

SHPO Summary for June 21, 2013 Historic Preservation Commission Meeting

11.1 Reviews

1012 West Blvd (13RS018)

Reed reviewed the request to remove the rear addition and to add a new addition that will include a second floor. He noted that the foundation for the porch is crumbling and the porch needs to be removed. He added that there is a serious problem with the foundation on the north side and the corner of the house needs to be jacked up so that the foundation can be repaired. He noted that while doing the foundation repairs, he would like to expand the basement to match the new addition. He stated that he will salvage whatever siding and trim that is reusable. He advised that he would like to add windows on the top floor and would like to retain the same roof slopes and design as the original house.

The motion to recommend a finding that the removal of the current addition on the rear of the home and the replacement structure with a new addition that includes a second floor will have no adverse effect on the property located at 1012 West Boulevard with the stipulation that the addition has a setback failed with Freytag, Jackson, Kessloff and Krull voting no and Baumgartner and Rom voting yes.

Freytag moved to recommend a finding that the removal of the current addition on the rear of the home will have no adverse effect on the property located at 1012 West Boulevard. The motion was seconded by Baumgartner.

Freytag made a substitute motion to recommend a finding that the removal of the current addition on the rear of the home, the repairs to the north foundation and the extension of the seven foot basement will have no adverse effect on the property located at 1012 West Boulevard. The motion was seconded by Baumgartner and carried unanimously.

On June 26, 2013 SHPO concurred with demolition of the old addition to the structure, foundation repair, and basement extension. SHPO requested, from the applicant, more information on design aspects.

On June 28, 2013 SHPO made a site visit to the property to inspect the structure and make recommendations to the property owner.

On July 1, 2013 SHPO received updated design information from the applicant. This information included dropping the roofline and looking at setbacks to the addition.

On July 3, 2013 SHPO faxed a sketch to the property owner and the City suggesting the use of a vertical trim to help distinguish the connection of the house and addition.

On July 9, 2013 SHPO and the property owner finalized their plans to do a dropped roof line and to use vertical trim between the house and new addition, rather than creating the addition with setbacks. SHPO provided documents used to evaluate new additions and provided a formal response of No Adverse Effect with the proposed project.

On July 12, 2013 the City reached the property owner to confirm the finalized plans, make them aware that a building permit could now be applied for, and address any confusion. A formal letter from the City was also sent to the property owner this date, detailing the project work approved.