



Planning & Development Services

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Historic Preservation Commission

Worksession / Hearing Minutes of July 14, 2008

Commission Members Christopher Pooser, Chairman, Scott Chandler, Cathy Sewell, Barbara Dawson, Stephen Smith, Bonnie Burry

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

DRH08-00204 / Ben Everson and Dona Horan / 1020 E. Jefferson Street

Request Historic Preservation approval to construct an addition on the rear of the main dwelling, remove two trees and some large shrubs on property located in an R-2H (Combined Residential with Historic Overlay) zone.

JULIE ARCHAMBEAULT: The house was built in 1912 and has changed very little, 1949 and 1956. This is the house today and that front porch has been enclosed somewhat with screens, a door. On this side you can see those bay windows still. Other houses on the street are about the same size, really small. This is the existing site plan; this is the proposed site plan. The addition will be on the rear of the house. It will be compatible, compatible materials, compatible roof forms it doesn't raise above the height of the existing roof it will continue the lines of the house. The lines where the new meets the old will be in the foundation here. It will be the same details here on this elevation. The rear elevation is also distant with the rest but because of its consistent nature with the house mock coverage has been recommended, compatible materials and forms. Staff recommends approval on it.

COMMISSIONER DAWSON: I have a little confusion, on the application they talk about the removal of some trees in one section and different trees in another section. Do we have any site plans indicating those removals?

JULIE ARCHAMBEAULT: I don't.

CHAIRMAN POOSER: I have a similar observation, it looks like the apple tree is going to be removed and also a Doug Fir tree but it doesn't indicate why the Doug Fir tree. That is something we can talk to the applicant about and clear up.

SITE VISITS

COMMISSIONER SMITH: I did not visit the site specifically, but I am very familiar with the area. I have not had a discussion with the applicant at any time.

COMMISSIONER BURY: I did not visit the site and I have not had any conversations with anyone regarding this application.

CHAIRMAN POOSER: I did not visit the site and I have not had any conversations with anyone regarding this application.

COMMISSIONER CHANDLER: I drove by the site on both Jefferson Street and the alley and noticed what would be visible from Jefferson Street as far as the proposed addition and the relationship of the structure to the surrounding structures. I have had no contact with anyone regarding this application.

COMMISSIONER SEWELL: I did not visit the site and I have had no contact with anyone regarding this application.

COMMISSIONER DAWSON: I did go by the site both on the street and the alley looking at the proposed changes and I've not had any contact with the applicant or representatives.

BEN EVERSON: 1020 E. Jefferson. My wife Donna is unable to attend because of work.

CHAIRMAN POOSER: Do you have any opposition to the Commissioners visiting the site?

BEN EVERSON: No, I encourage that. The removal of the trees; let me clarify that. There are 2 Fir trees, one is doing very well, and it is huge. We are doing everything we can to save it; we've modified the plans to put them a little farther away. The other Fir tree, which is to the north, was planted too close and it is growing into it and I'm afraid we are going to lose both if we don't get rid of the one. The apple tree, it is a dwarf apple; you would be going out the back door and walking into the tree if these plans are approved. What we are trying to do is keep the addition small with the neighborhood so we are going down also, a basement and we are just covering the footprint of a covered patio that is already there. From a roof prospective I'm not covering any more property. We are in the guidelines as far as building and lot size.

CHAIRMAN POOSER: Are there any questions for applicant?

COMMISSIONER DAWSON: Does the applicant have an obligation to provide us with something from an arborist in regards to removal of trees?

JULIE ARCHAMBEAULT: Yes, we typically do request that there is an arborist report or something from forestry for the removal of the tree stating it is diseased or dying or that it is harming a historic structure.

BEN EVERSON: The apple tree is about 8 years old. The Fir tree is probably 50 years old and I wish we could keep them both but the one is looking pretty bad. I will talk to an arborist and if he says you can't take that one out without hurting the other we would love to keep them both but I don't think that it is practical.

CHAIRMAN POOSER: Is there anyone in the audience that would like to speak in regards to this application? Let the record reflect that there is no one in the audience going to speak on this application in any additional manner.

COMMISSIONER CHANDLER: Would it be, given the circumstances regarding the removal of the Fir trees, could we grant the approval if the applicant is able to give Staff an arborist report on the condition of the fir trees?

MARY WATSON (Legal): You can condition your approval with that sort of detail having Staff control the management of those tree issues you can have that sort of certification required or some other level. Yes you could condition your approval on that.

BEN EVERSON: We have done everything that we can to make this appropriate for the neighborhood. The neighborhood is a beautiful area but there are some house that has been added that look nothing like the neighborhood, apartment building type and duplexes. We are hooking at the geothermal as part of this plan. I have no problems with the tree providing pictures, arborist, whatever.

PUBLIC PORTION CLOSED

COMMISSIONER CHANDLER MOVED TO APPROVE DRH08-00204 WITH THE ADDED CONDITION THAT WE GET A LETTER FROM A CERTIFIED ARBORIST STATING THE TREES NEED TO BE REMOVED AND THE SECOND TREE CANNOT BE REMOVED UNLESS THIS LETTER IS RECEIVED BY STAFF.

COMMISSIONER DAWSON SECONDED THE MOTION.

CHAIRMAN POOSER: Should the motion ask for just the submission of information sufficient for Staff's approval of the changes to the trees rather than specific letter from the arborist?

COMMISSIONER CHANDLER MODIFIED THE ORIGINAL MOTION TO AS STATED BY CHAIRMAN POOSER.

COMMISSIONER DAWSON SECONDER AGREED.

ROLL CALL VOTE 6:0. MOTION CARRIES.