



**Members Present:** Raivo Balciunas, Dave Barnes, Jenny Ebert, Jeremy Gragert, Greg Kocken, John Mann, Rick Schemm

**Members Absent:** None

**Staff Present:** Ned Noel

The following items were on the agenda:

- 1. Call to order**  
Chair Mann called the meeting to order at 4:30 p.m.
- 2. Roll call**  
Roll was taken and a quorum was present.
- 3. Approval of 8/1/22 Minutes**  
Mr. Gragert moved to approve the minutes. Seconded by Mr. Barnes and the motion carried.
- 4. Open public comment period**  
No one spoke.
- 5. Local Landmark Designation Public Hearing – 426 Summit Ave.**  
Members reviewed the updated nomination form. Owner Sharon Hildebrand spoke in support. No one else spoke at the public hearing. Mr. Kocken moved to approve the Brink-Morrill-Hildebrand local landmark designation. Seconded by Ms. Ebert and the motion carried.
- 6. Certificate of Appropriateness – 602 Water St. Demolition**  
The Commission discussed the demolition request of the 1882 Ottawa House. The structure is landmarked on the National and Local registers but is in a severe deteriorated condition. Even in 1985 the City's Deputy Fire Chief found the building foundation was in poor condition. The Commission had tried to work with the previous owner several times to address issues. Current owner, John Mogensen, tried to save the structure with a new roof and windows but during remodeling there was found further foundation, joist, and wall deficiencies.

Joe Miller with Investment Realty stated they would recreate a similar looking facade on a new two-story wood-lap building. After review, the Commission supported the new mixed-use building providing a compatible historic design and similar façade. They encouraged salvaging of any building materials for reuse.

Mr. Schemm moved to approve the COA citing Ordinance 2.65.040(C)(2) conditions: (e.) that the building is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, and that hardship or difficulty

claimed by the owner was not self-created or which is the result of any failure to maintain the property in good repair; (f.) any new structure constructed or change in use is compatible with the buildings and environment of the Water St. District; and photo evidence of the demolition be provided to the City and State for documentation. Seconded by Mr. Balciunas and the motion carried.

**7. Certificate of Appropriateness – 421 Gilbert Ave.**

The Commission discussed alternative garage designs with property owner Natalie McMurry and her contractor Ryan Mehrman, of RBM Construction. Alternative 3 was favored most with its simple design matching the old garage. Mr. Kocken moved to approve the COA with conditions that the roof pitch shall be 8:12, that a carriage house garage door shall have small window panes across, that the entrance door shall have no window and be hidden from street view, and that the tan color shall match the brick on house. Seconded by Ms. Ebert and the motion carried.

**8. Certified Local Governments Grant (CGL) Letter of Intent**

Staff submitted a CGL letter of intent for a grant to create a GIS story map of historic properties. The final application is due in December.

**9. Other business agenda items**

None.

**10. Future agenda items and announcements**

None.

**11. Adjournment**

Chair Mann adjourned the commission meeting at 5:30 p.m.

Submitted by,



Rick Schemm, Secretary