



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Historic Preservation Commission

Hearing Minutes of July 27, 2009

Commission Members Present Scott Chandler Chair, Barbara Dawson, Betsy McFadden, Liz Edrich, Steve Smith and Amy Pence-Brown

Members Present Sarah Schafer, Matt Halitsky, Robert Lockward (Legal) and Nicki Heckenlively

DRH09-00168 / Treasure Valley Institute for Children's Arts (TrICA)

Location: 1406 W. Eastman and 1509 N. 14th Street

Requests approval to change the use of the property from multi-family residential to a private school, remove a property line between the parcel on the corner and the property to the north, construct an exterior elevator, add stair cases to the basement in two locations, demolish a garage and the two rear bedroom wings, install surface parking, close a curb cut and in general upgrade the exterior of the structures located in an R-1CH (Single Family Residential with Historic Overlay) zone.

MATT HALITSKY: The applicant is proposing to renovate the existing historic church shown here at the corner of 14th and Eastman as well as the adjacent duplex into a new children's art academy. Here we see photos of the existing church with the sandstone features, the sandstone block foundation as well as some stained glass windows that are also a character defining feature that have been boarded up over the years. Adjacent we have the home at 1509 N. 14th Street. Here in the bottom right you can see the rear wings that were added sometime after 1956. Those are proposed to be demolished to make way for additional onsite parking. Exterior changes to the church are limited to two exterior stairwells located on the north side of the building as well as the east. The east stairwell does not meet current setbacks though they will require a variance. There's also an exterior elevator that's proposed. It is exterior and evidently structurally the building cannot support an elevator on the interior. The change of use will require a special exception to be approved by City Council. The variance as well as a parking reduction and additional the general circulation pattern is required to be approved by both the Planning & Zoning Commission and City Council. We did receive a number of e-mails. About 48 in support of the application. Those have been submitted in one packet to you. There is one e-mail opposed to the application. That has also included for your review. Those are in addition to the e-mails that were included in the original packet. Within the packet there is a letter from Karena Youtz. Within that letter she includes comments where the writers have been whited-out and it should be noted that the people that wrote those comments are not parties of record so if they are here they should present again tonight.

COMMISSIONER McFADDEN: On one of the conditions of approval you mention a landscape plan and you've mentioned some boulders. I assume that is a landscaping plan, but it is so small in our packet that I wondered where those boulders were?

MATT HALITSKY: The boulders are located here and here. Mainly for landscaping. Like I mentioned in the staff report large boulders that you don't typically see them as landscaping within the North End so I would propose that something else be used as an alternative.

CHAIRMAN CHANDLER: Can you point out that location again?

MATT HALITSKY: The two that come to mind are in here in front and then along the side of the house at 1509 N. 14th. There is also a stone wall that is proposed along 14th Street. We do have guidelines recommending against stone walls and enclosing front lawns that never did have fences so we've recommended that the stone wall not be approved.

CHAIRMAN CHANDLER: The stone wall is primarily in front of 1509 N. 14th Street?

MATT HALITSKY: That's correct. A possible alternative could be a picket fence or something made of wood. That is something that you see quite often in the North End.

COMMISSIONER McFADDEN: To continue on the wall situation, there is a height requirement there as well. Did it meet the height requirement, but not the material?

MATT HALITSKY: That's correct.

COMMISSIONER PENCE-BROWN: Can you give us the date of construction on the house? I have it listed as two different dates on the application. One says 1965 and one has an estimated construction period of 1903 to 1912?

MATT HALITSKY: I believe our survey indicates the early date. However, if you look at the Sanborn Maps the wings to the rear were clearly constructed after 1968.

COMMISSIONER PENCE-BROWN: It is non-contributing?

MATT HALITSKY: Correct.

COMMISSIONER DAWSON: The proposed demolition is only to the two rear wings of the structure on 14th not to the main structure itself?

MATT HALITSKY: Correct. The demolition is restricted to just these two areas shown here.

COMMISSIONER PENCE-BROWN: I have a question about the church and the recommendations for keeping the stained glass...windows or just the one? You recommend both the large stained glass windows...keeping them?

MATT HALITSKY: I recommend that all stained glass windows be retained. I believe they are a character defining feature of the historic building. It is worthwhile to preserve them.

CHAIRMAN CHANDLER: Have you had any discussions with the applicant regarding the cleaning of these stained glass windows?

MATT HALITSKY: I believe they are amendable to that. They do have a memorandum of agreement with the State Historic Preservation Office. I believe there are a couple of panes that are in question that may be objectionable. My take on that would be that at one point in time it was a church meant for families so I guess I would want to see the panes.

CHAIRMAN CHANDLER: I'm not sure I'm following. Are you saying that potentially the content of the windows would be objectionable for its anticipated use?

MATT HALITSKY: Yes. It is my understanding that the content of a couple of the panes in the stained glass windows are questionable.

SITE VISITS

Commissioners Dawson, Smith, Chandler, McFadden, Pence-Brown visited the site prior to the hearing.

COMMISSION DISCLOSURES

COMMISSIONER SMITH: I do know that Mr. Erstad's firm is the architects. With previous application I noted for the fact that Mr. Erstad and I are both heavily involved in the Treasure Valley Lacrosse community, but I don't think it will have any affect on my decision making.

COMMISSIONER McFADDEN: I have had several conversations with several neighbors both for and against this proposal. I did volunteer for TrICA on a walk-by basis and helped in some demolition and pulling weeds on a work day where they had volunteers in there and I did help that day. However, I do not think this will affect my judgment of the property and the project. I've made no donations to TrICA and I have received no compensation for my volunteer efforts.

COMMISSIONER EDRICH: I am a donor to TrICA and it is my understanding that I need to recuse myself from deliberating on this so I will step aside.

PUBLIC TESTIMONY

JOHN SWARTHOUT (Owner): No objections to the site visits or Commission comments. As you all know on the corner of 14th and Eastman lays a castle like building that has sat in massive neglect for over the last 40 years. It is over a century year old and it was built in 1907. It is listed on the National Register of Historic Places because the chief architect was the original Charles Hummel of Tourtellotte & Hummel, which were the founding architects of our community as well as it having very unique architectural feature, which is combination of Romanesque and Baroque Style architecture in the same building, which is usually not seen in one building. I'm a fourth generation Idahoan a North End resident as well. I live on 9th and Brumback. I started an Art Education program 12 years ago known prior to when we bought

this building as CDI or Children's Dance Institute. Because of my familiarity with the arts as I would always pass by this building, like many other people I always thought that it would make an incredibly conservatory for children's art education. Because I knew that it was originally a church that it would have a large sanctuary place that would lend itself to being able to have studio space as well as ample classroom space for other art disciplines. It was a long process of buying the building. It was about two years. Originally I didn't know if people lived there or if it was deserted, but one afternoon in 2005 there happened to be someone out front unloading a stove so I pulled over and started a conversation with a gentleman and it turns out he was the owner. I told him about my vision for the place because it was obvious that something needed to happen with it other than what was because of the broken stained glass windows and the roof and the massive neglect. I told him about my idea and he suggested I buy it. I wrote up a proposal and came back about a week later describing essentially what we propose to you now. It was a two year process where it went from he wanted to sell us half of it, he wanted to rent to us, to he said he'd never sell it to us, to all sorts of things, but eventually in 2007 he agreed to sell it. We purchased it privately and transferred the ownership to TrICA, in which we changed the name of our program called Children's Dance Institute, which is a 5013C Charitable Organization to TrICA because we knew that it would be beyond just the dance programs that we'd be offering. We transferred the sale to TrICA. TrICA is the owner of that property as well as the property next door. Since that time we have received an incredible amount of support from all over the place. We've raised over one million dollars in donated services, supplies and financial contributions for Phase 1 that is happening right now, which is the structural stabilization and the remediation. There was drug activity there so they are remediating that and making it a safe structurally sound building for future use. There has been over 1,500 hours of volunteer services donated to this project. Over the last two years we gathered a lot of data from a lot of different organizations including the North End Neighborhood Association, which we go to the meetings every month and give updates and seek council and advice. From the State Historic Preservation Office we received a grant from the National Trust for Historic Preservation to have a historical assessment done. We had that done and that provided us with historical information in regards to the renovation. From the Historic Commission, Planning and Zoning, from ACHD and many surrounding neighbors...we knew it would be a challenge going into this because even though it was in 1907 a church that was built to hold over 500 people on any given congregational meeting assembled...because it stopped being a church we realized we lost that grandfather clause, which would continue to allow that assembly usage. We knew that would be an issue as well as parking as well as the drug activity that went on there and the clean up of that. We knew there would be structural issues and that it would cost a fortune. We felt that we being a non-profit charitable organization had a unique position to complete this project because from a financial perspective the money that a developer in a profit situation would have to put into it the numbers would not really balance out, but as a non-profit charitable organization raising the money it makes sense to do that. The work for Phase 1 has begun, which is happening now and we concur with the opinions of staff in regards to Phase 2 and what they have reported to you.

RICHARD HONSINGER (ERSTAD): We concur with Staff's findings and recommendations. We have already made the effort of making modifications to the site and landscaping plans to depict those in the next application we will be making to the Planning & Zoning Commission for the Conditional Use permit.

COMMISSIONER McFADDEN: What will be happening with the stained glass windows?

RICHARD HONSINGER: What our plan is for the stained glass windows...they are very badly deteriorated. They are going to have to come out to be repaired. There are areas of glass that have been replaced in the past and there are sections that have been spray painted to look like stained glass. When the windows come out the first thing we'd want to do is provide a good building envelope. We'd be using a traditional wood window with a clear insulated glazing panel to protect that opening. When the stained glass restoration is completed the stained glass would then be set on the inside of the clear glass panel to give it some protection from the weather and they need to be isolated from the thermal panel in a manner that would allow air movement so moisture won't build up between the two glass panels. We don't really have all of the details worked out at this time.

CHAIRMAN CHANDLER: I'm looking at plans on Page 38 of the packet and it shows the west and north elevations. I'm trying to figure out where...this is after where the exterior elevator would be...I'm trying to see where that elevator is and I'm not sure I'm finding that on here.

RICHARD HONSINGER: Right in the center where the pointer is right now...that vertical element, rectangular shaped element.

CHAIRMAN CHANDLER: That is the elevator?

RICHARD HONSINGER: That would be the elevator shaft. It's not showing up on there. Our research and details right now would have the elevator door at grade level on that elevation rather than around the corner.

CHAIRMAN CHANDLER: This is not entirely accurate as to what would happen, but that is the vicinity?

RICHARD HONSINGER: Right. The shaded areas indicate existing wood window openings that we would utilize in the lower level and main floor to have that elevator access inside the building.

CHAIRMAN CHANDLER: In order to maintain the exterior that is going to necessitate some additional stone veneer for the exterior and you'd do that in a matching real stone not an imitation stone?

RICHARD HONSINGER: Yes. It is our intention to use a native sandstone veneer.

CHAIRMAN CHANDLER: Are there other places that the existing stone would either have to be replaced or augmented?

RICHARD HONSINGER: There are quite a few areas where some individual stone has deteriorated due to moisture damage. The front face of the stone is actually flaking off. If it hasn't flaked off very much and we are able to restore the outside we'll do that. There are some stones that will have to be removed and replaced with new sandstone.

CHAIRMAN CHANDLER: In looking at the building it appears that there would be significant work in dealing with the mortar where it appears as though that may not have been the best mortar.

RICHARD HONSINGER: Right. A lot of it has been re-pointed. We have a report and we had an architectural historian review the building and he has recommendations regarding the re-pointing and repair of the stone.

CHAIRMAN CHANDLER: Will the entire structure...does it require or need a new roof?

RICHARD HONSINGER: The roofing material will need to be replaced. Right now it is a combination of old cedar shingles and three tab asphalt. The sheathing itself is in good shape. What we are proposing is to use an architectural grade asphalt shingle that has light and dark areas in the finish to give it a texture.

CHAIRMAN CHANDLER: Driving north on 14th Street, approaching the property...looking at the ridgeline that runs east/west, that doesn't seem to be quite level. Structurally what is the situation and how are you dealing with the structural nature of the building?

RICHARD HONSINGER: Right now we're stabilizing the roof structure under Phase 1. We will not be able to straighten the building out. What we're going to do is...the structure itself is composed of valley trusses rather than ridge trusses. The main structure is in the valley and those ridges and gable ends are framed up from there. We are going to put a steel structure in, which holds the existing trusses in place, but we can't afford to try and push on that building to get it straightened out.

CHAIRMAN CHANDLER: Structurally it will be sound with what is there and that you'll reinforce things, but you're not going to attempt to potentially change the exterior that is visible?

RICHARD HONSINGER: Right. The existing wood framing there, over time has changed shape and it has been that way for quite a few years. We don't want to disturb that.

CHAIRMAN CHANDLER: As far as the original nave in the building and some of those areas, are you having to do anything structurally to those to maintain what is there?

RICHARD HONSINGER: A lot of the original framing, furring and curb ceiling members are still intact. The previous owners had added wood framing to create three different levels in the main sanctuary so once we get the building, exterior walls and the roof stable we'll be removing that framing to recreate the existing space as it was with the exception that instead of the main floor which had a slope to it, the main seating area, it has been framed in flat and we'll continue to keep it flat.

CHAIRMAN CHANDLER: Is the timetable or schedule dependent on fundraising or are you in a position at this point that you can put a timetable on this? The reason I ask this is because we've had projects in the past that have come before us that years later have made some

progress, but not a lot. I'm curious as to if we'll be seeing this as a partially completed project five years from now or will it be done in 18 months or do you have any idea in between?

RICHARD HONSINGER: I can tell you for a fact that it is going to be a fund raising effort. For the timetable and what is proposed I would rather ask the representative from TrICA to answer that. What we are doing from an architectural and design standpoint is trying to get all of our Planning & Zoning approvals. There is a lot of additional engineering analysis that needs to go into this building. The first phase we are basically stabilizing. In order to change the use we're going to have to go in and do the seismic analysis and determine that the roof structure on the apartment side doesn't require additional structural support and make sure we're not doing anything that is going to drastically change or modify the historic nature of the building.

CHAIRMAN CHANDLER: The stone work I would assume is un-reinforced?

RICHARD HONSINGER: Yes. It is stone veneer. It is a wood frame structure. There is a rubble stone foundation system.

CHAIRMAN CHANDLER: To the best of your knowledge at this point is that still intact?

RICHARD HONSINGER: Yeah. The foundation system is still intact. There have been some problems with water infiltration through that. If we leave it as is without trying to do a lot to disturb it seems to be structurally sound.

COMMISSIONER PENCE-BROWN: My understanding from the application and the materials we received is a major concern for them is remaining on the register are the stained glass windows. Is that correct? I don't know if that is exteriorly as well as the interior of the building. I want to clarify that their main concern is the stained glass windows.

MATT HALITSKY: Their main concern is the windows and I believe it is what you see exterior to the building.

COMMISSIONER PENCE-BROWN: You're aware of that and you or John has mentioned that you've been working with the State Historic Preservation Office. That's something that is important to me to keep that National Register Landmark status.

RICHARD HONSINGER: In the Memorandum of Agreement there are procedures that the State Historical Office has given us so we make the proper procedures, document the windows before we do anything to them and before they are removed for repair.

COMMISSIONER McFADDEN: I was just following up on what Commissioner Pence-Brown was talking about. I was just wondering how the State Historical Guidelines would deal with something like that where the glass is then on the inside of basically a picture window...I was just curious how they would recommend restoring something like that. What the architect has said was that the stained glass windows would be removed and they would put in a plain glass window...wood clad I would assume, to replace that while those are out being restored and then when they come back they would sit on the inside so they won't be on the outside of the building...they will be behind a sheet of glass.

MATT HALITSKY: That's actually a good thing because the exterior glass will protect the stained glass that is interior and they will still be visible from the exterior.

COMMISSIONER McFADDEN: I wanted to see if that is something that would be historically appropriate.

CHAIRMAN CHANDLER: That is something that is not infrequently done with older churches of this nature. There are many in the east that have been done.

ROB LOCKWARD (Legal): Earlier I heard Commissioner McFadden make reference that she had heard some comments for and against TrICA outside the deliberative process and I thought it might be a good idea if she could elaborate about that at this time.

COMMISSIONER McFADDEN: Formally I had some neighbors come to my door that were concerned with the parking issues and some of the issues surrounding the use of the building. I spoke to them casually. As far as people for the project I know a number of people that have volunteered for it, including myself, so I've heard both sides of the issues.

ROB LOCKWARD: That should be sufficient.

PUBLIC TESTIMONY

KRISTINA BROEK: I am wholeheartedly in support of TrICA and any amount of stability we can give them as far as a headquarters that they are proud of and can depend on as far as venues and performances it will really increase our ability to reach more community members and further their intentions. The parking issue is probably worth it because it is an asset to the whole valley and the future of Boise.

COMMISSIONER SMITH: I have a question for the architect. There is a memorandum of understanding with the State Department of Environmental Quality in our packet and in reading that it made it sound like depending on what you find during the stained glass rehabilitation process in regards to lead or meth you may or may not be able to reuse the windows. Am I reading that right?

RICHARD HONSINGER: I'm not certain. I know there are sections of the windows that are not original. I know there are some sections of the windows where the original glass can't be successfully repaired. We're going to have to find some sort of a substitute or recreate...

COMMISSIONER SMITH: What I was getting at is there something about the previous use of the facility that will make the windows so that they can't be cleaned or rehabilitated?

RICHARD HONSINGER: I don't think the glass is a problem with the cleaning. They have different methods of wash down and cleaning. They'll be tested after the cleaning is completed. The most difficult areas that they discovered when they did their testing was the actual plaster on the walls...the more porous materials.

MICHAEL STAMBULIS: I live approximately seven blocks due east of the TrICA property. I wanted to say I support TrICA's application. I believe it's a jewel of the North End and the Boise community in general at a time when the arts are largely being de-funded in many different areas of many different communities. For TrICA to step forward and undertake this massive and expensive and challenging effort of saving the church I believe that this is commendable. I have a three-year-old son who just started his first camp at TrICA and another one on the way and I hope and look forward to many years of walking down the block to the restored church to continue their arts education and I hope the Commission can find to support the project.

ANDREA KINGERY: I'm very concerned about the parking. I live right across the alley from TrICA and when they had the open house there were blocks and blocks around and no parking. Also, I'm worried about buses coming in. I have some pictures that show the narrowness of the streets and if there are cars parked on both sides of Eastman two cars can't pass. We're going to have bus traffic there and traffic down the alley, which is not paved and I just don't think it is the place for it. I'm glad to see the building being restored, but I don't think it's a place for a school that's going to cause a lot of traffic. It's not a place for a parking lot.

DAN EVERHART: To be clear I am speaking on behalf of the Idaho Historic Preservation Council, Preservation Idaho and our hundreds of members across the state. Our board of trustees is pleased to support and endorse the efforts of TrICA to preserve, restore and return to productive use the historic Immanuel Methodist Episcopal Church in Boise. As has already been mentioned in 2003, Preservation Idaho included the church in its statewide compilation of threatened or endangered places across Idaho. It was built, as you know, as a mission church for Boise's expanding Methodist congregation and designed by Tourtellotte & Hummel as one of only two Akron Plan church designs in Boise. If you want to know more about that our website has some information. Of course in the 1970's with the diminishing congregation the building was sold and it was turned into a residential use and somewhat poorly. You've seen the results of that if you've been inside or even if you've seen the outside of the building you know that the building has suffered from decades of lack appreciation and insufficient maintenance and neglect. As you've heard, in 2007, TrICA, under the direction of John Swarthout, acquired the building and TrICA included Preservation Idaho very early in their plans. They included Preservation Idaho and other statewide organizations for historic preservation including the Idaho Heritage Trust, which has given a grant to TrICA to fund in part the roof. It won't fund all of it unfortunately. The National Trust for Historic Preservation has also granted TrICA a grant to study the interior and exterior of the building both to see what can and should be done for the building. It is a great benefit to Boise to have this building restored and it speaks volumes that Preservation Idaho, The Idaho Heritage Trust and The National Trust for Historic Preservation have all been involved in the planning efforts for this building. In 1907 this church was a center of neighborhood activity and religious life in the expanding North End. We expect that TrICA will once again be a cultural and social hub in this historic neighborhood. TrICA will provide a powerful example of the impact that passion and preservation can make. They deserve our thanks as preservationists and deserve the support and investment of the community and we strongly urge the Historic Preservation Commission to approve this Certificate of Appropriateness and allow the further restoration and remodeling of the building to continue.

EVAN TERRY: I am in support of this application by TrICA for the two properties in question. I live three blocks almost due north of the properties and I have, over the years, been saddened to see the state of which these have been maintained. I'm obviously thrilled to see any kind of improvement to the properties. I'm also the father of a four-year-old and a two-year-old. My four year old has attended the TrICA dance camps and has enjoyed them immensely and I'm also waiting with baited breath for the time I can walk her to those kinds of programs in the neighborhood and it is a great benefit to the North End to have TrICA in the neighborhood and also having restored the two properties.

ALEX KIESIG: For nine years I lived in the 1509-1511 N. 14th property that is also in discussion here. I'm not in support of TrICA's application as it is currently written for a number of issues in regards to traffic and some other things about the neighborhood. Specifically, the eradication of the property line between these two properties needs to be addressed. This needs more discussion because once we say it is no longer a house then it never goes back to being a house. If TrICA renovates the church and then for some reason TrICA fails and does not generate the business or is not able to fulfill its programs as it is hoping to then the house will always be a part of that. It will always be left to be a business or an administrative space or something else. I have great concern that the renovation of the house is a tipping point to have the house completely leveled. They've stated in their application that the two wings of the house are both of poor construction. One of the wings, I can attest is. One of the latter additions to the back of the house...the one closest to the church...the more northerly wing is of very solid construction. I submitted this in an e-mail to you as well...the more northerly wing is probably the most solid piece of the house. The rest of the house is plaster walls and the back of this wing...I'd be very concerned to see what would happen if in the renovation process that this part was demolished and other damage came to the house.

CHRISTOPHE GUIGON: How can any establishment that nurtures children in the creative aspect in the arts ever fail? TrICA has been around along time and John has worked on it for a long time and has influenced a lot of things that have happened in the city and a lot of children have grown up here. I'm having a hard time understanding the argument for not doing this. They've put in a lot of effort into doing it right and I'm here to support what they are doing and the impact it is going to have long term on our children and other people's children.

JANELLE WILSON: I work for the Department of Arts and History here for the City. I would like to say that we are very supportive of TrICA and their efforts to support children's arts in the city. We're forming partnerships with them now and we hope to be giving them grants in the future. I can't think of a more deserving group, a more appropriate group or a more responsible group to give this application to. I feel that they will make responsible decisions in regards to this property. They are a great group of people and I also personally very much support what they do and see the long-term vision for the property.

CORRIN OLSON: There is a school in very close proximity to this property and I think you're going to have similar traffic that you have at the school that have buses. It is one street away, granted, but you're going to have a similar flow around this area. As far as the house not being able to be changed back I would imagine that if it needed to be changed back we'd probably be here in 10-15 years again and make that change.

MOLLY KENT: I wanted to say that I don't think anybody that is opposed to TrICA or the plans for the renovations is against the arts or children's arts. I don't have children yet myself, but I know that when I do I would love for them to have an opportunity to be involved in something as TrICA with arts and dance and music. It is a lovely thing. The biggest concern is with the demolition of the 14th Street house. It doesn't seem like there is a clear business plan on how TrICA will continue to maintain the business. We've gone to a couple of the meetings and it doesn't seem like it is clearly thought out enough to risk ruining a home and doing demolition where there is going to be neighbors distracted. With forklifts and whatever they need to do to demolish a home. I don't know if things have changed since, but at the last meeting we attended I specifically asked TrICA's representatives as to what the situation will be with the stained glass and I was told that the stained glass would be removed, which was also a big issue for me because we used to live next to it and I love it and it is beautiful and it is part of the historic value of the North End. I don't know if there have been changes made since then, but it just doesn't seem like things are very clear. In every discussion we've had with them it seems kind of hopeful versus a clear model of how things are going to happen once this does get going and once everything does happen how is it going to continue and how is it going to continue to make money to survive and to generate enough income to run this establishment.

APPLICANT REBUTTAL

JOHN SWARTHOUT: If TrICA did fail and the line between was...they were merged...is that permanent or isn't there a process where you then go back and ask for it to be put back in for a different use?

MATT HALITSKY: You could potentially redraw that lot line in the future as long as it meant current code at that time as far as minimum square footage, depth...

STAFF REBUTTAL

MATT HALITSKY: I would strongly encourage the applicants to work very closely with the State Historic Preservation Office both in the restoration of the stained glass as well as the stone and the mortar work. In many cases it is delicate work and things could go wrong very quickly. If you work closely with SHPO they could help.

JOHN SWARTHOUT: I would like to share that in gathering all the data and information from different organizations and neighbors there were a lot of options that we could look at and there were lots that we did in processing that and coming up with this. There were some neighbors that felt we should provide as much parking as possible and they actually wanted the house next door removed so we could provide maximum parking space so people were not parking in front of houses. Other people felt different. I would like to share that with all this that we are presenting it is what we feel after gathering all that information is the best solution going forward that will work for the most people.

PUBLIC PORTION CLOSED

COMMISSIONER SMITH: I have a couple questions for legal. Parking is not our issue right?

ROB LOCKWARD: That's correct. That would be handled by Planning & Zoning as I understand it.

COMMISSIONER DAWSON: As I recall, we did a restoration of a lot line a couple of years ago when I first was on this Commission. It was a church and parsonage and they wanted to see the parsonage off and we redrew the line and made it a house again instead of a parsonage so that is a definite possibility.

COMMISSIONER McFADDEN: I think the biggest issue that we, as a board, need to deal with is how the house is treated historically not so much what the parking is doing and what the financial liability of whatever the business is that's going in there. It just so happens that it is a nice community business, but even if it were a brothel it wouldn't be part of what we do...telling people what they can and can't do inside the building. It is more about preserving the façade and the surrounding area. That said, this is the best shot this building has for keeping the stone and the stained glass and basically to breathe this building new life and I'm in complete support of this application and I can even speak to the problem of parking because I live a block away on 14th...I'm one block north and I don't have children and yet I still feel that I'm going to be dealing with some cars at times and that is part of living near Hyde Park in a dense area that is close to downtown. I'm in support of this application.

CHAIRMAN CHANDLER: I'll echo what Commissioner McFadden has said. This is a great project. It is always hard to find something to go in a building as unusual as this especially when it is in a residential area that can be deemed appropriate. I have for years feared that this building was somehow or other end up being demolished just because there was nothing that could be done with it that would make it worth saving. This is a great project. Staff has suggested a variety of conditions of approval on this and it is my understanding that the applicant and his architect is in agreement with those and the application that is presented to us with those site specific conditions of approval...I'm fully in favor of.

COMMISSIONER PENCE-BROWN: I too am in favor of the application with the recommendations that Staff provided and with the data that TrICA and the architect are also in favor of those. This building and the property next to it are beautiful. In particular the church building is a beautiful, old eyesore currently and this is an ambitious and extremely expensive project, but one that seems to have a vision in being done with great care. I appreciate that very much and again, I'm supporting this project.

COMMISSIONER McFADDEN: I would like to address the house next door. I was under the impression that it was going to be completely demolished and I don't know if that was ever one of the schemes explored...I'm sure it probably was, but keeping the majority of the house intact, in fact the part that looks like it was original shows good faith on the part of the applicant so with that and also because I'm in favor of what they are doing next door to the church I would like to make a motion.

COMMISSIONER MCFADDEN MOVED TO APPROVE THE DEMOLITION OF THE TWO BACK WINGS OF THE EXISTING HOUSE ON THE CONDITION THAT IT MEETS FOUR OF THE FIVE FINDINGS. FINDING A., “*THAT THE BUILDING IS NOT CLASSIFIED AS CONTRIBUTING*”, FINDING B, “*THAT THE BUILDING CANNOT REASONABLY MEET NATIONAL, STATE OR LOCAL CRITERIA*”, “*FINDING C, THAT IT WOULD NOT ADVERSELY AFFECT THE CHARACTER OF THE DISTRICT AND ADJACENT PROPERTIES*” AND FINDING E, “*THAT THE PLANS HAVE BEEN SUBMITTED TO REDEVELOP THE PROPERTY*”. THIS MOTION INCLUDES THE GARAGE IN THE BACK.

COMMISSIONER DAWSON SECONDED THE MOTION.

ROLL CALL VOTE 5:0. MOTION TO APPROVE CARRIES UNANIMOUSLY.

COMMISSIONER MCFADDEN MOVED TO APPROVE DRH09-00168 WITH THE RECOMMENDED SITE SPECIFIC CONDITIONS A-J AND THE STANDARD CONDITIONS OF APPROVAL.

COMMISSIONER DAWSON SECONDED THE MOTION.

ROLL CALL VOTE 5:0. MOTION TO APPROVE CARRIES UNANIMOUSLY.