

HISTORIC AREA COMMISSION
1 Municipal Drive
June 9, 2022

Present: Laura Fontana, Chairperson
Justin Day
Matthew Lovlie
Kevin Wade

Also Present: Leila Hamroun, Architectural Consultant
Jeff Bergstrom, Building Official

Ms. Fontana convened the meeting at 6:35 p.m. Roll call followed and a quorum to conduct business was declared.

Approval of the Minutes

A Motion to approve the May 12, 2022, Minutes as presented was made, seconded and unanimously carried.

Old Business

161 E. 2nd Street – Shannon Anderson / Phyllis Anderson

The Commission asked that the Applicant provide additional information from the structural engineer relative to his Application:

- A descriptive narrative of the scope of repair work;
- Clarification of the rationale for demolition;
- An order of magnitude cost estimate; and
- A brief history of his experience with historic structures.

Ms. Hamroun received information from the structural engineer and the contractor working on the adjacent house. The structural engineer from Daniels Consulting Engineers wrote a narrative of the scope of work, and the contractor provided an order of magnitude cost estimate. The structural engineer's opinion was for the structural reinforcements repair and not for interior or exterior issues.

The Applicant opined that additional structural issues would likely present themselves.

Ms. Hamroun stated that there are structural issues with the home and opined that the additional documentation received gives the Commissioners the necessary information needed to form a decision. The cost estimate was \$150,000 - \$200,000 and the cost of the home was \$200,000. Mr. Bergstrom felt that the core of the house could not be saved without raising it and placing it on a new foundation; adding that in his opinion the front porch and back addition would be lost by raising it up. Ms. Hamroun added that extraordinary measures would have to be taken to stabilize everything.

Ms. Fontana stated that the City Code would be used for a recommendation. Ms. Hamroun stated that the HAC Guidelines do not include specific parameters for demolition it would be a

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reasonable assumption to consult the City Code to evaluate a risky structure. Mr. Bergstrom added that the building is substantially damaged to over half of its value. Additionally, the structure would have to be brought up to Code.

Ms. Fontana asked what would happen after the house is demolished and the foundation is removed. Mr. Bergstrom opined that the foundation might go in a different place; noting, however that is a question for the future.

Ms. Hamroun stated that if the HAC approves the Application a Historic Building Survey for proper photographic documentation of the property with captions could be requested as part of the Motion.

Mr. Wade asked if the property was inspected before the Applicant purchased it. Mr. Anderson stated that the property was inspected as part of the mortgage process, but it was not inspected by a structural engineer. Ms. Fontana recalled that the Applicant had testified that the structure had moved while he was living in it for a period of time after purchase.

During discussion it was noted that if nothing is done with the property the Building Official would likely be compelled to authorize demolition.

Ms. Hamroun noted that §141-5A(5) states:

In the case where the building is determined to be damaged, decayed, or deteriorated to such an extent as to require replacement of 50% or more of its major structural components (e.g., foundation, supporting structural members, floors, exterior walls, roof, windows and doors); the total square footage of all enclosed floor area or the reasonably estimated current cost . . . of reconstructing the entire building then, in such case, the building shall be ordered demolished.

Ms. Fontana stated that because there is nothing specific in the HAC Guidelines for demolition §141-5A(5) of the City Code would be used as the basis of a Motion.

A Motion was made to approve the demolition of a house located at 161 East 2nd Street as presented in accordance with City Code §141-5A(5) conditioned that a Historic Building Survey level documentation of the property be done prior to demolition. The Motion was seconded and unanimously carried.

Mr. Bergstrom and Ms. Hamroun will work with the Applicant relative to the Historic Building Survey.

Ms. Fontana stated that when the Applicant has plans for a new building he would come before HAC again. Ms. Hamroun recommended that the Applicant reach out to her when he has an original concept plan for guidance.

There being no further business to discuss, Ms. Fontana called for a Motion to Adjourn.

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A Motion to adjourn was made, seconded and unanimously carried, and the meeting adjourned at 6:55 p.m.

Respectfully submitted,

*Kathleen R. Weirich
City Stenographer*