HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, June 27, 2013 @ 4:30 p.m.

Police Substation, 1501 1st Avenue SE

Members Present: Amanda McKnight-Grafton Chair
                  Todd McNall Vice-Chair
                  Patricia Cargin
                  Bob Grafton
                  Candy Nanke
                  Tim Oberbroeckling
                  Barbara Westercamp

Members Absent:  Moira Blake
                Jon Thompson

HPC City Staff:  Thomas Smith, Planner
                 Alex Sharpe, Planner
                 Alicia Abernathey, Administrative Assistant

Guests:         Cindy Hadish, Dave O’Clair, Richard Held, Sara Lunsford

Call Meeting to Order
• Amanda McKnight-Grafton called the meeting to order at 4:31 p.m.
• Seven (7) Commissioners were present and two (2) absent.

Public Comment
• Members of the public introduced themselves.

1. Approve Meeting Minutes
• One amendment was requested for the June 13th meeting minutes.
• Barbara Westercamp moved to approve the minutes from May 23rd and the minutes fromJune 13th as amended. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

2. Action Items
   a. NEW Demolition Applications
      i. 3601 Rogers Road NW – Private Property
         • Thomas Smith stated the property was vacant and has holes in the roof with the ceiling collapsing. Salvage would not be an opportunity as the neighbor has already salvaged the property. The house would be demolished and the land would be used for building a new home.
• Tim Oberbroeckling made a motion to approve demolition of 3601 Rogers Road NW. Barbara Westercamp seconded the motion. The motion passed unanimously.

ii. 1132 Ellis Boulevard NW – City-Owned Property
• Mr. Smith stated this is the A & W property and there was a development agreement for the property but after numerous extensions to the development agreement the developer defaulted on the property and the development agreement was terminated.
• Discussion included details of the development agreement under default and the possibility of finding others interested in rehabilitating the property.
• Bob Grafton volunteered to serve as the liaison for 1132 Ellis Boulevard NW.
• Tim Oberbroeckling made a motion to place the demolition for 1132 Ellis Boulevard NW on a 60-day review period for salvage and photo documentation opportunities. Barbara Westercamp seconded the motion. The motion passed unanimously.

iii. 1408 4th Avenue SE – Private Property
• Dave O’Clair stated the property was purchased for under $10,000 with the plan to rehabilitate the property but there is approximately $140,000 in rehabilitation costs. Mr. O’Clair stated the property is currently a duplex.
• Discussion included the iconic neighborhood the property is located in and the potential use of the property after the house is demolished.
• Discussion also included the potential of setting a precedent if demolition is approved by allowing property owners to neglect their properties to the point of requiring demolition.
• Todd McNall made a motion to place the demolition of 1408 4th Avenue SE on a 60-day review period for salvage. Candy Nanke seconded the motion. The motion passed with a vote of three (3) to one (1) with Amanda McKnight-Grafton, Bob Grafton and Pat Cargin abstaining.

3. New Business
   a. Wellington Heights Neighborhood DRAFT Plan Discussion
   • Sara Lunsford discussed the public open houses that were held to gather input from residents of the neighborhood and other members of the public.
   • Discussion included comments were made in favor of the plan and suggestions to make certain aspects of the plan stand out.

Tim Oberbroeckling left the meeting at 5:47 p.m.

b. Recognition of Departing Members and Update on New Memberships
• Ms. McKnight-Grafton stated Jon Thompson would be stepping down from serving on the Historic Preservation Commission.
• Mr. Smith provided an update on new members joining the commission and pointed out a seat on the commission was still vacant.

4. Old Business
   a. Demo applications UNDER REVIEW
      i. 345 27th Street Drive SE – Private Property – July 22, 2013
• Mr. Grafton stated he met with the General Manager of the country club and is working to schedule dates for salvage to take place. Mr. Grafton stated 444 Fairway Terrace SE is still occupied so he was unable to tour the property.
b. COA applications UNDER REVIEW
   i. 1726 Park Avenue SE – Replace Porch Windows – July 22, 2013
     • Mr. Grafton stated he is still working to locate windows for the property.
   ii. 1527 2nd Avenue SE–Private Property – WITHIN LOCAL HISTORIC DISTRICT
     • Mr. Grafton stated he contacted the attorney for the estate of the property and discussed the possibility of investors.

5. Adjournment
   • Barbara Westercamp made a motion to adjourn the meeting at 6:06 p.m. Todd McNall seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development