**LISBON HISTORIC PRESERVATION COMMISSION  
Minutes of Meeting  
February 9, 2022**

The meeting was called to order by Chair Rebecca Hess at 4:34 p.m. at City Hall. Present: Rebecca Hess, Amelia Kibbie, Marc Mohn, Marianne Zahorik, and Ann Opatz. Guests: Council Liaison John Bardsley and City Administrator Brandon Siggins.  
  
Moved by Opatz, seconded by Mohn, to approve the agenda. The motion passed on a voice vote of 5-0.  
  
Moved by Hess, seconded by Zahorik, to approve the minutes of the January meeting. The motion passed on a voice vote of 5-0.

Library Building Rehabilitation: Phase 2 work includes repairing and painting the upper-level windows, repairing and painting the transom above the fire escape door, replacing missing corbel detail below the windows, sealing the window sills to the adjoining masonry, and painting the storefront and fire escape. After considerable discussion, it was decided to move forward with the window work, transom repair, replacement of corbel detail, and sealing of the window sills yet this fiscal year, pending quotes received for this work. BSM has quoted some of these items but LHPC recommends using local contractors for the work.  
 City Administrator Siggins will contact Liberty Ironworks to request a quote for fabricating the corbel detail below the windows, and will contact local painters to request quotes for repairing and painting the upper-level windows and the transom above the fire escape door. He will set February 28 as the deadline for receipt of quotes.  
 Additionally, Siggins will seek a local painter to request a quote for painting the storefront, to be done in FY23. The Friends of the Lisbon Public Library has expressed a willingness to submit an application for that work to the Linn County Historic Preservation Commission grant program. The Library Board is also discussing options for using the fire escape as a public art project.  
 BSM will not be involved in Phase 2 work on this building, and the completion of the above items will round out Phase 2 work on this building.

Phase 2 work will be funded as follows:

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Funds Available** | **Expenses** | **Balance** |
| **2021-22 Phase 1** |  |  |  |
| City Allocation | 31,500 |  |  |
| Linn County HPC Grant for Phase 1 | 4,000 |  |  |
| Phase 1 Life Safety Repairs |  | 15,638 |  |
| Sealing capstones on Main Street facade (separate City project) |  | 895 |  |
| **Balance after Phase 1** | **35,500** | **16,533** | **18,967** |
|  | **Funds Available** | **Expenses** | **Balance** |
| **2021-22 PHASE 2** |  |  |  |
| Carryover from Phase 1 | 18,967 |  |  |
| Phase 2 Masonry/Waterproofing\* |  | 0 |  |
| Phase 2 upper-level window repair, paint door panel on sidewalk level, upper level doorway, paint sills & seal sills to brick wall (Bennett Painting) |  | 5,692 |  |
| Phase 2 Replace corbel detail on windows (Liberty Ironworks) |  | TBA |  |
| Phase 2 Paint fire escape (Bennett Painting) |  | 4,260 |  |
| **Anticipated Balance 6/30/2023** | **18,967** | **9,952** | **9,015** |
|  |  |  |  |
| **2022-23 Phase 2** |  |  |  |
| City Allocation | 5,000 |  |  |
| Possible Linn County HPC Grant | 4,000 |  |  |
| Paint storefront (Bennett Painting)\*\* |  | 3,980 |  |
| Seal entire west wall |  | TBA |  |
| **Anticipated Balance 6/30/2024** | **9,000** | **3,980** | **5,020** |
| \* LHPC recommends that no additional waterproofing be done at this time on the capstones and joints since new caulk was applied during Phase 1. The roof needs repair, as noted during the inspection by Travis this summer. |  |  |  |
| \*\* Grant opportunity through Linn County |  |  |  |
| LHPC recommends the City work with the Friends of the Library Board for creative ideas for using the fire escape as public art. (Several grant opportunities) |  |  |  |

History Center Building Rehabilitation: Phase 2 work includes broad categories of lead paint abatement, waterproofing, masonry and sealing of masonry, and storefront repairs/painting. The lead paint abatement will be done this spring (using $19,000 from the Linn County grant to the Lisbon History Center Foundation) and it is hoped that the gutter work can be done this spring as well. Siggins noted that a roofing company would be on site February 10 to look at some roof damage on the back of the building, and he will ask them to inspect the flashing on the parapet wall and capstones, and provide a quote for the gutter work while they are here. Hess requested separate quotes for this work for the west wall and the south storefront.  
 The masonry work is scheduled for FY23, and was quoted by BSM at $58,765. There will be an additional cost if the capstones need to be sealed. The importance of immediately moving forward with repairing the brick wall following removal of the paint was discussed. The History Center Foundation is willing to apply for Linn County Historic Preservation and Linn County Community and Economic Development grants to help with the cost, and LHPC will re-apply for a Historic Resource Development Program grant to support the project.  
 Once the masonry work is done, a decision needs to be made about sealing the wall with a clear coat or applying a tinted breathable coating (a more expensive option).  
 Painting the storefront will likely be put off until FY24, unless other grant funds become available. Like the library building, LHPC recommends contracting with a local painter for this work.   
 Phase 2 will be funded as follows:

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Funds Available** | **Expenses** | **Balance** |
| **2021-22 Phase 1** |  |  |  |
| City Allocation | 20,000 |  |  |
| Linn County HPC Grant for Phase 1 | 2,400 |  |  |
| Phase 1 Life Safety Repairs |  | 4,896 |  |
| **Balance after Phase 1** | **22,400** | **4,895** | **17,504** |
|  |  |  |  |
| **2021-22 PHASE 2** |  |  |  |
| Carryover from Phase 1 | 17,504 |  |  |
| Linn County Community & Econ Dev Grant | 19,000 |  |  |
| Phase II Lead Paint Abatement (BSM) |  | 29,700 |  |
| Phase II Waterproofing (flashing, roof, and gutters) |  | 4,075 |  |
| **Anticipated Balance 6/30/2023** | **36,504** | **33,775** | **2,729** |
|  |  |  |  |
| **2022-23 Phase 2** |  |  |  |
| City Allocation | 45,000 |  |  |
| Possible Linn County HPC Grant | 5,000 |  |  |
| Possible Linn County Community & Economic Dev Grant | 10,000 |  |  |
| Possible HRDP Grant | 20,000 |  |  |
| Consultant for HRDP Grant |  | 3,500 |  |
| Phase 2 Masonry (BSM) |  | 58,765 |  |
| Sealing Capstones on Parapet Wall |  | 1,000 |  |
| **Anticipated Balance 6/30/2023** | **80,000** | **63,265** | **16,735** |
|  |  |  |  |
| **2023-24 Phase 2** |  |  |  |
| City Allocation | TBA |  |  |
| Phase 2 Masonry Sealing |  | 14,850 |  |
| Phase 2 Storefront Painting\* |  | 19,015 |  |
| **Anticipated Balance 6/30/2024** | **TBA** | **33,865** | **TBA** |
|  |  |  |  |
| \*LHPC recommends soliciting quotes from local painters. (Grant opportunity through Linn County) |  |  |  |

Siggins noted that $45,000 is available for Phase 2 work on both of these buildings, and funding will be allocated based on the Council’s recommendation for moving forward with these projects. LHPC will request a budget amendment for the grant monies awarded by Linn County in FY22 in order to complete projects scheduled for the spring of 2022.

Other Business: LHPC will be presenting a summary of its 2021 CLG Annual Report at the February 14 Council meeting. The “Save Our Buildings, Save Ourselves” video will also be shown. We will also report on recommendations for moving forward with Phase 2 of the library and history center building projects.  
 Hess announced that the Preserve Iowa Summit will be held June 2-4 in an online format again this year.

The meeting adjourned at 5:50 p.m.

Submitted: Ann Opatz, Secretary

Date Approved: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
 Rebecca Hess, Chair