



MINUTES
HISTORIC PRESERVATION COMMISSION
October 4, 2002

MEMBERS PRESENT: Duane Baumgartner, Michael Bender, Jim Jackson, Norman Nelson, James Quinn, Carol Reed-Brown, Fred Thurston

STAFF PRESENT: Trish Anderson, Sharlene Mitchell

OTHERS PRESENT: Phil Spizzirri, Michael Jacob, Pat Roseland, Scott Hadcock, Don Perdue, Steve Rolinger, Kurt Stone, Denise Stone, Paul Swedlund

CALL TO ORDER

Reed-Brown called the meeting to order at 7:32 a.m.

11.1 REVIEW - 615 West Boulevard

Nelson indicated that the Commission is taking formal action on the September 20, 2002 motion to approve a 10 foot x 20 foot parking pad with a six-foot separation from the concrete drive on the north property.

Bender indicated that the on-site inspection indicated that a prior driveway had been located in the area identified for the parking pad. Bender addressed the landscaping opportunity provided by the six-foot separation between the parking pad site and the driveway on the adjacent property to the north. Bender stated that the parking pad is located in the right-of-way and can be removed in the future without damage to the property.

Jacob indicated that he would prefer a 20 foot x 20 foot parking pad to provide additional parking to maneuver vehicles on and off the site. Jacob reviewed the limited parking and maneuvering restrictions that prohibit public utilization of the alley parking.

Jackson voiced his opposition to permitting the parking pad due to its commercial appearance. Bender indicated that he does not see this type of request continuing in the District due to the provision of on-street parking via the West Boulevard street reconstruction project.

Thurston voiced his support for the 10 foot x 20 foot parking pad as it would provide a driveway appearance. He indicated his concern with the trend towards commercialization of the northern portion of West Boulevard.

Representing the West Boulevard Homeowners Association, Roseland voiced concerns with the expansion of businesses into the residential properties on West Boulevard. Roseland indicated that the Association would most likely support a parking pad size that would recreate the previous driveway.

Swedlund addressed the east side/west side commercial and residential zoning conflicts and the utilization of parking pads unique to this block of West Boulevard noting that it signals a commercialization of the area which does lead to degradation of the Historic District. Discussion followed regarding the utilization and functionality of the alley parking.

Swedlund advised the Commission to clarify their position on the applicant's request for a 20 foot x 20 foot parking pad as a part of their final motion.



Thurston made a substitute motion to find no adverse impact and to approve a 10 foot x 20 foot parking pad with a six-foot separation from the concrete drive on the north property with the stipulation that a boulevard tree be planted in the six-foot separation area and to further stipulate that the applicant's request for a 20 foot x 20 foot parking pad would be an adverse impact and be denied due to the commercial character it would bring to the neighborhood. Nelson seconded the substitute motion.

Anderson addressed the review and appeal process required for a finding of adverse impact.

The motion to find no adverse impact and to approve a 10 foot x 20 foot parking pad with a six-foot separation from the concrete drive on the north property with the stipulation that a boulevard tree be planted in the six-foot separation area and to further stipulate that the applicant's request for a 20 foot x 20 foot parking pad would be an adverse impact and be denied due to the commercial character it would bring to the neighborhood carried with Jackson voting No.

On behalf of the Commission, Thurston thanked Jacob for his willingness to work with the Commission in resolving the issues associated with this project.