

CITY OF OSKALOOSA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
February 19, 2021

A regularly scheduled meeting of the Historic Preservation Commission (HPC) for the City of Oskaloosa was called to order at 12:00 p.m. on Friday, February 19, 2021 by Chair Mark Tennison. The commission met via electronic meeting to restrict physical access in accordance with the March 2020 Iowa Public Health Emergency Proclamation signed by Governor Kim Reynolds.

COMMISSION MEMBERS PRESENT: Mark Tennison, Janel Campbell, Cheryl Lockwood, Cheryl Benson, Eric Stout, & Scott Stefanc

COMMISSION MEMBERS ABSENT: Ross Knobbe

CITY STAFF PRESENT: Mike Flahive, Morgan DeBruin, & Shawn Christ

OTHERS PRESENT: Rod Curtis, Amanda McBirnie, Jessica Reuter, & Brad Grefe

Minutes from the July 17, 2020 and January 15, 2021 Historic Preservation Commission Meeting.

It was moved by Lockwood, seconded by Stefanc to approve the July 17, 2020 Historic Preservation Commission minutes. All ayes, motion carried unanimously.

It was moved by Stefanc, seconded by Benson to approve the January 15, 2021 Historic Preservation Commission minutes. All ayes, motion carried unanimously.

Citizens to be Heard.

None

New Business

Consider a Certificate of Appropriateness for the Downtown Façade Improvement Project Phase 3.

There are six buildings that are taking part in the Façade Improvement Project. For these projects, work will only be done on the front and sides of the buildings that are visible from the street. Curtis Architecture & Design has been meeting with each business owner to go over plans and make decisions on each building. The first building is 214 South Market, the Muse music store. This building will be getting all new windows, light fixtures, as well as new paint. The alley side of this building will also be a part of the project. There will be new windows and a new staircase. The estimated cost of this building is \$110,000.00. A commissioner asked if the signage would be upgraded and it is in the plan that once the building updates are completed, a new sign will be put in place.

The second building is the old Life building at 102 1st Ave. It will be getting a new roof. The stone along the front of the building will be removed and be replaced with windows, along with the windows up above. The side of the building facing Market Street is also a part of the project and will be getting all new windows. The alley side will be receiving a face lift as well. The existing piping that sticks out will be removed. The downspout will also be added to the

pipe, so the water on the roof gets discharged, rather than going into the alley like it currently is. The estimated cost of this building is \$122,000. The side of this building recently had a mural put up. This mural is not painted directly on the building; therefore, it will be removed before construction begins and put back up when the project is completed.

The third building is the Tropical Rayz building at 110 1st Ave. This building will have minor improvements done. It will have all new store front systems. The current windows are not insulated. The plan is to put new insulated windows in. The top windows will be removed and replaced with new, larger windows. The estimated cost of this building is \$66,000.00. This building will receive new lights in the soffits. The commission was pleased with the color choice the owner selected for the building.

The fourth building is the old Mi Ranchito building at 112 1st Ave. Everything from the steel beam down will be removed and replaced. This building will have a new store front, window systems, and removing the current metal overhang. The store front window systems will have tile down below, between the window and the ground. The upper window will have a new insulated window as well. The inside of the building will be getting additional lighting added. The estimated cost for this building is \$97,000.00.

The next building is 114 1st Ave, Eric Palmer's building. This building will be getting a new store front, including new windows. The vestibule inside the front door will be getting upgraded. The current building has quite a bit of black residue on the top of it, that will be getting a good cleaning, and hopefully most of that will be removed. The current ceramic tile going around the windows has some damage that will be getting replaced. Commission member Campbell was concerned that with freezing and thawing that it would cause the ceramic tile to crack over time. Curtis Architecture stated that since the ceramic tile is not touching the ground, it should not cause the tile to crack. The commission is recommending that the current ceramic tile be replaced with porcelain tile to avoid future cracking of the tile. Curtis Architecture did not see that being an issue. The estimated total of this building is \$81,000.00.

The last building that is a part of the Façade improvement project is 116 & 118 1st Ave. Both stores will have a new store front system. They will be replacing the upper and lower windows. The door between both stores will be replaced, and they will be adding a window up above the doorway. The store on the east side is going to be replacing their current door and moving it on the other side of the building. This will make displaying a store front easier, as it will be one section rather than two. The commission would like to see more of a pop of color added to the building, rather than all-natural colors. Curtis Architecture plans to meet with the owner one more time to see if she would change her mind and add a pop of color to the building. The estimated cost of this building is \$134,000.00. After discussing each building, Stefanc made a motion, seconded by Lockwood to approve the Façade Project Improvement. All ayes, motion carried unanimously.

Miscellaneous Business

None

With no further business to discuss, Stout made a motion to adjourn, seconded by Lockwood. The meeting adjourned at 1:00 p.m.

Minutes by Morgan DeBruin