
LANDMARKS COMMISSION

July 29th, 2014

Minutes

Members Present: Steve Butman
Robert Calk
Michael McClellan
Phil Miller
Bill Minter
Rick Weatherl

Members Absent: Peebles Lee

Staff Present: Stephanie Goodrich, Historic Preservation Officer
Ed McRoy, Planning & Development Services, Assistant Director
Kelley Messer, Assistant City Attorney
Donna Boarts, Secretary II (Recording)

Guests Present: None

Mr. Steve Butman called the meeting to order at 4:00 P.M. and declared a quorum present and read the opening statement.

Minutes of the June 24th, 2014 meeting were submitted for approval.

Mr. Minter made a motion to approve the minutes, Mr. Weatherl seconded the motion. The minutes were approved unanimously.

Mr. Calk joined the meeting at 4:06 p.m.

Discussion Item: 541 Oak Street; Ice House.

Mrs. Stephanie Goodrich the first item today is a request by a commissioner to discuss today the Ice House, which dates back to 1924 and the property has been condemned since 2007. Mr. Ed McRoy' the Assistant Director of Planning and Zoning will be speaking about this property due to his involvement in the condemnation process.

Mr. Ed McRoy made a presentation to the commissioners on the status of the condemnation case.

NEW ORDINANCE PASSED OCTOBER 24, 2013

EFFECTIVE ON NOVEMBER 6, 2013

STAFF RECOMMENDATION IS AS FOLLOWS:

Findings:

- 1. The owner, Gary Corpian, has received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of his need to comply with those requirements.*
- 2. On August 7, 2013 the board made the following order: to demolish or appeal the order within 30 days.*

3. *Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinances.*

Order:

THE BOARD TO ASSESS CIVIL PENALTIES FROM NOVEMBER 6, 2013 TO JUNE 4, 2014 (210 DAYS) in the amount of \$600.00 per day

Mr. McRoy stated that the property owner never contested the condemnation; therefore it has remained in this condemned state for many years. It was condemned in February, 2007. There have been no improvements made to the property since that time. B.O.B.S. (Board of Building Standards) is the board that has been dealing with this property. Commercial buildings are more complicated than residential property. That includes asbestos abatement, which is not the case for residential structures. Example: Is the property listed for sale? Are repairs being done to bring it out of condemnation? A citation is issued when we do not see progress made to improve the property. Property owners are informed they have a 60 day window, which usually ends up being more in the range of four (4) to six (6) months between citations. The City is very willing to work with property owners provided that they are making some sort of progress. The property owner for this property has been issued citations and is being subjected to \$600.00 per day in civil penalties, the total being \$126,000 because there has been no progress at all.

The roof has collapsed, and the building is in a significant state of disrepair, and it continues to deteriorate. The BOBS has issued an outstanding order to demolish the property. The City needs to have coordination with the BOBS board and the Landmarks Commission. Prevention of demolition by Landmarks is contradictory to the decision made by the Board of Building Standards.

Mr. Ed McRoy stated if it was determined that a demolition is necessary; there are steps that need to be completed. A court process would be needed to obtain the authority for that decision. Demolition is a cost that the City is not funded for and the City Street Department is not able to do the demolition due to not being certified in asbestos removal.

Mrs. Kelley Messer stated that the legal process regarding the property is still pending and she could not speculate on what decisions would be made in the future during this process.

Several questions were raised regarding the structural integrity of the building and the potential for rehabilitation given the current condition. Mr. McRoy was unable to answer those questions since the property is still privately owned and the City has not inspected the building.

Rick Weatherl suggested a selective demolition approach to be able to save certain parts of the building.

Mrs. Messer explained that City ordinances require that a lot needs to be clear in order to meet demolition standards, but the BOBS could hear an alternative solution.

Mrs. Goodrich stated that *Landmarks* can only halt a demolition for 12 months. Or request that *Historic Overlay Zoning* be placed on this building. We can bring this item back as an *action item* next month. We can discuss more after the BOBS Meeting (Board of Building Standards) in August, pending legal action. It is too early to move forward with any Landmarks decisions or actions pending the outcome of legal action taken by the City.

Discussion Item: Recent Roofing decisions made my committee.

Mrs. Stephanie Goodrich presented the staff report for this case. Due to the damages from the hailstorm back in June of 2014, a few roofing decisions were made by a committee for expediency due to insurance claims that were being filed.

1642 Swenson: Green asphalt shingles in need of repair. Due to the age of the material, exact replacement was unavailable. Replacement materials by “*CertainTeed*” Landmark in Hunter Green was substituted. Committee approved.

1533 Parramore Street: The original is painted asbestos tile shingles. Asbestos shingles are no longer available. The substitute material is ‘*Slate Select*’ Midnight Charcoal Grey which is a closer match to the original color that was on there previously. Committee approved.

1541 North 8th Street: Asbestos tile shingles which are no longer available. The substitute material chosen was DaVinci Tile Multi-Width in Castle Gray. Committee approved.

802 Meander Street: Decided to go with a different color roof due to painting the property a different color at a later date. Weathered Wood was selected is slightly which is more in the gray tone as opposed to the brown on it now. Committee approved.

Discussion Item: Letter to property owners that may be included in the City Council Approved List of Historic Properties.

Mrs. Goodrich spoke about the letter that all of the Commissioners received. She stated that the only change to this letter might be the date for the upcoming *Public Meeting*. She presented a slide listing the criteria property needs to meet to be considered historic. She spoke about our next meeting in August, when we will be going over the different properties again to make sure they meet one or more of these criteria.

She will provide a staff report with recommendations for the proposed properties.

Criteria for Designation:

Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics.

- (1) Significance or value to the development, heritage, or cultural characteristics of the city, state, or country. This significance can be in history, archeology, or culture.
- (2) Association with events or persons that have made a significant contribution to our past.
- (3) Embodiment of characteristics distinctive of a type, period, or method of construction or architecture, or representing a significant and distinguishable entity whose components may lack individual distinction.
- (4) Yielding, or may be likely to yield, historical information.
- (5) Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood or the community.
- (6) Represents the works of a master designer, architect, builder, or craftsman.

At this time there are 40 properties in question. August meeting will be to discuss the properties on this list to make sure that they fit one of the criteria.

Mr. Butman asked for a motion to adjourn at 5:10 P.M. Mr. Weatherl seconded the motion. The vote to adjourn was unanimous (6-0).

Approved: _____,
Chairman