

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING,**  
**Thursday, March 10, 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  
Caitlin Hartman

Members Absent: Barb Westercamp  
Pat Cargin  
BJ Hobart  
Sam Bergus

City Staff: Jeff Hintz, Planner  
Anne Russett, Planner  
Jennifer Pratt, Community Development Director  
Sven Leff, Parks & Recreation Director  
Anne Kroll, Administrative Assistant

**Call Meeting to Order**

- Amanda McKnight Grafton called the meeting to order at 4:33 p.m.
- Seven (7) Commissioners were present with four (4) absent.

**1. Public Comment**

- Justin Wasson, Local Historic District homeowner, shared pictures of his garage addition that was approved by the Commission last year. Mr. Wasson shared his experience working with the Commission and thanked them for their help and expertise.
- Jennifer Pruden, Executive Director of the Czech Village/New Bohemia Main Street District, would like the owners of 1010 3<sup>rd</sup> Street SE to know that the Czech Village/New Bohemia Main Street District is here as a resource to help to define alternate solutions instead of demolishing the building.

**2. Approve Meeting Minutes**

- Tim Oberbroeckling made a motion to approve the minutes from February 25, 2016. Todd McNall seconded the motion. The motion passed unanimously.

**3. Demolition Applications**

**a) 2002 Williams Boulevard SW – *Private Property***

- Jeff Hintz stated that this property was built in 1949, is 913 square feet, and is placarded “Do Not Enter”. This property is not recommended for further study and staff recommends immediate release. The property was acquired by a bank and the value of home and cost to repair is not economical. The structure lacks architectural detail and modern materials are installed.
- Mark Stoffer Hunter stated that he was unable to find any evidence of historic persons associated with the house or anything else from a historic standpoint. Mr. Stoffer Hunter has also done photo documentation.
- Mark Stoffer Hunter made a motion to approve the demolition of 2002 Williams Boulevard SW. Todd McNall seconded the motion. The motion passed unanimously.

**b) 1010 3<sup>rd</sup> Street SE – *Private Property***

- Jeff Hintz stated that this property was built in 1880 and is listed on the National Register of Historic Places as a key contributing structure to the Bohemian Commercial Historic District. This structure is eligible because of events that have taken place there and for architecture. The owner has explored tax credits, renovation, and reuse. Professional documentation has been done through a structure report. If this structure is demolished, salvage of materials is planned. Mr. Hintz shared the options to explore, which can be found on pages two (2) and three (3) in the PowerPoint presentation attached to the minutes.
- Jeff Hintz stated that a structure report is in the draft stages. Demolition of the building will not impact report completion or the fulfillment of the LOA. Demolition of the building was not the owner’s intention at the onset of the report. Demolition and the report are separate actions that are not associated with one another.
- Jeff Hintz stated that new construction information from NPS and the Czech Bohemia Design Manual has been provided to the owner. It is required that the owner submit a redevelopment plan prior to the issuance of a demolition permit.
- Jamey Stroschine, part owner of 1010 3<sup>rd</sup> Street SE, presented all of the owners’ efforts to save this building over the last three (3) years (presentation is attached to the minutes). The owners have worked with the City and Main Street as well as individuals interested in historic preservation, they have tried for grants and have not received them, there were no tax credits available for the size and scope of the project, rehabilitating with mandatory flood-proofing is cost prohibitive, and SHPO has been unresponsive even with the help of the City. Mr. Stroschine stated that the only options the owners see are to have the structure moved or demolished. There are individuals who have shown interest in taking all or parts of the structure, but there are no formal agreements in hand.
- The Commission and the owners discussed the 60 day hold and the urgency for the owners to open their business. The owners plan to build a structure that is in kind with the existing structure with the same square footage and floor plan, if demolished.
- Todd McNall asked that staff follow up with SHPO.
- Mark Stoffer Hunter made a motion to place a 60 day hold on 1010 3<sup>rd</sup> Street SE to give the Commission a final opportunity to find individuals interested in moving the building or saving the façade. Tim Oberbroeckling seconded the motion. The motion passed with Todd McNall opposing.
- Tim Oberbroeckling stated that if all options have been exhausted before the 60 day period then the Commission can vote to release the property earlier.
- Amanda McKnight Grafton requested that this property be placed on all future agendas until the expiration of the hold.

#### **4. Update from the Department of Parks & Recreation**

- Sven Leff, Parks and Recreation Director, provided an update to the Commission on Greene Square and Ambroz.
- Mr. Leff stated that there will be a ribbon cutting ceremony for Greene Square on May 20, 2016 at 1:00 p.m. The time capsule will be opened that day as well. Mr. Leff has met with Mark Stoffer Hunter to discuss the historic aspects of Greene Square. The diagonal path is staying and 12-14 historical elements will be placed back into the park.
- Mr. Leff stated that the Ambroz Building will be maintained until the future owner takes over. The reason that city staff will no longer be in the building is because it is not ADA compliant and it is too cost prohibitive to fix it up to code. The Commission expressed its interest in touring the building.

Amanda McKnight Grafton left the meeting at 5:53 p.m.

#### **5. Update on the Flood Control System**

- Ron Mussman stated that he would like to see the agreement with the Army Corps that was executed in 2010 that deals with flood control and historic issues as well as the other two documents from SHPO and the advisory council on historic preservation related to the draft proposal on a future agenda. Anne Russett stated that staff will look into those documents.
- Jeff Hintz shared a map of the properties affected by the Flood Control System. A list of those properties is included in the packet.

#### **6. Preservation Showcase 2016 Update**

- Jeff Hintz stated that quotes have been gathered for a sign for the showcase award winners. The signs are comparable to real estate yard signs and are reusable. The signs will cost around \$169 each and ten (10) to twelve (12) will be ordered.

#### **7. MOA/LOA Project Updates**

- There were no updates.

Ron Mussman left the meeting at 6:04

#### **8. Announcements**

- Jennifer Pratt stated that staff is working on updating the Zoning Code and that Sam Bergus is representing the HPC on the Project Steering Committee.

#### **9. Adjournment**

- Since there was no longer a quorum, the remaining HPC members ended the meeting at 6:08 p.m.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II  
Community Development

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## Historic Preservation Commission

### March 10, 2016

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## Demolition Review 2002 Williams Boulevard SW

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### 2002 Williams Blvd. SW

- Built 1949
  - 913 square feet
  - Placarded “Do Not Enter”
- Not recommended for further study- Citywide Survey
- Immediate release



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### 2002 Williams Blvd. SW

- Acquired by bank
- Value of home and cost to repair, not economical
- Lacks architectural detail, modern materials installed




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## Historic Significance

Defined by 18.02 (1) – **Historically significant building:** A principal building determined to be fifty (50) years old or older, and;

1. The building is associated with any significant historic events;
2. The building is associated with any significant lives of persons;
3. The building signifies distinctive architectural character/era;
4. The building is associated with the lives of persons significant in our past;
5. The building is archeologically significant.”

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## Demolition Review Process

```

    graph TD
      A[1. Determination of Historic Significance] --> B[2a. Not Historically Significant]
      A --> C[2b. Historically Significant]
      B --> D[Release Property]
      C --> E[60-day hold if HPC wishes to explore options (e.g. photo doc) with property owner]
      C --> F[Release property if HPC does not wish to explore options]
    
```

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## Demolition Review 1010 Third Street SE

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## 1010 Third Street SE

- Built 1880
- Listed on NRHP as a key contributing structure to Bohemian Commercial Historic District
- Eligible under Criteria A (events) and C (architecture)



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## 1010 Third Street SE

- Owner has explored tax credits, renovation and re-use
- Professional documentation done through structure report
- If demolished, salvage of materials is planned



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## Options to Explore

1. The building can be considered for landmark designation.  
The owner of the property is not interested in a local landmark for the building because local landmarking does not come with additional funding to make the project financially feasible.
2. Rehabilitation the building with the assistance of State or Federal tax incentives or other private financial assistance.  
The owner has investigated tax credits and incentives with both the City and SHPO, but the owner determined that the restoration and re-use of the building was not financially feasible.
3. Adapting the building to a new use.  
The owner has worked with both City staff and the State Historic Preservation Office (SHPO) Staff regarding restoration and rehabilitation of the structure. However, the owner has determined that the restoration and re-use of the building was not financially feasible.

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## Options to Explore

4. Finding a new owner who is interested in preserving/rehabilitation the building.  
The property itself is not currently for sale and the property owner has indicated to City staff that he is not interested in selling the property. However, the property owner did indicate that he is willing to consider offers to purchase and relocate the building.

5. Incorporating the building into the owner/applicant's redevelopment plans.  
The owner has been pursuing incorporation of the building in redevelopment plans on the property; however, the owner has determined that this is not feasible.

6. Assisting in finding a different location for the redevelopment.  
The owner has indicated to staff that he is not interested in selling the property.

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## Options to Explore

7. Moving the building to an alternative location.  
The owner has indicated to staff that he would be willing to consider offers to purchase and relocate the structure with the caveat that this move be completed within the 60 day demolition review period.

8. Salvaging building materials if the structure is to be demolished.  
The owner has indicated that he will be salvaging materials from the building and use those materials in the new development for the property.

9. Documenting the building prior to demolition.  
The property has been documented inside and out as part of a structure report. The structure report includes thorough interior and exterior documentation of the property completed by a preservation professional.

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## Structure Report

- Report is in draft stages, review by SHPO and IEDA is the next step.
- Demolition of building will not impact report completion or the fulfillment of the LOA.
- Demolition of building was not the owner's intention at the onset of the report.
- Demolition and report are separate actions, not associated with one another.

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## Communication

- New construction information from NPS and Czech Bohemia Design Manual provided to owner
  - Massing, materials, scale, street presence
  - Fitting in with the area, not trying to recreate or artificially create historic fabric and buildings
- 18.10 (j) requires a redevelopment plan prior to issuance of a demolition permit

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## Flood Control System Impacted Structures

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Structures Impacted by Flood Control System