

MINUTES  
HISTORIC PRESERVATION COMMISSION  
September 4, 2009

MEMBERS PRESENT: Scott Sogge, Pat Roseland, Jean Kessloff, Trevor Johnson, Ken Loeschke, Duane Baumgartner, Mike Bender, John Wagner

OTHERS PRESENT: Ed Eixenberger, David Zearth, Clint VanZanten, Jenny VanZanten, Bill Kessloff, Michelle Dennis, Marcia Elkins, Karen Bulman, Sharlene Mitchell

Call to Order

Loeschke called the meeting to order at 7:30 a.m.

Approval of Meeting Agenda

B. Kessloff requested that Notification Process be added to the agenda under Old Business. **Baumgartner moved, Bender seconded and carried unanimously to approve the Meeting Agenda as amended.**

1316 West Boulevard (09RS017)

Eixenberger presented a revised porch design providing for a knee wall to enclose the porch area. In response to a question from Loeschke, Eixenberger addressed the failure of the support columns prompting the reconstruction of the front porch noting that the Commission had requested restoration of the enclosed porch design. Discussion followed regarding the failure of the original porch structure and re-enforcement of the porch foundation.

J. Kessloff provided examples of neighborhood knee wall front porches noting the manner in which drainage issues have been addressed with the surviving porches. Wagner indicated that the proposed enclosed porch design is a substantial aesthetic alteration to the structure. Discussion followed regarding alterations to the proposed design to better reflect the 1960 porch design.

In response to a question from Bender, Eixenberger indicated that vinyl siding was placed on the structure in 1993 noting that some windows have been retrofitted. Discussion followed regarding the deck design. In response to a suggestion from J. Kessloff, Bender stated that design recommendations should be based on accurate supporting documentation.

**Roseland moved, Wagner seconded and carried unanimously to recommend a finding that the replication of the 1961 front porch design as reflected in the Roseland photograph for the property at 1316 West Boulevard will have no adverse effect on historic property with the following stipulations:**

1. That the siding wrap around the corner posts;
2. That the mass of the corner posts be increased as reflected in the 1961 photograph;
3. That the corner posts be flared as reflected in the 1961 photograph;
4. That the deck railing top cap be 2 inch by 8 inch design with an overhang; and,
5. That drain sleeves be installed to the front and side of the front corner posts to provide drainage from the porch area.

1515 West Boulevard (09RS008)

Zebarth presented the request to restore the front porch to the original 1960 design noting the maintenance issues associated with the existing porch. Zebarth indicated that the landing would be brick faced and the iron railing duplicated. Wagner and J. Kessloff complemented Zebarth's efforts to restore the front porch to its original design. In response to a question from Bender, Zebarth indicated that the home was constructed in 1941.

**Wagner moved, Sogge seconded and carried unanimously to recommend a finding that the reconstruction of the front porch to the 1960 design for the property at 1515 West Boulevard will have no adverse effect on historic property.**

821 Saint Andrew (09RS018)

C. VanZanten presented the request to replace the front driveway with a stamped concrete front walkway. Elkins stated that the proposed flat work was not subject to 11.1 Review as a building permit is not required for flat work.

C. VanZanten indicated that the intent of the addition is to open and expand the existing attic area. C. VanZanten indicated that the roof line of the addition will have the same pitch as the existing roofline noting that the original façade will not be altered by the addition. Discussion followed regarding the windows, doors and siding of the new addition. C. VanZanten indicated that the proposed deck will not exceed 30 inches in height and will not require a permit.

Bender indicated that the arch windows on the east elevation would not be appropriate to the original architecture. Discussion followed regarding the impact the addition of a living area in the new attic space will have on the required side yard setbacks.

**Wagner moved, Roseland seconded and carried unanimously to continue the 11.1 Review request to construct a gable front to the east/west elevations at 821 Saint Andrew Street to open the attic area to allow the applicant to provide an accurate site plan for the addition and to research the impact the additional living space will have on the side yard setbacks.**

C. VanZanten presented the request to demolish the existing 16 foot x 26 foot garage noting that the garage was added to the property approximately 20-30 years after the house was constructed.

**Bender moved, Roseland seconded and carried unanimously to recommend a finding that the demolition of the existing garage at 821 Saint Andrew Street will have no adverse effect on historic property.**

C. VanZanten presented the request to construct a 24 foot x 26 foot detached garage noting that the roof pitch will match the roof pitch of the house. Discussion followed regarding the location of the garage and parking area and design elements of the proposed garage with the applicant indicating that the structure would have to be located in a manner that was different than shown on the site plan that had been submitted. Elkins recommended that the request be continued to allow submission of an accurate site plan for the garage and parking area.

Discussion followed regarding the need for a retaining wall approximately two feet in height at the rear of the property. Loeschke recommended that the applicant prepare an accurate scale drawing detailing the new garage design and elements, the parking area and the retaining wall.

Discussion followed regarding the setback requirements and location of the garage and the need for a more detailed and accurate site plan. J. Kessloff indicated that the home is a minimal traditional architectural style noting the impact alterations to the original footprint would have on the non-contributing status of the property in a future resurvey of the district.

**Wagner moved, Sogge seconded and carried unanimously to continue the 11.1 Review request for a new 24 foot x 26 foot detached garage to allow the applicant to provide an accurate site plan for the new garage structure, the parking area and the retaining wall.**

#### Approval of Minutes

B. Kessloff requested revisions to the August 21, 2009 meeting minutes. He requested that Greg Wick, Pennington Title Company, be added to the meeting attendance and that the following language be added to Page 3, Paragraph 8, "B. Kessloff clarified the fact that Sellers Disclosure document is codified by law and only pertains to residential property and it would require a statutory change".

**Bender moved, Roseland seconded and carried unanimously to approve the minutes of the August 21, 2009 meeting as amended.**

#### Treasurer's Report

Bulman reviewed the Treasure's Report noting that there are no expenditures.

#### Salvaging of Historical Materials

Bender presented the request by Habitat for Humanity that they be offered the opportunity to collect materials removed from homes.

In response to request from J. Kessloff, Roseland indicated that he would collect the Schmid window this afternoon and hold it in storage in his garage.

#### Education Objectives

J. Kessloff provided the Commission membership with manuals containing all pertinent information regarding the duties and responsibilities of the Commission.

**Roseland moved, Baumgartner seconded and carried unanimously to authorize reimbursement to J. Kessloff for the Commission Manuals in the amount of \$102.74.**

#### Notification Process

B. Kessloff briefly reviewed the discussion regarding the provision of a "constructive notice" for all Historic District properties. B. Kessloff indicated that the State Historic Preservation Office, Michelle Dennis and Greg Wick are also involved in the "notification" project. B. Kessloff indicated that a presentation on the project would be provided to the West Boulevard Homeowners Association in the future.

Discussion followed regarding the notification process that would include a filing at the Register of Deed's office which would appear on a title search, and the amendment of the Seller's Disclosure Statement to include notification at time of listing.

Other Business

Bender requested permission to utilize the Historic Preservation display boards. **Roseland moved, Wagner seconded and carried with Bender abstaining to approve the use of the Historic Preservation display boards by Bender for September 8-11, 2009.**

Discussion followed regarding the need to establish a policy for equipment use for the Historic Preservation equipment and resources. **Wagner moved, Baumgartner seconded and carried unanimously to direct staff to prepare a policy for equipment use for the Historic Preservation equipment and resources.**

Photo Documentation Project

Baumgartner requested that Bender photograph the Aby's Feed and Seed building façade prior to the start of the approved alterations.

Historic Preservation Ordinance

In response to a question from B. Kessloff, Loeschke recommended that both the Historic Preservation Ordinance and the West Boulevard Study Committee remain on the Subcommittee listing until such time as the West Boulevard Study Committee has completed their study and the findings have been presented and accepted.

Hangman's Hill Committee

Bulman indicated that final drawings for the plaque should be completed by next week.

Other Business

Baumgartner indicated that the restaurant proposed for the Buell Building will be locating at the Sunset Grill property.

Adjourn

There being no further business the meeting was adjourned at 8:54 a.m.