

Historic Preservation District Commission

Public Hearing – May 25, 2016

Page 1

Call to order

Mr. Bernard-Chairman called the meeting to order.

Commissioners- Present: Jeff Bernard, Susan Danielson, Laura Van Huss, Mike Pulaski

Absent: Ed Kimball

Administrator: Louise Scott; Secretary: Lori Spranley-protemp

Approval of Minutes

1). April 21, 2016- Mr. Kimball made a motion to approve the minutes, Ms. Danielson seconded. There were no objections, minutes were approved.

New Business

1). HC16-05-02: Request to demolish 731 Carroll

Mr. Pulaski asked why the board was reviewing the request the way the ordinance was written since all they could do is make a recommendation. Ms. Scott said Ordinance 12-32 says the Commission is required to act on a Certificate of Appropriateness and could discourage the request. Administratively the COA could not be issued until that happens.

Ms. Scott presented the request to demolish the house and shed at 731 Carroll Street. The property was listed as Contributing in fair condition on the HPD survey. The job cost of renovation to be habitable was \$165,000 and requested demolition for safety reasons. They also provided a site plan showing the proposed redevelopment which will require a special use permit.

Mr. Bernard observed that the last demolition request of a contributing property was around the corner from this site, was newer than this. In his view, this property was probably built in the 20-30's was more contributing than the last property because the other property had been altered. He had looked thru the debris and found no old wood or nails. Both houses were in the same category but this deserved a higher level of scrutiny because of its age and was unaltered or less altered condition.

Ms. Scott said as the permitting issues there were some more contributing than others. She suggested the Commissioners re-evaluate the Contributing category. Ms. Van Huss agreed that "Contributing" category covered a wide variety in terms of the property value. Mr. Pulaski said until the Ordinance was changed, there was no legal standing to deny it. Ms. Danielson said arguments on both sides with a similar streetscape. The Commission would not like the house demolished but they could only make recommendations. It did appear that it was not livable.

Ms. Van Huss asked Mr. Cusimano, applicant, that he purchased the property for the lot, which he agreed. She wanted to let him know there was a program available through the Preservation, who would work with him to remove the house. Mr. Cusimano stated that he had asked Davie Shoring if they could move the house which they said no. Ms. Van Huss said it seemed like there was an encroachment of townhomes and camp styles were dwindling.

Ms. Danielson discussed the plan with Mr. Cusimano, which he stated he had wanted to save the house, but it was dilapidated and had exhausted all his options and was ready to tear down. Ms. Danielson said the proposed site plan looked like it was designed to keep the trees in front.

Mr. Bernard asked about the materials that could be salvaged. Mr. Cusimano said it was termites infested. Mr. Bernard wanted the message of preserving architectural materials whenever possible.

Historic Preservation District Commission

Public Hearing –May 25, 2016

Page 2


Mr. Pulaski made a motion to approve HC16-05-02, the request for demolition of 731 Carroll. Mr. Bernard seconded the motion. The vote was unanimous, and the motion was approved.

Announcements

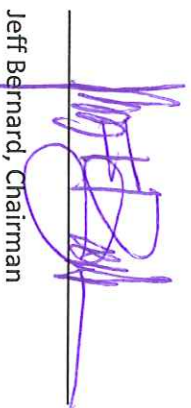
Mr. Bernard stated the next meeting would be June 16th. Ms. Scott said the City Council would be approving a new appointment to the HPD Commissioners.

Adjournment

Mr. Pulaski moved to adjourn, Mr. Bernard seconded. The meeting was adjourned.



Kathy Reeves, Secretary



Jeff Bernard, Chairman