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

Members Absent: Chris Wehrle, Jenn Johnson and Jeff Drahota

Others Present: Sarah Hanzel, Jeanne Nicholson and Ritchie Nordstrom, City Council Liaison

Riker called the meeting to order at 8:05 a.m.

Approval of Meeting Agenda

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

11.1 Reviews: May 2, 2019 – September 4, 2019

a) 1121 West Boulevard is a contributing house and garage in the West Boulevard Historic District. A permit was requested to build a kitchen addition and a garage addition. The kitchen addition meets the Standards for new construction in historic district; the proposed garage addition does not. The SHPO and HPC reviewed a case report for the garage addition and determined no adverse effect 8/5/19. 19RS007/CIHR19-0011. The applicants must obtain a variance in order to construct the project.

Hanzel advised that the Zoning Board of Adjustment continued the Variance to October 10, 2019 to allow the applicants’ time to come up with alternatives. She added that the property owners have chosen to modify the existing structure into a two car garage instead of removing the existing garage and replacing it with a new structure. She stated that they will need to resubmit the revised application which will need to be reviewed by the State.

b) 811 Fairview is a noncontributing structure in the West Boulevard Historic District. A permit was requested to replace the existing vinyl windows and doors with new vinyl windows and door to match. City and SHPO determined no adverse effect 6/14/19. 19RS008/CIHR19-0012.

c) 1330 West Boulevard is a contributing structure in the West Boulevard Historic District. A permit was requested to 1) cover a portion of the exposed front landing to mitigate damage caused by precipitation by extending the roof line and 2) install a wrought iron metal fence on a portion of the property. No adverse effect determined by City and SHPO on 6/19/19. 19RS009/CIHR19-0013.

d) 1811 9th Street is a contributing structure in the West Boulevard Historic district. A permit was requested to make exterior alterations to the back portion of the house and deck. No adverse effect determined by City and SHPO on 7/17/19. 19RS010/CIHR19-0015.

e) 1121 West Boulevard is a contributing structure in the West Boulevard Historic District. A permit was requested to replace 27 historic windows and 1 non-historic window. The
existing condition of the windows are inoperable; rehabilitation was considered but not found to be feasible due to cost and contractor availability. The replacement windows will match the historic window’s opening size and replicate the historic divided lite pattern. The windows will be wood interior, clad exterior. City and SHPO determined no adverse effect on July 22, 2019. 19RS011/CIHR19-0016.

f) 1123 South Street is a contributing structure in the West Boulevard Historic District. A permit was requested to replace the tile roof with a red shingle roof due to extensive hail damage sustained this year that has resulted in water infiltrating the walls of the structure. The applicant’s provided a quote for an in-kind replacement which is not covered by insurance. Given the replacement shingles are compatible with the district, and can be reversed to more historically accurate material in the future, City and SHPO determined no adverse effect on August 2, 2019. 19RS012/CIHR19-0017.

Hanzel stated that this is a mission revival style house and that the existing terracotta roof has been damaged by hail and water and it is too costly to repair with in kind materials. She added that the owners are using shingles that are the same color as the old roof. She recommended that the owners keep the original salvageable materials for safe keeping for future restoration.

g) 914 Quincy Street is a contributing structure in the West Boulevard Historic District. A permit was requested to replace 32 historic windows with new double hung wood composite windows to match the existing size and style. Photo documentation was provided to substantiate the need for replacement. The applicant is also repainting the historic siding and installing a condenser unit on the non-primary façade with conduit to match the colors of the siding/trim. City and SHPO determined no adverse effect on 8/19/19. 19RS013/CIHR19-0018.

Hanzel explained that the 11.1 Review was for replacing windows with matching historic windows. She advised that the City was contacted by a mechanical contractor about the installation of an air conditioning unit on the house. She added that the unit has been installed on the west side of the house toward the back and behind a fence. She noted that the conduit and pipes will be painted to match the trim and the house so they blend into the house.

Riker expressed his opinion that guidelines should be established for HVAC systems so that they do not negatively impact the historic integrity of the structures. Discussion followed.

h) 1225 Columbus Street is a non-contributing structure in the West Boulevard Historic District. A permit was requested to construct a 24’ x 24’ detached garage. City and SHPO determined conformance with the Standards for new construction and no adverse effect on 8/16/19. 19RS014/CIHR19-0019.

i) 1103 12th Street is a non-contributing structure in the West Boulevard Historic District. A permit was requested to expand a 2nd story balcony deck on the non-primary façade. City and SHPO determined no adverse effect on 8/20/19. 19RS015/CIHR19-0020.
j) 1220 Columbus Street is a non-contributing structure in the West Boulevard Historic District. A permit as requested to expand the concrete patio by approximately 7.5 feet and extend the roof to form a new covered porch. The gable ends will be sided with 12” lap siding to match what is currently on the home. City and SHPO determined no adverse effect on 8/23/19. 19RS016/CIHR19- 0021.

Approval of Minutes
Neiles moved to approve the July 31, 2019 meeting minutes. The motion was seconded by Saunders and carried unanimously.

There being no further business, Neiles moved to adjourn the meeting at 8:24 a.m. to hold a work session to plan the 2020 CLG Conference. The motion was seconded by Roseland and carried unanimously.