Members Present: Pat Roseland, John Riker, Carol Saunders, Jenn Johnson and Brittany Neiles

Members Absent: Chris Wehrle and Alternate Jeff Drahota

Others Present: Sarah Hanzel, Jeanne Nicholson, Daniel Palmer, Tom Chase, Bill Evans and Ritchie Nordstrom, City Council Liaison

Riker called the meeting to order at 8:04 a.m.

Approval of Meeting Agenda
Saunders moved to approve the agenda. The motion was seconded by Roseland and carried unanimously.

New Business

19RS007 – Comment on Case Report for proposed new construction at 1121 West Boulevard
Hanzel advised that the Case Report is for the construction of a garage addition to the existing garage. She briefly reviewed the Historic Review Process and noted the Case Report will be reviewed by the State Historic Preservation Office and then the City Council, if necessary. She explained that the new addition will mimic the historic features of the existing structure and noted that the new garage has been scaled down from the original application. Hanzel added that the applicants plan to remove the existing curb cut and driveway once the new garage with alley access is constructed. She reviewed the site photographs, the proposed building materials, the site plan and the elevations of the new structure. She noted that a kitchen addition and the replacement of historic windows are also proposed but are not a part of the Case Report. Hanzel explained that the State Historic Preservation Office expressed concern that the new garage could have an adverse effect.

In response to a question from Johnson, Palmer stated that they would like to eliminate the curb cut and the driveway to comply with the historic district draft design guidelines. He added that the lot is very narrow and placing the new garage in the proposed location would have very little impact on the house and the aesthetics of the property.

In response to a question from Riker, Palmer advised that sprinklers are not required because the garage will be detached.

Riker expressed support for the Case Report for the historic preservation standards but expressed concern about the zoning, setbacks and lot coverage issues.

Chase commented that an application for a variance to the lot coverage requirements will need to be submitted.

Riker and Johnson encouraged the applicants to visit with the Fire Department about any fire safety requirements.

In response to a question from Johnson, Palmer explained that the garage has had several modifications since it was built and that their goal is to restore it including the remaining two
windows that open. He added that the new garage will mimic the old garage and will have alley access. He noted that there would be no need for the existing curb cut and driveway.

In response to a question from Roseland regarding the size of the new garage, Chase stated that the floor plan was reduced to make it more compatible with the existing development on the lot. Palmer added that the reduction in the size of the new garage was based on the State’s comments about the original size dwarfing the existing garage.

Hanzel briefly reviewed the standards for new construction.

In response to a question from Nordstrom, Chase advised that there is an adequate turning radius for alley access to the new garage.

Saunders commended the applicants for retaining the historic integrity of the property.

Roseland expressed his support for the new proposed garage and his appreciation for the applicants’ efforts to retain the historic integrity of the property.

Johnson expressed here support for the project because of the applicants’ due diligence to comply with the standards and to retain the historical integrity of the property.

Johnson moved to agree with the findings of the Case Report for 1121 West Boulevard. The motion was seconded by Neiles and carried unanimously.

Evans expressed his admiration for the Commission’s efforts and the applicants’ intent to retain the historic integrity of the property.

Evans expressed his opinion that there are bigger historic preservation projects in the City that need the community’s support. Discussion followed.

Approval of Minutes
Saunders moved to approve the June 12, 2019 meeting minutes. The motion was seconded by Johnson and carried unanimously.

There being no further business, Johnson moved to adjourn the meeting at 8:55 a.m. The motion was seconded by Roseland and carried unanimously.