

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR SESSION**  
5:30 p.m.  
Thursday, April 19, 2018  
City Council Chamber, Historic Federal Building

**Commissioners Present:** Chairperson Emily Hilgendorf, Commissioners Christina Monk, Al Kopczyk, David Klavitter, John McAndrews, Kayla Morrison and Joseph Rapp.

**Commissioners Excused:** Commissioner Juan Nieto.

**Commissioners Unexcused:** None.

**Staff Members Present:** Wally Wernimont and David Johnson.

**CALL TO ORDER:** The meeting was called to order by Chairperson Hilgendorf at 5:30 p.m.

**AFFIDAVIT OF COMPLIANCE:** Staff presented an Affidavit of Compliance verifying the meeting was being held in compliance with the Iowa Open Meetings Law.

**MINUTES:** Motion by Klavitter, seconded by Morrison, to approve the minutes of the March 15, 2018 meeting as submitted. Motion carried by the following vote: Aye – Klavitter, Kopczyk, Monk, McAndrews, Morrison, Rapp and Hilgendorf; Nay – None.

**DEMOLITION PERMIT:** Application of Pablo Ramirez to demolish the building at 344 E. 16<sup>th</sup> Street in the Washington Neighborhood Conservation District.

Staff Member Johnson presented the staff report. He described the type of structure and referred to the existing condition of the building. He noted that the property had been damaged by a fire. He referred to photos of the fire damage. He reviewed the process for a demolition permit. He referred to the historical surveys of the building, noting that the earlier surveys indicated the building is not architecturally or historically significant; however, the recent 2015 survey deemed the building to be a contributing structure to a historic district. He explained that due to the heavy fire and water damage to the building, most of the building would need to be reconstructed and it would lose the majority of its historic fabric, and therefore, would not be architecturally or historically significant.

Pablo Ramirez, 1598 Washington Street, noted that he owns the adjacent property. He said that he has acquired the property in question. He said he spoke with Fire Marshal Mark Burkle and said that in order to fix the building, he would basically have to demolish the majority of it and rebuild.

Commissioner Klavitter asked Mr. Ramirez if he an opportunity to talk to Heritage Works. Mr. Ramirez said that he did not talk to Heritage Works; however, he did have City officials look at the property, and they have said that the building would have to come down.

Chairperson Hilgendorf asked if the building will be salvaged. Mr. Ramirez said he has not considered salvaging the building. He said that with the fire and water damage, the majority of the architectural features have been destroyed.

Commissioner Klavitter noted that he will probably weigh the latest survey with regard to the historical and architectural significance of the building. He said that the building is located in a high density residential area, and it appears to retain a lot of its original features. He explained that there are historic tax credits available and the non-profit organization, Heritage Works, is available to help assist the property owner.

Commissioner Monk discussed that the building is similar to the property located across the street. She noted that since due to the fire and water damage to the building and that most of the building would need to be removed, that she was in favor of approving a demolition permit.

Commissioner Klavitter said there is an opportunity that Heritage Works could evaluate the building.

Commissioner Monk said that she would encourage the salvaging of any material from the building, if possible.

Motion by Monk, seconded by Morrison, to approve the application to demolish the building at 344 E. 1th Street as submitted. Motion carried by the following vote: Aye – Kopczyk, Monk, McAndrews, Morrison, Rapp and Hilgendorf; Nay – Klavitter.

**ITEMS FROM PUBLIC:** Bill Doyle, employee with Heritage Works, located at 1791 Central Avenue, said that he attended to experience a Historic Preservation Commission meeting and to introduce himself.

**ITEMS FROM COMMISSION:**

**NAPC Forum:** Staff Member Johnson wanted to remind the Commissioners of the opportunity to attend the NAPC Forum in Des Moines, IA July 18-22, 2018. He said the Planning Services Department has secured funding for commissioners to attend the conference.

Joseph Rapp, Christine Monk, Emily Hilgendorf, and David Klavitter expressed interest in attending the forum. Commissioner Monk said the program is primarily on Friday and Saturday. She said the scholarship application noted that they will need to attend two full days for the grant. Commissioners Monk and Hilgendorf said that they will definitely attend the conference.

Farewell to Dave Johnson: Commissioner Monk thanked Staff Member Johnson for his work with the Commission. Staff Member Johnson thanked the Commission and explained that he will still be involved with the Commission through his capacity as the Building Services Manager.

Staff Member Johnson introduced Assistant Planner Wally Wernimont. He noted that Wally was previously assigned to the Historic Preservation Commission, and he currently conducts Section 106 reviews between the City and the State Historic Preservation Office.

**ITEMS FROM STAFF:**

Staff Approvals: Staff Member Johnson noted there were no staff approvals since the last meeting.

Historic Preservation Month: Staff Member Johnson explained the activities that will be taking place during Historic Preservation Month. He explained the Historic Preservation Commission is sponsoring the first 200 vehicles to visit Eagle Point Park on May 5<sup>th</sup>. He explained they are providing funding to Steeple Square for the copying of a brochure. He explained that Chairperson Hilgendorf will attend the May 2<sup>nd</sup> City Council meeting to accept the proclamation for Historic Preservation Month.

NAPC Forum Photos: Commissioner Monk referred to the photo that was taken for the NAPC Forum, and that she liked it.

**ADJOURNMENT:** Motion by Monk, seconded by Klavitter, to adjourn the April 19, 2018 Commission meeting. Motion carried by the following vote: Aye – Klavitter, Kopczyk, McAndrews, Monk, Morrison, Rapp, and Hilgendorf; Nay – None.

The meeting adjourned at 6:05 p.m.

Respectfully submitted,

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Wally Wernimont, Assistant Planner

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Adopted