

MINUTES  
PRESERVATION COMMISSION  
June 15, 2016  
CITY HALL COUNCIL CHAMBERS

**MEMBERS PRESENT:** Sue Swords, Anthony Heddlesten, Elizabeth DeLong, Paul Fessler, Brian Leech, Lo Milani, Brent Bogen (arrived at 5:14)

**MEMBERS ABSENT:** Leigh Ayers, Craig Kavensky

**ASSOCIATE MEMBERS:** Linda Anderson

**STAFF PRESENT:** Brandy Howe, Ben Griffith

**CALL TO ORDER:** Vice Chair Heddlesten called the meeting to order at 5:02 PM.

**AN ORDER APPROVING THE WRITTEN AGENDA**

Vice Chair Heddlesten asked if there were any corrections to the written agenda. Swords made a motion to approve the written agenda. Leech seconded the motion. **The motion carried on a vote of 6-0.**

**AN ORDER APPROVING THE MINUTES OF THE MAY 17, 2016 MEETING**

Vice Chair Heddlesten asked if there were any corrections to the minutes of the May 17, 2016. Hearing none Vice Chair Heddlesten asked for a motion to approve the minutes as presented. Milani made a motion to approve the minutes as presented. Swords seconded the motion. **The motion carried on a vote of 6-0.**

**CASE #2016-4: CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR 917 19<sup>th</sup> STREET IN THE BROADWAY HISTORIC DISTRICT**

Next there came before the Commission Case #2016-4 to consider a certificate of appropriateness for the construction of a garage at 917 19<sup>th</sup> Street, a landmark known as the K.T. & Netta Anderson House, in the Broadway Historic District. Vice Chair Heddlesten asked staff for a report. Howe provided a brief staff report indicating an application for a certificate of appropriateness was submitted by Tanishia Yancey to construct a new garage at the rear of her property where there is currently a 6 foot fence adjacent to the alley. The garage dimensions will measure 22 x 36 feet with an 11 foot roof height. The proposed garage will be constructed of metal on all sides, including the roof, and will have two metal garage doors. A small window and side door would also be installed on the alley side of the garage. A new concrete slab would be poured to support the new garage. Howe reported that the applicant is requesting the Commission consider the financial matter of the proposed garage versus the cost to construct a wood sided garage. Ms. Yancey received a quote of \$6,000 for the proposed garage versus a quote of \$38,000 for a similarly sized traditional garage structure with wood siding. Howe noted that while the K.T. & Netta Anderson House is located in the Broadway National Historic District, it is the only landmarked property on the City block on which it is located. Also as depicted on the location map, the subject property is an unusually long residential lot measuring at approximately 55 x 290 feet. The distance from the back of the house to the rear property line is approximately 214 feet. Howe reported that it is staff's opinion that the architectural style of the proposed garage—gable roof and horizontal variation of the siding—mimic the horizontal siding and gable roof of the house. In addition, given the distance from the house to the proposed garage and the narrow width of the lot relative to the landmark structure, the garage would not be visible from a public street and would therefore have no negative impact to the historic integrity of the house. Howe concluded that staff recommends the Commission approve Resolution 2016-4 authorizing construction of the garage as requested.

Vice Chair Heddlesten asked if the applicant would like to address the Commission. Ms. Yancey approached the podium and requested the Commission consider the financial implication for a single mother of four to install a more affordable garage option versus the \$38,000 option. She also described

and showed photos demonstrating the immediate need for a garage to resolve an issue of other vehicles side-swiping her car as the separation between her driveway and neighbor's driveway is inadequate.

Vice Chair Heddlesten asked if the Commission had any questions for the applicant or staff. Milani asked for clarification on the location of the proposed driveway relative to the house. Howe reiterated that the distance from the back of the house to the rear property line is approximately 214 feet. Vice Chair Heddlesten brought to the attention of the Commission Sanborn maps indicating that historically there was no garage on the property. Swords commented that she supports staff's recommendation to approve the COA because it makes sense to consider financial issues. Fessler indicated the he was also in support of the recommendation. DeLong asked the applicant about the color of the proposed garage. Ms. Yancy reported that it would be a beige that is similar to the house. Howe reminded the Commission that it cannot regulate color. Leech added that the distance of the garage from the house would have no negative impact on the historic integrity of the house. Vice Chair Heddlesten asked for a motion. Swords made a motion to approve the certificate of appropriateness as presented. Fessler seconded the motion. **The motion carried on a vote of 6-0.**

Brent Bogen arrived just after the vote at 5:14.

#### CASE #2016-5: CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR 1718 21<sup>ST</sup> STREET IN THE HIGHLAND PARK HISTORIC DISTRICT

Next there came before the Commission Case #2016-5 to consider a certificate of appropriateness to replace existing front sidewalk and install curbing in the Highland Park Historic District. Howe provided a brief staff report indicating that the application was submitted by Linda Anderson to replace existing front sidewalk and install curbing between the public sidewalk and the slope of the front yard. The new sidewalk would be poured concrete with bricks inset along the edges. The proposed curbing would be poured to not exceed 6 inches in height above ground or 6 inches in depth and would taper at the edges of the property line. Howe reported that staff reviewed the application and determined that the replacement sidewalk and proposed curbing is consistent with the sidewalks and concrete-work elsewhere in the Highland Park District and that the proposed project will improve the property value and aesthetically enhance the District. Howe indicated that staff recommends approval of the requested certificate of appropriateness as presented.

Vice Chair Heddlesten asked if the applicant would like to address the Commission. Ms. Anderson added that the width of the sidewalk would be somewhat wider than the sample sidewalks shown on screen during the presentation. She added that the addition of curbing will help to keep the hillside in place. She also noted that she will likely hire RJ Wolf and Sons of Davenport to complete the project and also have them replace the concrete driveway at the same time.

Vice Chair Heddlesten asked if the Commission had any questions for the applicant. Milani asked if the applicant checked with the Building Department to see whether a handrail would be required. Ms. Anderson responded that she had not, but would likely be coming back to the Commission in the next year to request a COA to install a handrail. Swords asked if Commission review is required for a handrail. It was determined that this question would be looked into during the Other Business item on the agenda.

Vice Chair Heddlesten asked if there were any other questions. Hearing none, he asked for a motion. Milani made a motion to approve the certificate of appropriateness as presented in the application. Swords seconded the motion. **The motion carried on a vote of 6-0 with Fessler abstaining.**

#### OTHER BUSINESS

The Commission returned to Sword's question on the need for a COA to install a handrail. Howe referred to the Preservation Ordinance and indicated there are two triggers for COAs, one being a building permit, which is not required for a handrail. The other trigger is described in Section 11-113(b) which reads: "A certificate of appropriateness is required for any demolition, construction or material change of any sidewalk, curb, fence, wall, permanent sign or other ornamentation included in a landmark designation or within an historic district if subject to view from a public street. This specifically includes brick or tile

sidewalks and excludes small repairs to concrete or asphalt sidewalks.” Chairman Bogen noted that the key words in this section are “material change,” which unfortunately is not defined in the Ordinance and is up for interpretation. Fessler suggested that it would be looked at on a case by case basis. For example, if a vintage handrail was to be removed and replaced with slatted wood handrail, that might be considered a material change. Associate Anderson commented that this issue should be looked into when reviewing the design guideline and Ordinance revisions later this year.

Vice Chair Heddlesten asked if anyone had any other business to discuss. Howe reported that an email had been sent out requesting Commissioners to review the current draft of the Heritage Resources Plan and that the Commission would be considering a resolution to recommend approval of the Plan to the City Council at the July 20<sup>th</sup> meeting. After that the Lakota Group would present the Plan to City Council and formal adoption would follow shortly after.

Vice Chair Heddlesten asked if anyone had any other business to discuss. Milani reported the poor condition of the porch of 832 21<sup>st</sup> Street. Vice Chair Heddlesten reported that Broadway residents were being encouraged to walk the neighborhood to identify homes for the City’s “Tell on Your Neighbor” awards. He also added that he’d be giving a talk on the history of the lock and dam on Channel Cat the morning of June 16<sup>th</sup>. Griffith stated that no landmark applications had been submitted for the next meeting, although there was an inquiry for one that may be submitted before the deadline next week. He also reminded everyone to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

ADJOURNMENT:

Vice Chair Heddlesten asked for a motion to adjourn. Fessler moved to adjourn. DeLong seconded the motion. **The motion carried on a vote of 7-0.** The meeting was adjourned at 5:29 p.m.

Minutes submitted by Brandy Howe.