

**MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION**

5:30 p.m.

Thursday, August 20, 2020

Virtual Meeting

Commissioners Present: Chairperson Bill Doyle and Commissioners Christina Monk, David Klavitter, John McAndrews, Melissa Daykin Cassill, Joseph Rapp, and Craig Reber.

Commissioners Excused: Rick Stuter and Brandi Clark.

Commissioners Unexcused: None.

Staff Members Present: Wally Wernimont and Chris Happ Olson.

CALL TO ORDER: The meeting was called to order by Chairperson Doyle at 5:43 PM p.m. Staff Member Happ Olson announced that due to the COVID-19 pandemic and mandates for social distancing, the meeting was conducted entirely virtually.

MINUTES: Motion by Klavitter, seconded by Doyle, to approve the minutes of the July 16, 2020 meeting as submitted. Motion carried by the following vote: Aye – Daykin Cassill, Klavitter, McAndrews, Reber, Rapp, and Doyle; Nay – none, Abstain - Monk.

ACTION ITEMS:

Demolition Request: Application of Jeff Udelhofen to obtain a Demolition Permit for 2124 White St., Washington Neighborhood Conservation District.

Staff person Happ Olson presented the staff report. She noted the property is located in a conservation district. The role of the commission is to review demolition only, and she deferred to the role stated near the end of the staff report. She referred to the history of the property and the age, style and condition of the structure. She noted and the applicant verified that the structure is vacant. She noted that previous surveys of the property have indicated the property is not architecturally or historically significant. She explained the owner, which also owns the adjacent structure to the south, is looking to expand that business. She referred to images and Sanborn Fire Insurance Maps of the property noting a mix of building materials and close proximity to adjacent structures. She explained the property has not been identified to be National Register Eligible.

Staff explained the role of the commission with regards to review of a demolition of structure in a conservation district.

The Commission discussed with staff what non-supportive vs. non-contributing means in surveys. Commission discussed the age of the surveys and how the determinations were made as part of the survey.

Jeff Udelhofen noted that the building has been deteriorated to the point it is beyond rehabilitation. He explained his intent is to expand his business onto the adjoining lot for use as a parking lot or an addition.

Commissioner Daykin Cassill asked the applicant the condition of the property. Mr. Udelhofen said the interior of the building would need to be gutted and completely remodeled. He stated there is a need for parking in the neighborhood.

Commissioner Klavitter discussed whether the building has architectural or historical significance. Commissioner Monk noted that she used the surveys for her determination and does not disagree with this survey. Commissioner Doyle noted the building is a shotgun style structure typical for the neighborhood and therefore has significance.

Commissioner Klavitter asked if the siding could be removed and a portion reconstructed if it would be National Register Eligible. Staff person Happ Olson noted there may be potential, but that is not under the commissioner's review or consideration.

Motion by Daykin Cassill, seconded by Monk, to approve the application as presented. Motion carried by the following vote: Aye – Daykin Cassill, Monk, Reber, Klavitter, McAndrews, Rapp; Nay – Doyle.

Demolition Request: Application of Matthew Kline to obtain a Demolition Permit for 244 W. 2nd St., Downtown Neighborhood Conservation District.

Staff person Happ Olson presented the staff report. She noted the request is for a demolition permit for the structure at 244 W. 2nd Street in the Downtown Conservation District. She said it is not located in a local or National Register listed historic district. She referred to the previous historical surveys. She noted that Jim Jacobsen indicated the property is not National Register Eligible as part of a 2014 survey and is not part of an identified potential historic district. She described the building materials and referred to photo documentation of the structure in the staff report. She referred to aerial photos and Sanborn fire insurance maps of the site. She noted the age of the building unclear from historic documentation with conflicting information, with a build date somewhere likely between 1964 and 1980. She noted the property is not National Register Eligible.

Commissioner Rapp noted the concrete block building was not present when he was in grade school. He said the date is likely after 1978.

Andrew McCready, Architect with 563 Design, 1268 Locust, spoke as a representative of the owner. He explained they are proposing to demolish the building and construct a new building with apartments on the second floor.

Motion by Klavitter, seconded by Rapp, to approve the application as presented. Motion carried by the following vote: Aye – Daykin Cassill, Monk, Klavitter, McAndrews, Reber, Rapp, and Doyle; Nay – none.

ITEMS FROM PUBLIC: No items from the public.

ITEMS FROM COMMISSION: No items from the Commission.

ITEMS FROM STAFF: Request for direction from staff for 1450 Iowa Street.

Kris Neyen, Housing Rehabilitation Supervisor, referred to the memo from Alexis Steger, Director of the Housing and Community Development Department. Neyen noted they inspected the property with Housing Inspector Alex Rogan. She said rehabilitation of building could be feasible, however, the condition of the garage is very poor. She noted that Housing took over the True North Initiative and has the ability to put funds into the building. She expressed concern that if the garage was required to be restored, it may use up many available funds, leaving less for the restoration of the house. She wanted some feedback to what could be done to the building.

Staff person Happ Olson referred to architectural and historical significance of the property, noting it has been in the same family ownership since at least 1881. She referred to the previous historical and architectural surveys. She noted the property is listed as a contributing structure to the Jackson Park National Register Historic District. She discussed the condition and historical status of the detached garage.

Commissioner Doyle discussed that the City would not be eligible for historic tax credits if the property was acquired. He noted that he spoke with the property owner who indicated that the garage, or a portion thereof, was built over the course of a weekend by the owner and friends.

Housing Rehabilitation Supervisor Neyen noted that the city may petition the court for the property. Staff person Happ Olson stated that she had spoken to Duane Hagerty, CEO/President at Heritage Works, earlier that day about the structure. He expressed interest in Heritage Works potentially acquiring the structure and restoring it using historic preservation tax credits, which the City would not be eligible for. Further discussion about feasibility of restoration depending on ownership structure continued amongst staff and the Commission. Commissioner Klavitter disclosed and reminded the Commission that he is on the board of Heritage Works and Commissioner Doyle is staff to the organization.

The Commission discussed tax incentives for the property. They noted that loss of the garage would not impact the significance of the residence. Staff person Happ Olson suggested a meeting between the City and Heritage Works to discuss potential options

for a feasible restoration scenario. Housing Rehabilitation Supervisor Neyen agreed that would be helpful.

No further action was taken or requested.

ADJOURNMENT: Motion by Klavitter, seconded by Monk to adjourn the Commission meeting. Motion carried by the following vote: Aye – Daykin Cassill, Monk, Klavitter, McAndrews, Stuter, Rapp, Reber, Doyle and Clark; Nay – none.

The meeting adjourned at 6:47 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Manager

October 15, 2020

Adopted