

MINUTES
HISTORIC PRESERVATION COMMISSION
March 5, 2010

MEMBERS PRESENT: Scott Sogge, Pat Roseland, Jean Kessloff, Richard Grable, Tamara Pier, Shawn Krull, Cynthia Matson, Duane Baumgartner, John Wagner

OTHERS PRESENT: Jason Koppmann, Les Odegaard, Frank Morrison, John Morrison, Bill Kessloff, Michelle Dennis, Marcia Elkins, Karen Bulman, Sharlene Mitchell

Call To Order

Roseland called the meeting to order at 7:32 a.m.

1011 St Joseph Street (10RS002)

Odegaard presented the request to demolish the shed structure located at the rear of the property. Odegaard addressed the dilapidated and damaged condition of the structure noting it lacked a proper foundation. Odegaard indicated that the City Building Inspector has determined the structure to have inadequate support. Odegaard stated he has been advised by an independent contractor that the structure is not repairable and would require reconstruction from the ground up.

In response to a question from Sogge, Odegaard indicated that there are no plans at this time to replace the structure.

In response to a question from Roseland, Baumgartner indicated that the demolition of a contributing structure requires a finding of adverse effect noting that the Commission can also find that the applicant has pursued all feasible and prudent alternatives to the demolition.

Wagner expressed concern with the loss of a contributing structure and encouraged the applicant to further research the rehabilitation of the structure. In response to a question from Krull, Odegaard identified his three rental properties. J. Kessloff indicated that the structure is an element of the historic streetscape.

Sogge indicated that the structure has met its life span noting that by design the structure was not intended to be permanent. Sogge stated that the removal of the structure will benefit the neighborhood. J. Kessloff indicated that this is an example of demolition by neglect.

J. Kessloff moved to recommend a finding of adverse effect. Wagner seconded the motion.

In response to a question from Roseland, Elkins clarified that the Commission must make a finding of adverse effect for a demolition request noting that the Commission can include comments or recommendations to their finding for the State review.

Roseland encouraged the applicant to provide the City inspection report and the independent contractor report regarding the potential to rehabilitate the structure.

Baumgartner moved a substitute motion to recommend a finding that the demolition of the contributing shed structure located at 710 Kansas City Street will have an adverse

effect on historic property with the understanding that the applicant has explored all feasible and prudent alternatives to the demolition. Grable seconded the motion.

Bulman recommended that the applicant submit the inspections and contractor reports to provide evidence to the State Historic Preservation Office of due diligence.

J. Kessloff stated that she could not support a feasible and prudent recommendation without having the reports presented for review. Discussion followed regarding the cost to demolish or rehabilitate the structure.

The substitute motion to recommend a finding that the demolition of the contributing shed structure located at 710 Kansas City Street will have an adverse effect on historic property with the understanding that the applicant has explored all feasible and prudent alternatives to the demolition carried with Sogge, Roseland, Grable, Pier, Krull, Matson, Baumgartner voting Yes and J. Kessloff, Pier, Wagner voting No.

Odegaard indicated that he would provide the inspector and contractor reports.

Adjourn

There being no further business the meeting was adjourned at 9:02 a.m.