

**Independence Historical Preservation Resource Commission:
Minutes of the January 14th, 2019 meeting.**

The meeting was called to order in the Spanish American Wars Veteran Room of Memorial Hall at 12:10 pm. Members present included: Ken Brown, Sean Clapp, Tim Raglin and Tom Hoffert. Three commission members were absent: Tim Emeritt, Mark Easter and Tim Haynes. Also in attendance were City Staff member Don Cushing and Ken Devore; building owner and a member of the public.

The minutes from the last meeting (December 7, 2018) were reviewed by the Commission. Ken Brown brought to the Commission's attention that the first four residences included in Table 1 of the minutes (Structures Recommended for the Independence Historic Registry) have already received owner's permission to be included in the Registry with the remaining seven still pending. Sean Clapp then motioned for approval and Tim Raglin seconded. The motion was carried unanimously.

The next order of business dealt with the proposed demolition of three structures located within the Independence Historic Downtown District. The three structures (106, 108 and 110 N 8th Street) are currently owned by Mr. Ken Devore. Upon purchasing said structures Mr. Devore was approached by First Oak Bank of Independence inquiring if he wished to sell the properties; the intention of the bank to demolish them and convert the space into above ground parking for bank employees. Mr. Devore (who was aware of the downtown's historic status) came to the Commission as he wished for further clarification on the matter.

Ken Brown proceeded to explain how the District obtained historic status, how some buildings in the District can be either Contributing elements or Non-contributing elements and how their designation affords them varying degrees of protection. The three structures in question are all listed as Contributing elements to the District and as such only in a state of extreme disrepair, with "no feasible alternatives" in regards to salvage would they then qualify for demolition. Mr. Devore stated that though the buildings were gutted, the shared roof leaks and the buildings would require a large cash infusion to make them habitable again he did not feel that they were in any way suitable for demolition.

The Commission informed Mr. Devore that monies for repair are available: grant money from both the City and State, the Heritage Trust Fund and available tax credits. Contact numbers were given to Mr. Devore by the Commission for both April Nutt here in Independence and Katrina Ringler (Preservation Office Supervisor for the Kansas Historical Society) to get him started on any inquiries he may have as to how to access such funds. To that end Sean Clapp brought a motion to the floor "that the Independence Historical Preservation Commission declines the request for demolition of the structures since they are a) Contributing elements to the District and b) that in having a void in that space it would have an adverse visual effect on the appearance of the District as a whole." The motion was seconded by Tim Raglin and passed by the Commission.

Mr. Devore then asked the Commission if they would have an onsite inspection of a retaining wall at the back of the buildings. He stated that he does not believe the wall is related to his structures and that it is in a considerable state of disrepair. He would like to see the wall removed primarily for safety reasons. The Commission informed Mr. Devore that they would investigate said feature and have their remarks ready for him by the next (February) meeting.

Sean Clapp of the Design Review Committee informed the Commission that the Committee had approved the Verizon's building design for new awnings to be attached to the structure. Don Cushing reported that the Verizon buildings owner is in the process of formalizing his submission to the City so as to obtain the required permit for installation.

The final order of business was the election of officers: Chair, Vice chair and Secretary. Tim Raglin motioned that "The people holding these positions should remain for another term." Tom Hoffert seconded the motion and the motion was passed by the Commission.

Sean Clapp moved to adjourn, seconded by Tom Hoffert. The meeting was adjourned at 12:50.

Minutes compiled by Tom Hoffert
Secretary, Independence Historical Preservation Resource Commission.

