

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR SESSION**  
5:30 p.m.  
Thursday, March 16, 2023  
City Council Chambers, Historic Federal Building

**Commissioners Present:** Chairperson Melissa Daykin Cassill; Commissioners Thea Dement, Bill Doyle, Janice Esser, Tim Gau, Alec Gustafson, Christina Monk and Rick Stuter

**Commissioners Excused:** none.

**Commissioners Unexcused:** John McAndrews.

**Staff Members Present:** Chris Happ Olson and Matt O'Brien

**CALL TO ORDER:** The meeting was called to order by Chairperson Daykin Cassill at 5:30 p.m.

**MINUTES:** Motion by Esser, seconded by Dement, to approve the minutes of the January 19, 2023 meeting as submitted. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Gau, Gustafson, Monk, Stuter and Daykin Cassill; Nay – none.

**ACTION ITEMS:**

**DEMOLITION PERMIT**

Applicant: Straka Johnson Architects P.C.  
Owner: Martin Froehlich: 1248 Iowa St., LLC  
Address: 1248 Iowa Street – rear 2<sup>nd</sup> & 3<sup>rd</sup> floors only  
Project: Demolition of the rear section of the 3<sup>rd</sup> floor (addition) and 2<sup>nd</sup> floor (reconstructed section)  
District: Washington Neighborhood Conservation District

Staff Member Happ Olson presented the staff report noting the property is located in the Washington Neighborhood Conservation District. She also noted the property is located in neither a national nor a local historic district. Happ Olson explained that the Commission will review the project for demolition and the immediate replacement treatment, but not the design details. She provided details on the characteristics of the property to the Commission based on the 1978 Kriviskey survey and 2003 Jim Jacobsen survey. She pointed to historic imagery, mapping and visual descriptions for the project, including photos, Pictometry aerials, 1891-1970 Sanborn maps, and 1872-1889 perspective images.

She described the applicant is requesting review of partial demolition of largely non-original features at the rear and side of the property, along with the mid-20<sup>th</sup> Century canopy at the storefront. The features are all visible from the public right of way.

Happ Olson stated that the Commission's role is to determine if structures have historic or architectural significance to the community. Commissioner Dement asked staff if the Commission is looking at the whole structure when determining architectural/historical significance or only the portion proposed for demolition. Happ Olson stated that the historic significance for the site was established in multiple surveys, so the Commission should look at the portion of building that is being proposed for demolition.

Chairperson Daykin Cassill invited representatives from applicant Straka Johnson Architects P.C. to speak. Marty Johnson, 3555 Digital Drive, pointed to pages 4-5 of the staff report as good descriptors for the project. Page 4 shows the rear façade from northeast. Page 5 shows the portion of the non-original features proposed to be demolished as shaded area. Johnson stated that they are proposing to create consistent design throughout, installing new windows at the rear and north facades that mimic the original.

Chairperson Daykin Cassill asked if any original features will be removed. Happ Olson stated that although additions can potentially be historically or architecturally significant, in this case, the proposed features for demolition are largely inconsistent with the original design. Commissioner Gustafson states that he sees no issues with the proposed demolition. Commissioner Doyle agreed with Commissioner Gustafson's statement. Commissioner Monk stated that the proposed demolition will improve the exterior of the overall building. She also sees no issues with the proposed demolition.

Commissioner Esser asked if staircase on the northern portion of the building will be removed. Property owner Martin Froehlich stated that the staircase is unnecessary to preserve and is heavily corroded.

Motion by Gau, seconded by Dement, to approve the application as submitted, noting that the areas being demolished do not have historic significance. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Gau, Gustafson, Monk, Stuter and Daykin Cassill; Nay – none.

**ITEMS FROM PUBLIC:** none.

**ITEMS FROM COMMISSION:** none.

**ITEMS FROM STAFF:** Happ Olson provided and update for the Commission for the six 2023 Ken Kringle Historic Preservation Commission Awardees. She also discussed and pointed to the information in the packet regarding the upcoming Preservation Iowa's "Preservation at Its Best Awards" nomination process. The awards are presented at the

Preserve Iowa Summit, this year June 1-3. Happ Olson asked the Commission to choose potential nominations for the awards.

A general discussion regarding the potential nominations ensued, with consensus that the Voices Building did not meet the requirements of this particular program. Concern was noted as to whether there may be enough supporting evidence for 510 W. 11<sup>th</sup> Street. It was agreed that the remaining five Ken Kringle Awardees for 2023 should be nominated, if sufficient evidence is available to make the application.

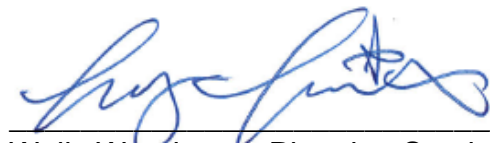
Motion by Esser, seconded by Dement, to approve the following nominations for the 2023 “Preservation at Its Best Awards” and direct staff to submit the nominations. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Gau, Gustafson, Monk, Stuter and Daykin Cassill; Nay – none.

Happ Olson provided a memo for Certified Local Government (CLG). She stated that an annual report for the CLG program was filed by staff with the state in February, along with the approved HPC Workplan for the year. She also explained that being a CLG allows the City to be eligible for grant funds. Since the last meeting, the City received grant awards to cover costs to develop architectural surveys of the Deereville and Voelker Highlands neighborhoods. Commissioner Monk asked if funding exists for in-kind/local match and Happ Olson stated that there is both in-kind match as well as a \$10,000 capital improvement fund which helped leverage the grants. Commissioner Monk stated that she appreciates the use of boundary maps of the Deereville and Voelker Highland neighborhoods provided to the Commission.

**ADJOURNMENT:** Motion by Esser, seconded by Gau to adjourn the March 16, 2023 Commission meeting. Motion carried by the following vote: Aye – Dement, Doyle, Esser, Gau, Gustafson, McAndrews, Monk, Stuter and Daykin Cassill; Nay – none.

The meeting adjourned at 6:13 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Manager

**April 20, 2023**

Adopted