

MINUTES  
HISTORIC PRESERVATION COMMISSION  
February 5, 2010

MEMBERS PRESENT: Scott Sogge, Pat Roseland, Jean Kessloff, Richard Grable, Tamara Pier, Duane Baumgartner, Michael Bender, John Wagner, Aaron Costello, Council Liaison

OTHERS PRESENT: Tom Bradsky, Brooke Bradsky, Miranda Bradsky, Eric Zimmer, Eric Abrahamson, Fred Thurston, Mike Wood, Michelle Dennis, David Viall, Karen Bulman, Sharlene Mitchell

Call To Order

Roseland called the meeting to order at 7:33 a.m.

Approval of Agenda

**Baumgartner moved, Sogge seconded and carried unanimously to approve the agenda as presented.**

610 St. Joseph Street (10CM005)

M. Bradsky addressed the proposed interior remodel to accommodate the salon and day spa. M. Bradsky addressed the bathroom upgrades noting that the new door to the adjacent Alex Johnson Mercantile would provide a more convenient access for the hotel guests.

T. Bradsky indicated that the remaining interior would remain unchanged noting that the bathroom upgrade is a necessity and the interior connection will benefit patrons. In response to a question from Baumgartner, T. Bradsky indicated that there would be only minor repairs to the building façade. In response to a question from Kessloff, T. Bradsky indicated that the carpeting has been removed and the hardwood floors restored.

**Baumgartner moved, Sogge seconded and carried unanimously to recommend a finding that the interior remodel, new electrical and plumbing, and new door to the mercantile on the property located at 610 St. Joseph Street will have no adverse effect on historic property.**

818 St. Joseph Street (10CM006)

Wood presented the request to return the west side of the building to its original design by removing the 12 windows and installing painted block to match the existing color.

**Pier moved, Bender seconded and carried unanimously to recommend a finding that the removal of the 12 windows on the west side of the building with the openings returned to block and painted to match the existing color on the property located at 818 St Joseph Street will have no adverse effect on historic property.**

McGullycuddy House Presentation

Abrahamson indicated that his Introduction to Public History class has adopted the McGullycuddy house as a class project. Zimmer addressed the class research into McGillycuddy and the history and use of the residence. Zimmer indicated that the class is working with a local architect to determine the original construction materials and develop plans for reconstruction of the structure. Zimmer indicated that a community forum will be held on March 21, 2010 to discuss the possible reconstruction and use of the McGillycuddy structure.

In response to a question from Pier, Abrahamson and Kessloff addressed the availability of historic interior photographs of the structure. In response to a question from Bender, Zimmer indicated that Fred Thurston has volunteered his assistance with the project. Zimmer indicated that the structure will be open to the general public two hours prior to the start of the March 21 forum noting that interested individuals were invited to tour the property at that time.

Abrahamson and Zimmer left the meeting at this time.

#### Approve Minutes

**Wagner moved, Baumgartner seconded and carried unanimously to approve the minutes of the January 5, 2010 meeting. Wagner moved, Sogge seconded and carried unanimously to approve the minutes of the January 15, 2010 meeting.**

#### Treasurer's Report

**Bender moved, Baumgartner seconded and carried unanimously to approve payment of the National Alliance of Preservation Commissions annual dues in the amount of \$130.00.**

#### Training Sessions

Roseland presented the proposed training session topics and possible meeting dates. In response to a question, Bulman recommended that all Commissioners attend the training sessions noting that the purpose is to provide the membership with an overview of the Commission's purpose, work and goals. Discussion followed.

The Commission selected the following training dates: Monday, February 15, 2010-Training Session #1, Tuesday, March 2, 2010-Training Session #2 and Wednesday, March 3, 2010-Training Session #3. Roseland indicated that the training sessions would be scheduled from 5:30 p.m. to 7:30 p.m. each evening noting that staff would schedule the rooms and advise the Commission accordingly.

Thurston entered the meeting at this time.

#### Individual Nomination Project

Dennis indicated that photographs have been provided to the State Office of History for their evaluation regarding the eligibility of the Alfalfa Palace and the barn for individual nomination. Discussion followed regarding the history of the fairground structures.

In response to a question from Dennis, Bulman addressed the time required to process the Request for Proposal and final Consultant Contract noting that the City Council must approve the contract prior to any work beginning on the project. Dennis indicated that depending on the structure selected the nomination process can take from six months to one year to complete.

Roseland suggested scheduling a special meeting to finalize the nomination project once the State Office of History has ruled on the fairground structures. Dennis recommended that staff prepare the Request for Proposal with the structure identified as "to be determined" to allow the project to move forward. Bulman stated that staff recommends that the structure be identified and the property owner agrees to the nomination prior to preparation of the Request for Proposal.

Discussion followed regarding alternate structures that could be nominated should the State disallow the Pennington County Fairground structures.

In response to a question from Costello, Bulman indicated that the Commission applies for grant funding on an annual basis noting that the grant period extends from June 1 to May. Bulman indicated that the amount of the grant award is subject to the proposed projects noting that unexpended funds are returned to the State Office of History at the end of each grant period. Bulman indicated that future funding allocations are based on the ability of the Certified Local Government to complete its proposed projects during the grant period.

The Commission scheduled a special meeting for Friday, February 12, 2010 at 7:30 a.m. to finalize the structure selection for the individual nomination project.

#### Other Business

Costello complemented the Commission for moving to the electronic agenda and asked for comments regarding the process. Discussion followed regarding the advantages and disadvantages of the electronic agenda process. Costello voiced his appreciation for the Commission's utilization of the electronic agenda process noting the City's "green" efforts to reduce the amount of paper it utilizes.

#### Dakota Middle School

Baumgartner provided a brief update regarding the ongoing discussions for the use of the Dakota Middle School structure.

#### Salvaging of Historical Materials

Roseland recommended that any materials salvaged by the Commission be donated to the Habitat Warehouse noting that they have expressed an interest in the materials for utilization in their rehabilitation projects.

#### Windsor Block Award

Viall addressed the award to be presented to the Windsor Block on February 27, 2010 to recognizing the new windows utilized in the restoration project. Kessloff indicated that the new windows were approved by Washington D.C. and suggested that the Commission take this opportunity to educate the public that new windows are available that are historically acceptable.

#### McGullycuddy House Presentation (cont)

Thurston addressed the challenges of the project and the importance to the community to preserve the structure. Thurston clarified that this is a historic reconstruction project noting the need to identify substantial funding to support the project. Thurston further commented on the need to identify an appropriate use for the structure to insure its continued historical contribution to the community.

Thurston briefly addressed the "green" benefits associated with the rehabilitation and restoration of existing structures.

Discussion followed regarding the advantages of historic preservation to the City and the revitalization of the City's downtown.

#### Adjourn

There being no further business the meeting was adjourned at 8:27 a.m.