

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, February 25, 2016 @ 4:30 p.m.
Training Room, City Hall, 101 First Street SE

Members Present: Amanda McKnight-Grafton Chair
Todd McNall
Bob Grafton
Ron Mussman
Tim Oberbroeckling
Mark Stoffer Hunter
BJ Hobart
Sam Bergus
Caitlin Hartman

Members Absent: Barb Westercamp
Pat Cargin

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

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:33 p.m.
- Nine (9) Commissioners were present with two (2) absent.

1. Public Comment

- No public comment

2. Approve Meeting Minutes

- Amanda McKnight Grafton asked that moving forward the staff presentations be attached to the meeting minutes.
- Tim Oberbroeckling made a motion to approve the minutes from February 11, 2016. BJ Hobart seconded the motion. The motion passed unanimously.

3. Historic District Signage

- Jeff Hintz stated that the following three (3) questions were asked of staff:
 - 1) **Will signage at 3rd Avenue and 19th Street SE Intersection be relocated?**
 - Yes, a plan was formulated in December to relocate the signage to the correct location.
 - 2) **Possibility of adding entryway signage at Grande Avenue?**

- Not at this time because the project has been closed, signage was installed in all approved locations. This would also be an anomaly because there are not entryway signs between the local districts, only when you enter.

3) What will be done when the one-way to two-way street conversions take place?

- Two extra signs were ordered for this specific purpose and will be placed once conversions happen.
- Jeff Hintz shared a map of the where the signage is within the Local Historic Districts.
- Amanda McKnight Grafton stated that she thought that additional signs were purchased in case current signs were damaged or faded. Jeff Hintz stated that is true, but they are reserved for those purposes only and not to add more signs in the district.
- Bob Grafton stated that not all of the funding for signage was used and asked where the rest of the money went. Jeff Hintz stated that money was used towards the structure reports.
- Bob Grafton stated that there was an entry sign at Grande Avenue up until 2014, but due to an accident that sign was removed. Jeff Hintz will talk to the Traffic Department and see if they are able to put another sign there.

4. Knutson Building

- Jennifer Pratt stated that Council approved up to \$167,500 to stabilize the building, but there was the issue of the asbestos and abatement. Construction firms said that they would not go in to stabilize the building until the asbestos is dealt with. The asbestos contractor came in and estimated the asbestos removal would cost approximately \$370,000; however, they will not do the work because the building is not stable enough. Ryan Companies gave staff four (4) different national firms that specialize in these projects. Another four (4) firms were also identified. Unfortunately, staff has not received any estimates back from these groups. It has been a combination of them not able to do that type of work, the project is too expensive, or unresponsiveness. Staff is recommending reuse or incorporation of the existing façade in a new construction project and taking to City Council a recommendation to go out for a request for proposals (RFP) not only for the Knutson Building but with the addition of the two vacant properties that the City owns adjacent to the Knutson Building. One of the evaluation criteria will be to incorporate some part of the façade to best retain the historic character of the building in the project. The key is to not get too prescriptive because there may be an idea out there that has not been thought of.
- BJ Hobart stated that Hobart Restoration is one of the contractors that looked at the building and presented a solution to the city that Hobart thinks is a viable solution. Hobart has subcontractors lined up that will do all of the work and Hobart is willing to purchase the building for \$1 and put \$4 million into it to save the building. Hobart has presented that they need the \$167,500 that Council authorized, but there is still a \$400,000 gap.
- Jennifer Pratt stated that by doing the RFP, Hobart Restoration has the opportunity to submit their proposal.

Kevin Ciabatti arrived at the meeting at 4:56 p.m.

- The Commission discussed the RFP process and timeframe and the scope of work.

- The Commission expressed concern that it would be difficult to compare and evaluate proposals that may range from full restoration to retaining only a portion of the building's façade.
- BJ Hobart recused from voting.
- Tim Oberbroeckling made a motion to recommend that City Council approve an RFP process that would be solely to save the entire Knutson Building and to make City Council aware that there is a developer that has already prepared a new proposal. Todd McNall seconded the motion. The motion passed unanimously with BJ Hobart recused from voting.

5. Preservation Showcase 2016 Update

- Amanda McKnight Grafton gave an update on the progress for the 2016 Preservation Showcase.
- Todd McNall encouraged the Commission to spread the word about the showcase to the other groups they are involved in.
- Amanda McKnight Grafton stated that she is in the process of getting approval for continuing education credits for architects and real estate agents that attend the showcase.
- Anne Russett stated that staff is now taking applications for the awards and asks that the Commission help spread the word.

6. MOA/LOA Project Updates

- Anne Russett stated that the spring semester Kirkwood Preservation series is starting up. The scholarship program is available again and the applications are due March 18, 2016. Staff needs a volunteer to help review the applications. Please email staff if interested. The first four (4) classes are free.

7. Announcements

- Bob Grafton stated that Amanda McKnight Grafton received her certificate from Kirkwood for the preservation series.

BJ Hobart left the meeting at 5:32 p.m.

- Jeff Hintz stated that there is a demolition application for the next meeting for 2002 Williams Blvd. SW. The foundation has collapsed, so you cannot go into it. There is no salvage possibility, but photo documentation can be done from the right-of-way. Kevin Ciabatti stated that this property has flash flooding damage from a couple years ago, but it was not reported, so Building Services was unaware of the damage.

Ron Mussman left the meeting at 5:35 p.m.

- Anne Russett stated that staff is having a public workshop on March 8, 2016 about the Chapter 18 update. Commissioners are welcome to come and observe or to volunteer at the event. Staff will attend a SaveCR Heritage meeting to speak about Chapter 18 on March 3, 2016 and the Wellington Heights Neighborhood Association meeting on April 12, 2016.

8. Adjournment

- Todd McNall made a motion to adjourn the meeting at 5:37 p.m. Sam Bergus seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development

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Historic Preservation Commission

February 25, 2016

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Historic District Signage

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