MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, April 27, 2017 @ 4:30 p.m.
Five Seasons Conference Room, City Services Center, 500 15th Avenue SW

Members Present: Amanda McKnight-Grafton     Chair
Bob Grafton
Tim Oberbroeckling
Todd McNall
Ron Mussman
Caitlin Hartman
Mark Stoffer Hunter
Barb Westercamp

Members Absent:   BJ Hobart
Sam Bergus

City Staff:  Jeff Hintz, Planner
Anne Russett, Planner
Kevin Ciabatti, Building Services Director
Anne Kroll, Administrative Assistant

Call Meeting to Order
• Amanda McKnight Grafton called the meeting to order at 4:31 p.m.
• Eight (8) Commissioners were present with two (2) absent.

1. Public Comment
• There was no public comment

2. Approve Meeting Minutes
• Todd McNall made a motion to approve the minutes from April 13, 2017. Barb Westercamp seconded the motion. The motion passed unanimously.

3. Action Items
b) Funding Consideration – Historic Rehab Program
i. 1720 3rd Avenue SE – painting of home and garage
• Jeff Hintz stated that this project is for painting the exterior of the home and any necessary prep work. Two (2) bids were obtained. Staff recommends approval of funding for the project because the project is eligible for the program, is consistent with District Guidelines, architectural detailing is not being removed, there is no impact on defining features, and the project keeps the structure in use and good repair.
• Todd McNall made a motion to approve funding for the painting of the home and garage at 1720 3rd Avenue SE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

4. Discussion Items
a) Flood Control System Update
• Melissa Tiedemann presented a draft report for Phase III of a recently completed archeology study for the Flood Control System; the presentation included future plans for where artifacts could be displayed and kept.
• Amanda McKnight Grafton asked if any of the local museums have been contacted to house the artifacts. Ms. Tiedemann stated that they are in the process of contacting them now.

3. Action Items
a) Certificate of Appropriateness
i. 1310 3rd Avenue SE – installation of siding on alley facing attic dormer
• Jeff Hintz stated that this project is for the installation of siding on the alley facing dormer on the third floor of the home. The applicant is proposing to replace the wood siding with vinyl. Mr. Hintz shared the Historic District Guidelines for walls and exteriors and stated that the Guideline text states that synthetic siding is allowed in the rear of homes and on accessory building, although the paneling patterns must be maintained. The Commission should consider approval of the application because the proposal is in-line with what the current, adopted guidelines allow, this dormer location would be the only acceptable location for synthetic siding on the property because the visual plane is of roofing materials and not siding and vinyl siding would not be visible to any property in the Historic District.
• Amanda McKnight Grafton noted that this home is on the edge of the District, was built by a local architect, and the dormer is visible from 2nd Avenue SE.
• Mark Stoffer Hunter also noted that the dormer is visible from 13th Street SE.
• Tim Oberbroeckling stated that this is a small area and that using wood siding would not cost much more in this case.
• Todd McNall stated that it is not in the Guidelines to consider the fact that this elevation can be seen from the right-of-way on the rear of a home. The applicant cannot control what happens on other lots across the alleyway; this project is on a rear elevation. The Guidelines say that synthetic siding is allowed in the back of the home.
• Tim Oberbroeckling made a motion to deny the Certificate of Appropriateness for installation of vinyl siding on the alley facing attic dormer at 1310 3rd Avenue SE. Bob Grafton seconded the motion. The motion passed with Todd McNall opposing.

b) Funding Consideration – Historic Rehab Program
ii. 1620 Park Avenue SE – painting of house
• Jeff Hintz stated that this project is for painting the exterior of the home and any necessary prep work. Two (2) bids were obtained. Staff recommends approval of funding for the project because the project is eligible for the program, is consistent with District Guidelines, architectural detailing is not being removed, there is no impact on defining features, and the project keeps the structure in use and good repair.
• Bob Grafton asked that the foundation and stone posts not be painted because they are a historic architectural feature of the home.
• Todd McNall asked if people are allowed to paint their house all white or if the Commission has a say over that. Anne Russett stated that the program can be modified after this cycle to include that the house has to be painted more than one color if there is already a color scheme on the home. Jeff Hintz stated that the intent of the program is not to paint the homes all one color and that there is a catch-all that says that inferior work will not be covered by the loan or grant. A house painted all white would be considered inferior work by staff.

• Tim Oberbroeckling made a motion to approve the funding consideration to paint the house at 1620 Park Avenue SE as long as the exposed stone is not painted and that multiple colors, utilizing a paint scheme are adhered to when painting the home. Bob Grafton seconded the motion. The motion passed unanimously.

c) Demolition Applications

i. 530 Cobban Court SE – Primary Structure, Private Property

• Jeff Hintz stated that this home was built in 1895 and is not eligible according to a 1994 and 2006 survey. Staff recommends immediate release. This property it is a poor candidate for local landmark designation and is deemed not historic. Mr. Hintz reviewed historic significance and the demolition review process.

• Mark Stoffer Hunter stated that he is going to be documenting the inside of the property and would like to place a hold so that he can research if a historic person is associated with this home.

• Mark Stoffer Hunter made a motion to place a sixty (60) day hold on the property at 530 Cobban Court SE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

ii. 1601 Greene Avenue NE – 14X20 Accessory Structure, Private Property

• Jeff Hintz stated that this property was built in 1900 and was surveyed in 1994. This garage is not believed to be historically significant so staff recommends immediate release. The intent of Chapter 18 is not to target garages lacing ornate features and the building style and character is not consistent with other carriage houses in the City.

• Tim Oberbroeckling made a motion to approve the demolition for a 14X20 accessory structure at 1601 Greene Avenue NE. Todd McNall seconded the motion. The motion passed unanimously.

iii. 2136 20th Street NW – 39X29 Accessory Structure, Private Property

• Jeff Hintz stated that this property was built in 1927. The area was examined in the 2014 Citywide Survey and this garage is not believed to be historically significant. Staff recommends immediate release. The intent of Chapter 18 is not to target garages lacing ornate features and the building style and character is not consistent with other carriage houses in the City.

• Barb Westercamp made a motion to approve the demolition for a 39X29 accessory structure at 2136 20th Street NW. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

4. Discussion Items

b) Update to Historic District Guidelines

• The Commission discussed making a list of approved materials that can be used for new construction in the Historic Districts. Commission members will bring samples to the next meeting for consideration.
5. Announcements
- Ron Mussman asked that the Commission have a discussion on a future agenda, in regards to the Flood Control System update, about the next archeological study and how that affects potential areas of archeological significance.
- Mark Stoffer Hunter announced that he will be a tour guide for Eat. Drink. Architecture. in NewBo/Czech Village on April 29, 2017.

6. Adjournment
- Barb Westercamp made a motion to adjourn the meeting at 5:52 p.m. Todd McNall seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development