Call Meeting to Order

- Mark Stoffer Hunter called the meeting to order at 4:31 p.m.
- Eight (8) Commissioners were present with zero (0) absent.

1. Public Comment

There was no public comment.

2. Approve Meeting Minutes

- Ron Mussman made a motion to approve the minutes from August 24, 2017. Amanda McKnight-Grafton seconded the motion. The motion passed unanimously.

Items 3bi, 3aii, and 3aiii were considered next to accommodate guests.

3. Action Items

b) Demolition Applications under Review

i. 1708 4th Avenue SE – Primary Structure, Private Property, Expires 10/24/17

- Jeff Hintz stated that this property was placed on hold at the August 24, 2017 meeting for the purposes of exploring options to move the home. The property is eligible under Criteria C.
- The applicant stated that they are not interested in moving the property. The former barber shop next door has a daycare in it and they would like this house torn down so that the daycare can have a play area for the children.
- Mark Stoffer Hunter stated that he went through the property and has done photographic documentation on it. The corner next to where the property is located is a historic corner, but there are not a lot of historical stories associated with this property. Although the HPC encourages applicants to explore other options for demolition, Mark Stoffer Hunter recommends releasing the hold on this property.
Todd McNall made a motion to release the hold for demolition at 1708 4th Avenue SE. Amanda McKnight Grafton seconded the motion. The motion passed with Tim Oberbroeckling opposing.

a) Demolition Applications
ii. 220 7th Avenue SW - Primary Structure, Private Property
iii. 214 7th Avenue SW - Primary Structure, Private Property
   • Jeff Hintz stated that both properties were built in 1900. The area was looked at in the 2009 Kingston Reconnaissance Survey and deemed not eligible. Staff recommends immediate release. The future plan is to build a similar style building to that across Diagonal Drive SW. Any development will go through the land development process.
   • The Commission discussed the area of 7th Avenue that will be taken out due to the new project planned for the area after the proposed demolition takes place. Mark Stoffer Hunter discussed the history of other properties located on that block that were demolished after the flood.
   • Tim Oberbroeckling stated that there are too many apartment buildings going up in the City and asked if the neighbors are aware that another apartment building is planning to go up there. Jeff Hintz stated that the neighbors will get notice for the zoning change.
   • Amanda McKnight Grafton made a motion to approve the demolition of 220 and 214 7th Avenue SW. Todd McNall seconded the motion. The motion passed with Tim Oberbroeckling abstaining and Heather Sundermann opposing.

i. 2057 Washington Avenue SE – 12x18 Accessory Structure, Private Property
   • Jeff Hintz stated that this property was built in 1918. The area was looked at in the 2014 Citywide Survey and was recommended for intensive survey. Staff recommends immediate release because the building style and character are not consistent with known historical carriage houses in the City and there are no other unique features present. The owner is open to salvage and they plan to build a new garage.
   • Amanda McKnight Grafton made a motion to approve the demolition of 2057 Washington Avenue SE. Barb Westercamp seconded the motion.

iv. 20 22nd Avenue SW – Primary Structure, City Owned Property
   • Iván Gonzalez stated that this property was built in 1959. The area was looked at in the 2010 Czech Village Survey and was deemed not eligible. Staff recommends immediate release. The removal of the structure is necessary to allow for the construction of the Flood Control System.
   • Tim Oberbroeckling made a motion to approve the demolition of 20 22nd Avenue SW. Todd McNall seconded the motion. The motion passed unanimously.

4. Discussion Items
a) Update to Historic District Guidelines
   • Jeff Hintz stated that staff has been working on transferring the Guidelines to the new format from the City’s graphic designer. Staff is about a third of the way through the document. Once it is finished they will come back to the full Commission for comment. After the Commission recommends approval staff will take the Guidelines to the Development Committee and then City Council for consideration.

b) Bever Park Pedestrian Bridge
   • Iván Gonzalez stated that the Bever Park Pedestrian Bridge is in bad structural shape and the bottom is eroded out. Jeff Hintz stated the Parks Department is considering demolition while they work on a project for the creek underneath as they do not currently have a way to fix the
bridge. The HPC does not review this type of demolition, but City would like the HPC’s comments and help to save or move the bridge.

- Mark Stoffer Hunter stated that stone structures in Bever Park have been disappearing over the years taking away the historic character of the park. The Commission expressed their frustration with these items not being fixed and left to deteriorate.
- Todd McNall offered some suggestion on how to fix the bridge by utilizing a culvert.
- BJ Hobart would like staff to find out what needs to happen to move the bridge. She would be interested in moving the bridge to the Knutson Building site if the two structures are close to the same age.
- Todd McNall suggested working with the Friends of Old McDonald Farm to see if they can help save the bridge.
- Mark Stoffer Hunter stated that if the public knew that this bridge was in danger then he believes many people would help save the bridge.
- Staff will work with the Parks Department and with the City’s Communications staff.

3. Action Items
   c) Historic Preservation Commission Bylaws
      - Jeff Hintz stated that changes were made and agreed upon at the August 24, 2017 meeting.
      - The Commission discussed whether or not the Chair can vote. The Chair can vote, but should vote last in case there is a tie.
      - Todd McNall abstained from voting since he was not present for the discussion.
      - Amanda McKnight Grafton made a motion to approve the updated Historic Preservation Commission Bylaws. Barb Westercamp seconded the motion. The motion passed unanimously with Todd McNall abstaining.

Todd McNall left the meeting at 5:28 p.m.

5. Announcements
   - Jeff Hintz stated that the unveiling media event for the signs and posts on September 13, 2017 was a success. Mark Stoffer Hunter stated that he has received a lot of good feedback since the event.

BJ Hobart left the meeting at 5:30 p.m.

   - Tim Oberbroeckling stated that he did some research on vinyl versus wood fencing and would like the Commission to discuss the research on a future agenda so that they are all on the same page the next time there is a COA for a fence. Jeff Hintz stated that discussion would be in line with the Historic District Guidelines discussion.

6. Adjournment
   - Barb Westercamp made a motion to adjourn the meeting at 5:33 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development