes from August 13, 2015. Barb Westercamp seconded the motion. The motion passed unanimously.

3. Action Items

a) Demolition Applications

i. 43 20th Avenue SW – City Owned Property

- Jeff Hintz stated that this property was recently acquired by the City and is within the Flood Control System (FCS) final alignment. There is a sealed bid process open. This was done for all historic properties within the FCS Alignment. Bids to relocate structures only was discussed at the August 13, 2015 HPC meeting. There was a suggestion from the HPC for staff to look for lots within the area close by that this property could be moved to. Staff was unable to find a lot close by that is outside the Greenway and

appropriate for the size and use of the structure. Bids are due by October 30, 2015 with the following requirements:

- Establish timeline to relocate structure
- Proof of financing to complete relocation
- Responsible for securing structure until moved

This is advertised on the City website, through a prominent yard sign and distributed through email lists.

- The Commission shared concerns about the website showing that the house needs to be moved by December 31, 2015 as they feel that people will not be interested in moving the house in the winter. Staff will look into that and see if the date can be changed. Todd McNall suggested changing the date to June 30, 2015 to allow enough time to pour a foundation. Amanda McKnight Grafton asked staff to resend the email blast after the date is fixed.
- Jeff Hintz shared photos of the property. This property was built in 1905 and is eligible per the 2010 intensive level survey under Criteria A and C. Staff recommends the Commission document and consider a hold. Hold options include approve demolition permit with demolition contingent upon result of bid process or approve a 60-day hold on demolition that runs concurrently with bid process.
- The Commission asked that the dimensions of the house be posted on the website.
- Tim Oberbroeckling made a motion to place a 60-day hold on 43 20th Avenue SW. Bob Grafton seconded the motion. The motion passed unanimously.

ii. 63 17th Avenue SW – City Owned Property

- Jeff Hintz stated that this is the last property on the block and is within the FCS project area. It is not eligible per the 2010 intensive level survey. The structure has vinyl siding and modern windows and doors. Staff recommends immediate release. Documentation has been approved. The previous owners completed salvage including bathtubs, toilets, drywall, and carpeting.
- Mark Stoffer Hunter provided some history of the structure.
- Todd McNall made a motion to approve demolition at 63 17th Avenue SW after Mark Stoffer Hunter has finished photo documentation. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

b) Invitation to comment on Magnus Brewery Cellars from Iowa DOT

- Jeff Hintz stated that the Commission has been invited to comment on this situation. There are DOT facilities in this area. It was recently discovered that some sinkholes were formed where the beer caves are. A study was done using historical records, historian interviews, ground penetrating radar, and ground probing. The preliminary finding is the caves may need to be filled in for safety reasons. The study of the area and next steps are still underway. Staff recommendation is to keep the HPC apprised of new findings and reports as they are issued.
- Todd McNall asked what material would be used to fill the sinkholes and he recommended that the fill be something that is not permanent and can be removed in the future.
- Mark Stoffer Hunter agrees with Todd McNall and would not want to see any damage to the arched roof of the cave. If for some reason I 380 is rebuilt or rerouted and there is a chance to get into the caves again then a removable filling would be the best option.

- Mark Stoffer Hunter made a motion to have the HPC kept in the loop of this process and to recommend that the caves be filled with a removable filling. Barb Westercamp seconded the motion. The motion passed unanimously.

c) Establish Chapter 18 subcommittee

- Anne Russett stated that at the August 13, 2015 meeting the Commission decided to move forward with the comprehensive update of Chapter 18. It was mentioned that there could be an HPC subcommittee to help move forward with the update. Anyone interested was advised to reach out to staff. Staff received interest from three members and would like to formalize the subcommittee at this meeting. There can only be five members of the Commission in the subcommittee.
- The Commission discussed who would like to be on the subcommittee and when the meetings would take place. The Commission decided that having a substitute would be a good idea in case someone could not make it to a meeting.
- The Commission discussed if it would be a better idea to reserve time during the regularly scheduled meetings to talk about Chapter 18. The Commission decided to try the subcommittee and if that was not working then the discussion could take place at a full Commission meeting.
- Barb Westercamp made a motion to approve the following Commission members for the subcommittee: Bob Grafton, Amanda McKnight Grafton, Tim Oberbroeckling, Caitlin Hartman, Todd McNall and Barb Westercamp will be the substitute. Todd McNall seconded the motion. The motion passed unanimously.

4. Old Business

a) Knutson Building Update

- Anne Russett stated that HR Green is working with RDG and are still finalizing the scope of work. There are some legal issues being discussed in regards to entering the building. The scope was shared with the Commission.
- Barb Westercamp asked about the timeline. Anne Russett stated that once the consultant is on contract it will move more quickly and that should happen in the next couple of weeks or less.
- Barb Westercamp asked about the cost of the project. Jennifer Pratt stated that is unknown until the report is done, but the good news is that there is a funding source.

5. MOA/LOA Project Updates

- Jeff Hintz stated that the owners of the White Elephant Building accepted the offer to have a Structure Report done on the building. The Commission voted for the White Elephant Building for the Structure Report at the July 23, 2015 meeting.
- Jennifer Pratt stated that the owners have applied for the Brownfield/Greyfield grant.

6. Announcements

- Bob Grafton stated that the footings are being dug up on the 5th Avenue site for the move of the Frankie House. The move is waiting for Alliant to finalize the date to move some poles and power lines. Within the next 10 days the house should be ready to move.
- Mark Stoffer Hunter stated that the History Center is putting on a new roof. The museum is going to go through a full restoration and redecorating. They are working closely with SHPO on the project and really want to set a good example of historic preservation done right. There will be an open house to the public to get their ideas and input on September 1, 2015 from 5:30-7:30 pm at the African American Museum.

- Amanda McKnight Grafton reminded the Commission of the groundbreaking for the Commonwealth Apartments on September 9, 2015. Staff will send out a calendar invite.

7. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 5:22 p.m. Sam Bergus seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development