

MINUTES
HISTORIC PRESERVATION COMMISSION
April 3, 2009

MEMBERS PRESENT: Scott Sogge, Jean Kessloff, David Viall, Ken Loeschke, Duane Baumgartner, Mike Bender, John Wagner, Pat Roseland, Richard Baumann

OTHERS PRESENT: Coy Bifulco, Al Lound, Peter Schmid, Amy Oswald, Chuck Cressy, Kara Paintner, Karin Hansen, Eric Hansen, Mike Boll, Vickie Boll, Karen Bulman, Sharlene Mitchell

Call to Order

Loeschke called the meeting to order at 7:26 a.m.

1018 12th Street (09RS002)

Bifulco presented the request to install two egress windows to the south side of the structure to allow the two bedrooms to be placed in the basement. In response to a question from Wagner, Bifulco addressed the distance between his property and the property to the south noting that there will be a walking distance between the two structures. In response to a question from Wagner, Bifulco indicated that he does intend to provide a cover for the window wells for safety purposes.

Baumgartner moved, Roseland seconded and the motion carried with Kessloff abstaining to recommend a finding that the addition of two egress windows to the south side of the property at 1018 12th Street will have no adverse impact on historic property.

1021 Quincy Street (09RS005)

Lound presented the request to level the main floor and remove the three non-original porch additions noting that removal of the front porch will aid in determining what can be restored of the original porch. Lound indicated that the baseboards will be removed from the interior to facilitate the re-wiring of the property.

Discussion followed regarding the interior and exterior restoration plans for the property. In response to a question from Baumgartner, Lound indicated that they have been unsuccessful in locating photographs of the original structure noting the need to rely on uncovered original materials to assist in directing the interior restoration. In response to a question from Loeschke, Lound indicated that the oldest floor plans are from the 1889 noting that the residence has been remodeled on a continuous basis. Discussion followed regarding the various modifications to the structure.

Bender moved, Sogge seconded and carried unanimously to recommend a finding that the leveling of the interior floor system, removal of the three porch additions, restoration of any existing porch material or reconstruction of original sized porches using materials from the existing porches and removal of the baseboards to allow rewiring of the house on the property located at 1021 Quincy Street will have no adverse impact on historic property.

1819 West Boulevard (09RS003)

Schmid addressed the window changes to the south dormer, west side upper floor, garage and kitchen area. In response to a question from Kessloff, Schmid addressed the size change to the south dormer noting that the garage entry door was also relocated to the west side of the structure.

Schmid indicated that the State Office of History recommended against the use of mullions on the new windows as a way to differentiate between the new addition and the original structure. Kessloff expressed concern with the removal and replacement of the original second floor window. Schmid indicated that the window had been replaced for maintenance and safety reasons.

Kessloff recommended reflecting the design of an existing transom window in the new kitchen window. Discussion followed regarding methods for providing differentiation between a new addition to an existing structure. In response to a question from Bender, Schmid indicated that the structure's primary visual reference is West Boulevard.

Bender moved to recommend a finding that the installation of two small windows in the south dormer, the installation of an egress window on the west side upper floor, the installation of two small windows in the first floor west side garage and installation of a smaller kitchen window to the property at 1819 West Boulevard will have no adverse impact on historic property. Roseland seconded the motion.

Discussion followed regarding the window styles. Bulman indicated that the State Office of History has expressed concern with the kitchen window and the loss of the original window from the second story. Bulman indicated that windows are an intricate element of a property's contributing status noting that the loss of the window could impact its future contributing status.

Discussion followed regarding the size and design of the kitchen window.

The motion to recommend a finding that the installation of two small windows in the south dormer, the installation of an egress window on the west side upper floor, the installation of two small windows in the first floor west side garage and installation of a smaller kitchen window to the property at 1819 West Boulevard will have no adverse impact on historic property failed (4 to 5).

Kessloff moved, Viall seconded and carried unanimously to recommend a finding that the installation of two small windows in the south dormer; the installation of an egress window on the west side upper floor; and, the installation of two small windows in the first floor west side of the garage to the property at 1819 West Boulevard will have no adverse impact on historic property. Viall seconded the motion.

Discussion followed regarding the impact of the design of the kitchen window on the contributing status of the property. Viall volunteered to assist the applicant in reviewing design options for the kitchen window.

Kessloff moved, Bender seconded and carried unanimously to recommend that replacement of the existing kitchen window be continued to the April 17, 2009 meeting to allow the applicant and Commission member Viall to review design options for the window.

913 Fairview (09RS006)

Paintner presented the request to demolish the existing contributing shed to permit the construction of a detached garage. Paintner outlined the current percentage of lot coverage noting that removal of the shed is required to allow adequate square footage to build the garage. Paintner reviewed the deteriorated condition of the walls and roof noting that two contractors have refused to bid on the project due to the condition of the shed.

In response to a question from Baumgartner, Bulman indicated that the demolition of a contributing structure is an automatic adverse impact noting that the adverse impact can be mitigated with extenuating conditions. Paintner stated that she was aware that the demolition request would be an adverse impact noting that she will complete the required case report to support her request.

Bender moved to recommend a finding that the demolition of the contributing shed structure located on the property at 913 Fairview will have an adverse impact on historic property. Baumgartner seconded the motion.

In response to a question from Sogge, Paintner indicated that the existing driveway would be removed and an alley access would be installed to the new garage. Discussion followed regarding mitigation factors to be incorporated in the case report.

Kessloff indicated that she would prefer to retain the structure and seek a variance to the lot coverage requirements. Discussion followed regarding raising funds to assist applicant's with application fees. Discussion followed regarding the anticipated life expectancy of the shed given its original design.

The motion to recommend a finding that the demolition of the contributing shed structure located on the property at 913 Fairview will have an adverse impact on historic property carried with Roseland voting No.

In response to a question from Paintner, Bender recommended that she can place the garage design proposal on the agenda as an information item to allow the Commission to review the proposal prior to finalizing the design.

907 11th Street (09RS004)

E Hansen presented the request to construct a detached garage on the property at 907 11th Street. Discussion followed regarding reflecting design elements from the house on the garage. Roseland indicated that the garage at 1018 Clark Street provides an excellent example of the design style being discussed.

Bender moved, Viall seconded and carried unanimously to recommend a finding that the addition of a detached garage at 907 11th Street will have no adverse impact on historic property with the following stipulations: that the garage gable ends reflect the roof bracket design from the house, that the garage have extended fascia rafter tails to reflect the rafter tail design from the house, that the garage soffit be sloped to reflect the soffit design from the house, that the garage fiber board siding have the same lap design as the house and that the garage door be a craftsman design.

1611 9th Street (09RS007)

Oswald presented the request to relocate the existing garage, replace the front stoop and provide an addition to the existing bathroom.

Bender moved, Roseland seconded and carried unanimously to recommend a finding that the bay style bathroom and closet addition on the property located at 1611 9th Street will have no adverse impact on historic property.

Kessloff expressed concern that the proportions and contemporary design of the new stoop are out of character for the structure. Discussion followed regarding entrance code requirements and requiring restoration of the stoop to an unknown design.

Roseland moved, Bender seconded and the motion failed to recommend a finding that the proposed stoop design on the property located at 1611 9th Street will have no adverse impact on historic property. (3-6)

Discussion followed regarding utilization of the front stoop design of similar properties in the area to determine the correct size and design for this property.

Baumann moved, Viall seconded and carried with Bender voting No to recommend a finding that the replacement of the front entry stoop on the property located at 1611 9th Street will have no adverse impact on historic property with the stipulation that the brick side posts be eliminated and that metal hand rails be installed.

Kessloff presented the recommendation from the State Office of History indicating that the garage structure would remain contributing providing that the original orientation of the structure would be retained in the new location.

Bender moved, Sogge seconded and carried unanimously to recommend that the relocation of the contributing garage structure on the property located at 1611 9th Street will have no adverse impact on historic property with the stipulation that there be no alteration of the garage orientation.

Roseland and Baumann left the meeting at this time 9:12 a.m.

615 Mt Rushmore Road (09CM006)

V Boll presented the request to extend the existing awning noting that the same color canvas would be utilized on the new addition.

Bender moved, Baumgartner seconded and carried unanimously to recommend that the extension of the awning on the property located at 615 Mt Rushmore Road will have no adverse impact on historic property.

621 Main Street (09CM007)

Cressy presented the request to remodel the property at 621 Main Street to allow for the installation of a fire sprinkler system, replace the damaged sidewalk, remove the rock façade and steel siding to restore the brick façade if possible, and to install a new canvas awning.

Kessloff indicated that the State Office of History will assist in determining if there is sufficient brick remaining to allow the structure to be reclassified as a contributing structure and to determine how to remove the rock façade without damaging the underlying brick façade.

Kessloff moved, Sogge seconded and carried unanimously to recommend that the stub in of a four (4) inch water line and installation of a water sprinkler system, the replacement of the damaged sidewalk sections, the installation of wood trim over the aluminum window trim, the painted panels below the windows, and the installation of a new canvas awning on the property at 621 Main Street will have no adverse impact on historic property and to recommend that the removal of the black rock façade and steel siding be evaluated to determine the restoration requirements of the underlying brick façade.

Adjourn

Loeschke recommended that due to the lateness of the meeting the balance of agenda items be continued to the April 17, 2009 meeting.

There being no further business the meeting was adjourned at 9:20 a.m.