

MINUTES  
HISTORIC PRESERVATION COMMISSION  
September 5, 2008

MEMBERS PRESENT: Duane Baumgartner, Jean Kessloff, Norm Nelson, Pat Roseland, Scott Sogge, David Viall and John Wagner

STAFF PRESENT: Karen Bulman and Risë Ficken

OTHERS PRESENT: Peter and Micah Schmid

Call to Order

Roseland called the meeting to order at 7:34 a.m.

11.1 Reviews - 1819 West Boulevard (08RS015)

Bulman distributed a letter from Stephen and Carol Bailey requesting that the 11.1 Review application be continued for two weeks to allow them an opportunity to attend the meeting and address the proposed location of the applicant's driveway.

Peter Schmid provided a brief review of the proposed kitchen and garage addition to the house noting that the proposed new driveway meets the City's setback requirements.

Ficken indicated that the deck as shown on the site plan submitted with the application should be added to the list of requested improvements.

P. Schmid stated that he had shared the plans outlining the proposed improvements with the neighbor approximately two months ago noting that he feels there is an adequate setback between the proposed uses on the properties. Discussion followed concerning the size of the addition to the Bailey residence completed in the 1990's.

**Sogge moved to recommend a finding that the addition of a new garage, dining room and deck and the construction of a new driveway from the alley on the property located at 1819 West Boulevard will have no adverse affect on historic property.**

Bulman advised that the neighbors are not opposed to the addition or the garage with the exception that they would prefer that the garage door face a different direction. Bulman indicated that the Bailey's are out of town and not available to attend the meeting today. Bulman recommended that the Commission evaluate whether the garage as proposed will compliment the overall structure of the house.

Nelson entered the meeting at this time.

Kessloff requested clarification concerning whether the proposed changes would make the house a non-contributing structure noting that the structure's location on a corner lot makes the impact of the addition more visible.

Roseland relinquished the gavel to Nelson.

**Roseland seconded the motion to recommend a finding that the addition of a new garage, dining room and deck and the construction of a new driveway from the alley on the property located at 1819 West Boulevard will have no adverse affect on historic property.**

Baumgartner expressed concern that the proposed new addition may cause the house to become non-contributing.

Discussion followed concerning the square footage of the existing house and the approximate square footage of the proposed addition.

Bulman advised that she would contact the State Office of History for a determination concerning whether there are existing guidelines that address whether the size of a proposed addition affects a structure's contributing versus non-contributing status.

P. Schmid stated that he is confident that the proposed addition compliments the neighborhood.

Viall expressed concern that the continued loss of contributing structures affects the valuation of all the properties in the West Boulevard District.

Bulman noted that the significant changes made to the overall design of the Schwiesow house on Saint Andrew Street were a primary concern in the State Office of History's determination that the structure would be rendered non-contributing. Bulman left the meeting at this time.

In response to a question from Roseland, P. Schmid stated that the benefits of having the garage entrance located on the north elevation outweigh the benefits of having the entrance at some other location on the property.

Sogge noted that the garage doors will not be visible from the street if they are oriented to the north.

In response to a question from Roseland, P. Schmid described the automotive hobby work that is typically done in the detached garage located across the alley.

Discussion followed concerning the roof height of the proposed new garage and the dimensions of the living area contained within the proposed second story bedroom to be located over the garage.

Bulman returned to the meeting at this time. Bulman indicated that Chris Nelson at the State Office of History recommended that the proposed addition be reviewed to determine if it overwhelms the existing house noting that there are no specific size guidelines applicable to additions that would automatically result in an adverse impact.

**The motion carried to recommend a finding that the addition of a new garage, dining room and deck and the construction of a new driveway from the alley on the property located at 1819 West Boulevard will have no adverse affect on historic property. (4 – 2 – 1 with Sogge, Roseland, Nelson and Viall voting yes, with Kessloff and Baumgartner voting no and with Wagner abstaining.)**

Adjourn

There being no further business, the meeting was adjourned at 8:46 a.m.