

Historic Preservation Board Meeting

Minutes – September 4, 1998

Present: David Bailey, Barbara Creasman, Ed Chamberlin, Steve Schulte, Phil Born, Greg Walcher

Not Present: Pat Gormley

Also Present: Kristen Ashbeck, Community Development Department; Lori Hogan and Lisa Nassour, Downtown Development Authority

The meeting was called to order at 12:00 pm at the Jitters Cafe.

MINUTES: Greg Walcher made a motion to approve the minutes of the August 3, 1998 meeting. Motion was passed on a second by Phil Born (6-0).

RECOMMENDATION ON LOCAL HISTORIC DESIGNATION - 362 MAIN STREET

Barbara Creasman, representing the property owner, the Downtown Development Authority (DDA), gave a brief summary of the status of the Reed Building at 362 Main Street (Dinosaur Valley). The DDA purchased the building in the spring of 1998 and immediately repaired the roof in order to stabilize the building. The DDA subsequently received a State Historical Fund grant to do a feasibility study of the building which is underway. The next phase will be to submit a multiphase grant application to the state for a period of 3 years at approximately \$100,000 per year. The work will include restoring the façade, some structural rehabilitation and finishing repairs on the roof. Barbara stated that many alterations have been done to the building over the years but that it can be restored. The building is to be used for the offices of the DDA and other local, non-profit organizations, with some community meeting space.

Lori and Lisa presented a timeline they had developed for the building which included various historic photographs of the property. Verner Reed acquired the property at 362 Main Street in 1901 and demolished the previous building on the site (Brunswick Hotel) and constructed the Reed Building. The second floor was added to the building in 1908. In the mid 1950s, JC Penneys completed a major structural renovation which included a new front entrance, a mezzanine level and an addition at the rear of the structure to the alley.

Ed Chamberlin described the structural, building code and accessibility problems with the building in its current state. He elaborated on the proposed exterior work which would include reconstruction of the storefronts and bay windows, cleaning the painted brick and replacing the cornice.

The Board felt this building was a very recognizable location for many citizens, having been a major department store for most of its history on a prominent corner of Main Street. Restoration of it will certainly have a visible, positive impact on the block and Main Street as a whole.

Steve Schulte made a motion to forward the designation to City Council with a recommendation of approval for the following reasons: 1) the structure is more than 50 years old; 2) exemplifies
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specific elements of an architectural style or period; 3) is associated with a notable person in the community; 4) is an established and familiar visual feature of the community; and 5) enhances the sense of identity of the City. Kristen noted that Pat Gormley, although unable to attend the meeting, had expressed his support for the designation. Phil Born seconded the motion which passed unanimously (4-0). Barbara Creasman (owner) and Ed Chamberlin (involved with the restoration project for the Reed Building) both abstained.

The meeting was adjourned at 12:45 pm. after which the DDA representatives gave the Board and staff a tour of the Reed Building.