

**Heritage Preservation Commission**  
**Meeting Minutes**  
Monday, August 16, 2021

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**1. Call to Order**

Chair Sauer called the meeting to order at 6:03 p.m.

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

**Members Absent:** Lyn Rein and Lee Nordmeyer

**Staff Present:** Peter Waldock, Community Development Coordinator

**Others Present:** Richard Dietrich

Motion by Weems seconded by Vohs to accept the agenda as submitted. Motion passed on a 7/0 vote.

**2. Minutes**

**A. June 21, 2021 Meeting Minutes**

A motion was made by Temple and seconded by Weems to approve the meeting minutes of June 21, 2021 as written.

Motion passed on a 7/0 vote.

**B. July 19, 2021 Meeting Minutes**

A motion was made by Temple and seconded by Weems to approve the meeting minutes of July 19, 2021 as written.

Motion passed on a 7/0 vote.

**3. General Heritage Preservation Items**

**A. Citizen Comment Period - None.**

**4. Design Reviews**

**A. 121 Central - Cardboard Vault – Sign Review**

Ryan Knott, owner of the new business, Cardboard Vault, at 121 Central Avenue, has applied for a sign permit. The rectangular wall sign will contain a total of 44 s.f. and will be located on the west (front) building elevation. It will have a 1" aluminum tube frame, sheeted with aluminum composite panels and trimmed PVC. The raised letters will be made of acrylic. The logo and secondary panel will cut out of aluminum composite panels. The sign will be painted with Sherwin Williams house paint. The border and text that says "Cardboard Vault" will be red in color, with a beige background. Secondary lettering will say "SPORTS CARDS TCG TOYS" in white letters on a black background. There will be an image of a safe/vault on the sign.

The sign will not be illuminated and its placement will not damage or obscure any significant architectural features of the building.

A motion was made by Vohs and seconded by Dwyer to approve the sign requested.

The motion passed unanimously.

## **5. Items of Discussion**

### **A. Commissioner Training Manual – Chapter 7**

Chapter 7, Special Legal Issues. Topics in this session include, Economic Hardship, Demolition by Neglect and Enforcement. Due to the late time, this item will be discussed at the September meeting.

### **B. 805 Central Avenue and 129 4<sup>th</sup> Street NW**

#### 805 Central Avenue

Dietrich provided a history of the buildings at 805 and 814 Central Avenue. He is concerned about the upcoming Sheriff's sale of 805 Central Avenue and wants the City to appreciate these buildings and their history. Temple asked if the City pursued National Register designation for the building. Staff indicated the City never pursued designation of the building. Staff also indicated there are other barriers to rehabilitation, including that the north and west façades are on the property lines and no space for onsite parking. Dwyer asked Dietrich what action he wants the HPC to take. Dietrich stated he wants the historic features preserved and the history recognized. Clausen stated that the HPC could see if Daniel Hoisington, Jeff Jarvis, and/or the Rice County Historical Society would be able to assemble a complete history of the sites, with Dietrich's help, and develop a display that could be featured at the Historical Society, Library of other area. Dwyer noted that a comprehensive, useable and accessible history of the structures could add value for anyone interested in purchasing it and show why the property is important. Dietrich stated he already researched all of the history and didn't see the value this would provide. Commissioners thought this should be handled by the Historical Society. Clausen stated she had spoken with Susan Garwood of the Historical Society, and that they don't have the resources to rehab the building. Requests to move it to the Fairgrounds property would have to be approved by Rice County and the Fair Board.

A motion was made by Temple and seconded by Dwyer to refer the matter to the Rice County Historical Society for guidance, next steps, and a possible display, and to notify Rice County about the issue. The motion passed unanimously.

#### 129 4<sup>th</sup> St NW

Vohs reported that Paul Mooty and Rice County conducted a walkthrough of the former Woolen Mill building at 129 4<sup>th</sup> Street NW. An estimate provided by Rice County showed it would cost \$500,000 to stabilize the structure. Kevin Voracek, along with a different restoration company, conducted a separate walkthrough of the site, amid concerns the previous estimate was too high. Voracek is waiting to hear from Rice County if they are still willing to sell the property for \$1, as they had offered to Mooty a few weeks ago. Commissioners would like to get a better idea of the true rehabilitation costs in order to determine if Mooty or another owner would be able to redevelop the building. Several HPC members would be willing to meet with Mooty to determine his continued interest in the building.

A motion was made by Temple and seconded by Vohs to direct staff to pursue a walkthrough of the building with Restoration Services in order to develop a firm estimate for building stabilization. The motion passed unanimously.

## **6. Adjourn**

Prior to adjourning the meeting, HPC members thanked Clausen for her work with the City and the HPC.

A motion was made by Vohs and seconded by Weems to adjourn the meeting at 7:40 p.m.

The motion passed unanimously.

Respectfully Submitted,

Kim Clausen  
Community Development Coordinator