

HERITAGE PRESERVATION COMMISSION MINUTES

DATE: September 25, 2014

TIME: 4:00 p.m.

PRESENT: Kendall Larson, Andy Bloedorn, Lynn Englund, Carolyn Larson, Mary Edel Beyer, Wes Hamilton and Shaune Burke

ABSENT: Merle Hanson and Erik Floan

STAFF PRESENT: Mark Moeller

The meeting was called to order by Chairperson Englund at 4:00 p.m.

Public Hearing – Certificate of Appropriateness – Kirch Latsch Building

Chairperson Englund noted that the first order of business on this afternoon's agenda was a public hearing to consider a certificate of appropriateness for the proposed rehabilitation of the Kirch Latsch Building. At this point, she called on Mark Moeller, City Planner, to provide staff overview of the issue.

Mr. Moeller noted that on August 1, 2014, the City had received a Certificate of Appropriateness (COA) application relating to planned restoration/addition activities to the Kirch Latsch Building located at 114-122 East Second Street. Plans for proposed work were included in the application. The application, along with proposed restoration plans had been included in this afternoon's Commission agenda package. He explained that this would be a substantial project impacting virtually all parts of the building. In this, the applicant, Peter Shortridge, on behalf of Latsch Building Partners LLC, is also currently working with SHPO in seeking Federal and State Tax Credits to assist with project costs.

Following submittal of the COA, staff determined that the scope of the project would warrant full, rather than simple Design Review Committee, review. As such, this hearing was scheduled. In accordance with Preservation Ordinance protocol, notice of the hearing had been provided to all property owners located within the East Second Street Local Historic District. In response to those submittals, staff had received no official feedback.

Mr. Moeller stated that the Commission's role in this case is defined by subsection (L) (3) of the City's Preservation Ordinance. In part, this role will require the Commission to determine that the work to be performed, either will, or will not, affect the site. Should the Commission determine that the work will not affect the site, a resolution approving the COA will be adopted. On the other hand, should the Commission determine that the work will affect the site, the application would be disapproved. With that, the Building

HERITAGE PRESERVATION COMMISSION MEETING MINUTES
SEPTEMBER 25, 2014
PAGE 2

Official would be advised and the applicant would be informed of his or her right to appeal the Commission's decision to Council.

Given the previous, Mr. Moeller further noted that the standard for review of the COA revolves around the CBD Historic Design Guideline document. In part, this document is built around Secretary of Interior Standards which had been included in the Commission's agenda package. In its evaluation, the Commission's primary focus will relate to "exterior" activity including proposed restoration of the existing building, demolition and new construction activities. Since guidelines address each of these, the Commission had been strongly encouraged to become familiar with them prior to the meeting.

As a final note, Exhibit D of the agenda package included a copy of the National Register Nomination form that had been prepared for the site in 1973. Although not as comprehensive as some the Commission has seen, the form does provide basic context for the buildings current history and style.

At this point, Chairperson Englund called upon a representative of the applicant to provide an overview of the project.

Peter Shortridge, Managing Director of Latsch Building Partners LLC, noted that a representative sample of the Commission had conducted a walking tour of the proposed project this past Monday. As reference in the Commission's agenda package, the scope of the project will include both exterior and interior restoration activities. Although it was his understanding that the focus of Commission review this afternoon related to the exterior work, SHPO is also reviewing work related to interior activities.

Mr. Shortridge stated that, as part of this project, the name of the building will be changed to simply the Latsch Building on the basis that it was occupied by Latsch and Son between the mid 1890s and 1930s. He further noted that the company had built or had occupied, between 1866 and the 1930s, a major portion of the second street commercial district and was its top commercial enterprise. This construction activity included 111 Riverfront that was initially built for International Harvester.

In addressing the Latsch Building, Mr. Shortridge stated that his company's primary intent is to bring the building back to its original form. This effort has been complicated by the fact that the structure includes a number of buildings. In this project, repair will be a priority, to be followed by replacement only as a last resort.

Given initial planning, the current loading dock located at the building's east side was planning to be removed and a new addition constructed in its place. Given SHPO comment, the intent right now is to retain the character of the present building and to retro fit it for reuse purposes. Additionally, the east elevation of the structure would include a couple of new windows. Although a billboard formally existed here, it has since been removed. Mr. Shortridge explained that, given SHPO directive, new

HERITAGE PRESERVATION COMMISSION MEETING MINUTES
SEPTEMBER 25, 2014
PAGE 3

windows/window openings in any elevation would need to be treated a bit differently than original windows. He stated that although a number of the second floor windows had been boarded up over the years, original sashes existed. All efforts will be made to retain existing sashes where feasible.

In addressing the status of the brick façade, Mr. Shortridge noted that the upper third of the building does need a significant amount of new tuck pointing. Mr. Shortridge explained that a new structural entrance is proposed at the north side of the building for proposed second floor tenants.

In response to a question from Commissioner Kendal Larson, Mr. Shortridge stated that the present loading dock lean to structure on the east side of the building will retain the same general character that exists today.

In response to a question from Commissioner Hamilton, Mr. Shortridge stated that structural paint colors had not yet been firmly identified. However, all attempts will be made to ensure that repainted surfaces will reflect an historic pallet, appropriate to the age of the structure. He further noted that sand blasting of current brick was not being proposed and that, where needed, loose paint will be removed by water washing. Again, these treatments will be certified by SHPO through the tax credit approval process.

In response to a question from Commissioner Burke, Mr. Shortridge noted that his company proposes to begin work as soon as possible and that interior and exterior structural alterations should begin within the next 50-60 day period. During the winter months mechanical work will be undertaken. At this point, he envisioned that the project should be close to complete by the April/May timeframe.

In response to a question from Commissioner Kendall Larson, Mr. Shortridge noted that the former billboard located on the east side of the building had been removed. Outside of that, he was unsure as to whether or not the structure may have had a painted identification sign on it. Outside of that, he understood that any new signs on the building would require HPC review.

In response to a question from Commissioner Hamilton, Mr. Shortridge noted that all doors will be rehabilitated where feasible. When not possible, they would be replicated to original standards.

Mr. Shortridge stated that, although stable, the structure will require reinforcement at a couple of corners. Additionally, most, if not all, of the buildings original window openings will be reestablished.

Although the project has undergone a number of plans, the one included in the Commission's agenda package this afternoon is considered to be final.

HERITAGE PRESERVATION COMMISSION MEETING MINUTES
SEPTEMBER 25, 2014
PAGE 4

At this point, Chairperson Englund opened the public hearing and called for anyone present who wished to speak to the proposal to present first their name and address. There being no one present to speak to the issue, the public hearing was closed. Following brief discussion, it was moved by Commissioner Burke and seconded by Commissioner Carolyn Larson to adopt the approving resolution included in the agenda package. When the question was called, the vote of the Commission was unanimous to approve the motion.

Mr. Shortridge thanked the Commission for its consideration of the Latsch Building Project. Chairperson Englund thanked Mr. Shortridge for his interest in restoring this building.

Adjournment

There being no other business, the meeting was adjourned.



Mark Moeller
City Planner