

Heritage Preservation Commission
Meeting Minutes
Monday, June 21, 2021

1. Call to Order

Chair Sauer called the meeting to order at 6:02 p.m.

Members Present: Karl Vohs, Lyn Rein, Ron Dwyer, David Sauer, Sam Temple and Cori Weems

Members Absent: Lee Nordmeyer

Staff Present: Kim Clausen, Community Development Coordinator

2. Minutes

A. May 17, 2021 Regular Meeting

A motion was made by Temple and seconded by Weems to approve the minutes from the May 17, 2021 regular meeting.

The motion passed unanimously.

3. General Heritage Preservation Items

A. Citizen Comment Period - None.

4. Design Reviews

A. 14 3rd St NE – Deck Removal

Staff explained the request is a retroactive approval for removal of the balcony on the north side of 14 3rd Street NE. This was approved by the HPC in 2016, but the work was never done until this week and Certificates of Appropriateness are only good for 12 months. The Building Division has gone through a nine-year long enforcement process for this building with both the previous and current owner because of building code and property maintenance issues. The City is currently in litigation with the current building owner about the issues, including the deck. A Building Envelope Review by an engineering firm identified this balcony as a public safety issue that was to be addressed in 2016. According to the engineer's report:

- Joists and decking exhibit signs of deterioration, splintering and water staining. The blocking was observed to be loose and damaged.
- Decking was observed to have rotting wood with obvious signs of deterioration.
- The fasteners have detached in portions of the deck.
- The outer west-facing steel beam has rotated away from its original position and has crushed the brick at the corner. No connections of the steel beam to the brick were observed.

The owner has removed the decking and fasteners, but left the steel beams in place and intends to reuse them for a future replacement deck that will be approved by the HPC prior to installation. This will also be coordinated with the Building Division to ensure the stability of the beams.

Commissioners discussed the request and the work that has been done. While they don't oppose the work, they are concerned about issuing retroactive approvals. They don't want this to be a regular occurrence, not only with this property owner, but for all projects subject to design review. Temple asked what would happen if the COA was denied. Staff stated that it would put the City in bad position in relation to the litigation which requires that he remove the deck because of its hazardous nature. Clausen noted there have been requests for retroactive COAs the HPC has denied, such as the exterior venting at 326 Central Avenue. They want to make it clear that

Sheesley must go through the design review process and receive a COA prior to starting work on a new deck/balcony in the future.

A motion was made by Rein and seconded by Weems to approve a retroactive Certificate of Appropriateness for the removal of the deck/balcony at 14 3rd Street NE, clarifying they are not in the habit of retroactively issuing COAs, and with the understanding that plans and specifications for a new deck must be reviewed and approved by the HPC prior to starting that work.

The motion passed unanimously.

5. Items of Discussion

A. Commissioner Training Manual – Chapter 5

The Commission reviewed Chapter 5 of the Commissioner Training Manual. No action necessary.

6. Adjourn

A motion was made by Rein and seconded by Vohs to adjourn the meeting at 7:00 p.m.

The motion passed unanimously.

Respectfully Submitted,

Kim Clausen
Community Development Coordinator