



## Planning & Development Services

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# Historic Preservation Commission

## Worksession / Hearing Minutes of June 23, 2008

Commission Members Present Jennifer Stevens, Chairman, Christopher Pooser, Betsy McFadden, Barbara Dawson, Stephen Smith, Katherine Forsythe

Members Present Sarah Schafer, Julie Archambeault, Teresa Sobotka, Nicki Heckenlively

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### **DRH08-00183 / Richard L. Stacey Jr. and Aleja N. Stacey / 1312 N. 12th Street**

Request Historic Preservation approval to demolish the home and construct a new home on property located at 1312 N. 12th Street in an R-1CH (Single Family Residential with Historic Overlay) zone.

**JULIE ARCHAMBEAULT:** Presented abbreviated staff report. This application was approved a while ago to add the dormers to the house. They were going to redo the house and put dormers up to open up the upstairs. They found many problems. There are large amounts of roof structural concerns. The applicants would now like to remove the entire structure and put back the building in the same design that was originally proposed. They were unable to meet three of the five criteria for demolition in Staff's opinion. I gave them some examples of how to meet the criteria for the economic feasibility. They did want to ask for a deferral to the July 14 hearing. Staff recommends deferral to the July 14, 2008 hearing.

### **PUBLIC TESTIMONY**

**LISA CORBETT:** I live at 1014 N. 14<sup>th</sup> Street. I am very opposed to this. I was walking my dog and am concerned about what is happening in the North End. I believe in everything being diverse and I don't believe that everything should be enlarged. People should be living more energy efficient. I don't think everything should be enlarged. My family has lived in the North End for a hundred of years. We have partied in just about every house in the North End. We just know the area. I am a real estate broker. I believe in leaving things the way they are. I am sorry that I am going a little tangential. I have trouble thinking that the roof structure is so bad. It is adorable. It is a 863 sq ft., two-bedroom, two-bath. For two people in a safe area of town people would give their eye teeth to live there. We are surprised at the razzings or getting rid of the gorgeous garages. I use to be a photography teacher and the kids loved taking pictures of these.

Not these mushrooming garages. I believe in rentals. I am not concerned about a second garage. I think that could be cool. It helps the privacy to be in take. The best thing I could impart here is the New German glass windows. The glass is incredibly cool and helps keep everyone's privacy. I have rentals and people tell me I have the prettiest rentals in town. I just think when it comes to demolition there should be added time for those that are opposed. I think demolition is way out of line for this house. Sometimes homes are approved by Planning and Zoning. There is one that is the craziest house. It is on O'Farrell between 9<sup>th</sup> and 10<sup>th</sup>. I wish I had the address. We talked about privacy. Lots of people chose not to have families and want to simplify. They want to be more energy efficient. I think if there is going to be an addition it should only be of a third of the house.

PUBLIC PORTION CLOSED

COMMISSIONER MCFADDEN MOVED TO DEFER DRH08-00183 TO THE JULY 14, 2008 HEARING.

COMMISSIONER POOSER SECONDED THE MOTION.

ROLL CALL VOTE 6:0. MOTION CARRIES.