MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, October 12, 2017 @ 4:30 p.m.
Five Seasons Conference Room, City Services Center, 500 15th Avenue SW

Members Present:    Mark Stoffer Hunter      Chair
                      Amanda McKnight-Grafton
                      Tim Oberbroeckling
                      Ron Mussman
                      Barb Westercamp
                      Todd McNall
                      Heather Sundermann
                      BJ Hobart
                      Ann Poe – City Council Liaison

City Staff:                Jeff Hintz, Planner
                      Iván Gonzalez, Planner
                      Jennifer Pratt, Community Development Director
                      Angie Charipar, Assistant to the City Manager and acting Parks Director
                      Daniel Gibbins, Parks Superintendent
                      Anne Kroll, Administrative Assistant

Call Meeting to Order
•  Mark Stoffer Hunter called the meeting to order at 4:30 p.m.
•  Eight (8) Commissioners were present with zero (0) absent.

1. Public Comment
   There was no public comment.

2. Approve Meeting Minutes
   •  Tim Oberbroeckling made a motion to approve the minutes from September 28, 2017. Barb Westercamp seconded the motion. The motion passed unanimously.

3. Action Items
   a) Demolition Applications
      i.  916 H Avenue NW– 12x24 Accessory Structure, Private Property
         •  Removed at the request of the applicant.

      ii. 209 2nd Street SE – Primary Structure, Private Property
         •  Jeff Hintz stated that this property was built in 1967 and is within the bounds of the National Register of Historic Places (NRHP) District, but is not contributing and past the period of significance. Staff recommends immediate release because the existence of the building has no impact on the NRHP District and Architectural Historian, SHPO and NPS concur. Mark Stoffer Hunter has been working with the applicant on photo documentation.
• Mark Stoffer Hunter gave some historic background of the building and suggested that this property be discussed with the next agenda item since they are next door and have the same applicant.

iii. 213 2nd St SE – Primary Structure, Private Property
• Jeff Hintz stated that this property was built in the early 1900s and is within the bounds of the National Register of Historic Places (NRHP) District, but is not contributing and has had a multitude of alterations. Staff recommends immediate release because the existence of the building has no impact on the NRHP District and Architectural Historian, SHPO and NPS concur. Mark Stoffer Hunter is working with the owner to do salvage and documentation. The Commission has had discussions about this building and the removal of the red paneling. The applicant has removed the paneling and there is brick behind it that has been painted grey, but the main façade is cinderblock and the original building has been severely compromised. Future plans for both properties have not yet been submitted, however the applicant has been in discussions with the City. There is an addition planned to the south of the Security Building that would come before the HPC for a review.
• Al Buck of Solum Lang Architects stated the immediate plan is there will be a parking lot, but in five (5) to ten (10) years the applicant plans to build a multi-story building on the site.
• Mark Stoffer Hunter gave some historic background of the building.
• Todd McNall made a motion to approve the demolition applications at 209 and 123 2nd St SE.
• Mark Stoffer Hunter stated that he would like more time with 213 2nd Street for salvage and photo documentation.
• Todd McNall withdrew his motion to approve the demolition application at 209 and 123 2nd St SE.
• Amanda McKnight Grafton agrees with the staff recommendation for demolition because SHPO has deemed both buildings not historically significant and tearing them down will not damage the Downtown National Historic District.
• Tim Oberbroeckling made a motion to approve the demolition of 209 2nd Street SE. Todd McNall seconded the motion. The motion passed unanimously.
• Tim Oberbroeckling made a motion to place a sixty (60) day hold on the demolition of 213 2nd St SE that can be released early if salvage and photo documentation is completed. Amanda McKnight Grafton seconded the motion. The motion passed unanimously.

4. Discussion Items
 a) Bever Park Bridge
• Jeff Hintz stated that the Bever Park Bridge was presented to the HPC at their September 14, 2017 meeting. Staff received comments from the HPC and the public that they wish to save the bridge from demolition. Since then there has been positive media coverage about saving the bridge. City staff met with Anderson Bogart to analyze the bridge and their bridge expert worked with the City to explore all options for saving the bridge. The condition of the bridge is that there are several holes in the decking covered with boards, the Portland Cement abutments and deck are in poor condition, and the decorative rock headwalls are in fair to good condition, except at the water flow line. Mr. Hintz provided the following two (2) options: full restoration and culverts.
  o Option 1 – Full Restoration
    a) Cost $200,000 - $250,000
    b) Keeps bridge in place.
    c) Matches original look.
    d) Process to restore:
- Removal of existing abutments and deck
- Replacement with precast culvert section
- Removal of headwalls, set on new foundation

**Option 2 – Culverts**

  a) Cost $70,000 - $90,000
  b) Keeps bridge in place.
  c) Accessible from one side.
  d) Process to preserve:
      - Slide two culverts underneath bridge
      - Remaining opening filled with flowable mortar
      - Bypass ditch required around bridge

- Jeff Hintz noted that Option 1 fully retains historic character and requires significant private donations and Option 2 retains bridge in place and requires private donations.
- Daniel Gibbins discussed the stormwater increase under the bridge and the need to reroute the overflow around the bridge. The Commission discussed how that affects the bridge and being able to cross it. Mr. Gibbins shared ideas of what that could look like.
- The Commission discussed fundraising options and asked how to get started. Jennifer Pratt stated that the HPC can create a subcommittee to work with staff on a fundraising strategy.
- Tim Oberbroeckling would like to reach out to Iowa bridge repair companies to see if they would be willing to do some pro bono work on this bridge and ask if the City has to do the work. Daniel Gibbins stated that the City does not have to be the one to do the work.
- Todd McNall does not feel that taking off the headwalls, rebuilding the bridge, and placing the headwalls back on is historic restoration and feels that there are more options than the two (2) given to the Commission.
- Amanda McKnight Graton agrees with Todd McNall and would like to see more options to save the bridge. The subcommittee could also look at grant opportunities to help pay for the restoration.
- Tim Oberbroeckling, Todd McNall, Heather Sundermann, and BJ Hobart offered to be on the subcommittee.
- Council member Poe would like to see Bever Park and Ellis Park on the National Register of Historic Places and would like for staff to work on that. Jeff Hintz stated that the first step is to have inventory done to determine if they are eligible. Amanda McKnight Grafton volunteered to help with the cataloguing. Daniel Gibbins stated that students from Iowa Big will be working on this project. Ron Mussman and Barb Westercamp also volunteered.

b) Local Historic Landmark Application – 525 A Avenue NE Grace Episcopal Church

- Jeff Hintz stated that SHPO had some follow-up questions about the Local Historic Landmark application for Grace Episcopal Church and shared a hand-out of the information to be sent to SHPO. SHPO should be able to make their decision after their questions are answered.
- Amanda McKnight Grafton reviewed the information in the hand-out.
- The HPC agreed this information would be helpful and is a concise summary of why the property is historically significant.

c) Historic Sites and Markers Update
• Jeff Hintz shared a map of the locations where the posts and markers have been installed. Forty-five (45) of the first fifty (50) have been or will be installed by next week. Five (5) markers will be installed in 2018. Other locations on the original list will have content developed over the winter and City staff is working with Mark Stoffer Hunter and Brie Swenson-Arnold on the content. Those locations will be installed in groups of fifteen (15) to twenty (20) with interested property owners having first installation.

d) Historic District Guideline Update
• Iván Gonzalez stated that staff is working on the formatting of the Guidelines and they are about eighty (80) percent completed.

5. Announcements
• BJ Hobart announced that the Knutson Building will now be named The Chelsea Building.
• Jeff Hintz stated that the Public Hearings for the Mott and Knutson Buildings took place and that the ordinances designating them as historic were approved by City Council and the second and third hearings will be held at the October 24, 2017 meeting.
• Jeff Hintz stated that St. Paul’s Church is a top ten (10) winner of a grant to repair their HVAC system as a project they submitted to Sacred Places program as part of the National Trust for Historic Preservation. The award is for up to $250,000.

6. Adjournment
• Barb Westercamp made a motion to adjourn the meeting at 6:07 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development