

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR SESSION**  
5:30 p.m.  
Wednesday, July 26  
City Council Chambers, Historic Federal Building

**Commissioners Present:** Commissioners Thea Dement, Bill Doyle, Janice Esser, Tim Gau, Christina Monk and Chairperson Melissa Daykin Cassill

**Commissioners Excused:** Rick Stuter

**Commissioners Unexcused:** None.

**Staff Members Present:** Wally Wernimont and Chris Happ Olson.

**CALL TO ORDER:** The meeting was called to order by Chairperson Daykin Cassill at 5:31 p.m.

**MINUTES:** Motion by Dement, seconded by Gau, to approve the minutes of the June 15, 2023 meeting as submitted. Motion carried by the following vote: Aye – Doyle, Esser, Gau, Monk, Daykin Cassill and Dement. Nay – none.

**OATHS OF OFFICE:** Daykin Cassill carried out the oaths of office for two Commissioners, Dement and Monk, whose new terms run through June of 2026.

**ACTION ITEMS:**

**DESIGN REVIEW**

Applicant: 1105 Walnut Street  
Owner: Hanco Capital LLC  
Address: Cole Hansen  
Project: Install new metal roof (currently asphalt)  
District: West 11<sup>th</sup> Street Historic District; West 11<sup>th</sup> Street Conservation District

Staff Member Happ Olson presented the staff report for the applicant to replace an asphalt shingle roof with a manufactured standing seam metal roof. She described the location of the property on a corner lot, style of architecture, and the historical and architectural significance. She referred to the staff report for a variety of imagery and maps of the property before and after the structure was built. She showed imagery from 2020 and imagery today, showing the change that was recently made at the property where the roof was replaced with a black, textured metal roofing, done without a permit. She informed the Commission that the review and consideration should be done as if

the project was proposed and not already complete. She reviewed the project in relationship to the guidelines and discussed the role of the Commission.

Applicant Cole Hansen, 408 Burch Street, apologized to the Commission for the fact that the contractor who did not pull a permit and said that he was previously unaware that his property was in a historic district. He described the roof with a gritty appearance and noted that the color is darker in person than is represented on the photographs, to which Happ Olson agreed. He produced another photo of the roof and shared it with the Commission.

The Commission discussed a number of issues regarding the roof. The roof edge was visible from various angles, which is less desirable than situations where it is not visible. The Commission consensus was that a darker roof, as seen in person, would seem less bright than the pictured roof, to which Happ Olson agreed. Commissioner Doyle commented that this manufactured roof was more appropriate on agricultural buildings than residential. Commissioner Monk echoed that sentiment and said that the ideal scenario would be for the Commission to comment prior to the material being ordered and work done.

Motion by Gau, seconded by Dement, to approve the application as submitted. Motion carried by the following vote: Aye – Doyle, Esser, Gau, Monk, Daykin Cassill and Dement; Nay – none.

## **DESIGN REVIEW**

Applicant: Brad Chalmers  
Owner: William B. & Diane D. Chalmers  
Address: 1095 West Third Street  
Project: Demolish and rebuild a reconfigured attached garage, patio, railing and retaining walls.  
District: Langworthy Historic District; 3<sup>rd</sup> Street Conservation District

Staff Member Wernimont presented the staff report noting the scope of the project to rebuild an entire attached garage, its patio/roof, its retaining walls along the drive, and rebuild one retaining wall at the second north garage drive. He reviewed the significance of this structure as being noted as one of the most iconic octagonal houses in the state, or the nation, as per the survey work that was previously completed. He showed the progression of additions and changes on the house, including each of the 20<sup>th</sup> Century garages. He referred to historic and current imagery and mapping of the house. He provided a staff analysis, clearly identifying the garages and walls in relationship to the application.

The Commission questioned staff about the imagery and project and then questioned the applicant. Applicant Brad Chalmers, 1095 W. 3<sup>rd</sup> Street, stated the garage door would mirror the garage door that is on the north garage, but smaller. He also stated the metal black handrail would mimic what is there now and would meet code for height.

Commissioner Doyle stated he has no issue with replacing the retaining wall at the north but did not feel that the replacement of the existing non-contributing garage was a good idea for this historic building, preferring removal if possible. Mr. Chalmers stated that he still desires to use the garage and wanted to replace it. Discussions ensued about whether brick would be more appropriate than white concrete. Mr. Chalmers produced photographs to show the construction of the garage, which is two retaining walls with essentially a cap to create the garage.

Staff Member Happ Olson suggested that an admixture might tone down the color of the concrete, making it seem less obtrusive, and more like the patinaed concrete that exists today. There was discussion regarding the concrete, admixtures, painting the concrete and sealants. Mr. Chalmers called his contractor, Max Smith, while at the meeting. Mr. Smith said the admixture is the best long-term solution to helping this new work blend in with the old concrete and the house.

Happ Olson also suggested that the Commission consider including a condition that the newly exposed brick, as a result of the 18” drop in height on the garage, be restored to match the surrounding brick. Doyle noted that the new concrete construction of the garage walls/cap will be less noticeable because there is less surface area with the new design.

Motion by Doyle, seconded by Esser, to approve the application as presented with the following conditions: utilize a grey/brown admixture to tone down all the concrete color to match the most northerly retaining wall, and restore the brick section above the patio floor on the main house. Motion carried by the following vote: Aye – Doyle, Esser, Gau, Monk, Daykin Cassill and Dement; Nay – none.

**ITEMS FROM PUBLIC:** none.

**ITEMS FROM COMMISSION:** none.

**ITEMS FROM STAFF:**

**Demolitions:** Staff Member Wernimont reviewed a memo explaining multiple demolitions of three buildings in historic and conservation districts. He noted two of the buildings (house and a garage) was ordered by the Building Official as unsafe structures. The third demolition involved a detached garage by a contractor without Historic Preservation Commission review. Staff Member Wernimont noted the property owner is being cited for failure to obtain a building permit. Staff noted that the garage is a non-contributing building in the Washington Street Neighborhood Conservation District.

**Election of Officers:** Staff Member Happ Olson reviewed the memo for the elections of a Chairperson and a Vice-Chairperson. Discussion by the Commission followed.

Motion by Monk, seconded by Esser to elect the same slate of officers for a second year, with Daykin Cassill as Chair and Dement as Vice-Chair. Motion carried by the following vote: Aye – Doyle, Esser, Gau, Monk, Daykin Cassill and Dement; Nay – none.

**ADJOURNMENT:** Motion by Monk, seconded by Esser to adjourn the July 26, 2023 Historic Preservation Commission meeting. Motion carried by the following vote: Aye – Doyle, Esser, Gau, Daykin Cassill, Monk, and Dement; Nay – none.

The meeting adjourned at 7:20 p.m.

Respectfully submitted,



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Wally Wernimont, Planning Services Manager

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August 17, 2023

Adopted