



HISTORIC PRESERVATION BOARD MEETING SUMMARY MINUTES September 22, 2011

ATTENDANCE:

Board Members

Shawn Sinclair
Eric Reed
Emily Sharp
Todd Shomo
Rick Voakes
Donna Wolbe

Absent

Sandy McAllister

Staff Members / Others

Miranda Clements, HP Planner
Marilyn Gardner, COA Applicant
Rachel Hetzler, CCPC
Steve Hunter, CCPC Director
Hampton Moore, III, HPB Attorney (sub)
Marshall Robinson, CCPC
Pam Hurt, Recording Secretary

I. CALL TO ORDER

Chairman Todd Shomo called the Historic Preservation Board meeting to order at 5:00 pm.

II. DETERMINATION OF QUORUM

Roll call was taken and a quorum was determined with five (5) members in attendance at the time of roll call.

III. APPROVAL OF MINUTES

Chairman Shomo asked the Board Members if there were questions, comments or any corrections to the Summary Minutes of the August 25, 2011 Board Meeting. Being none, he asked for a motion for approval.

ACTION: A motion to approve the Summary Minutes of the August 25, 2011 Historic Preservation Board Meeting was made by Emily Sharp and seconded by Donna Wolbe. With a unanimous vote, the Summary Minutes were APPROVED.

IV. CERTIFICATES OF APPROPRIATENESS

Miranda Clements presents the staff report to the Board with the aid of a power point presentation for visual reference.

- COA CASE #2011-23
1265 Chestnut Street
Owner: Marilyn Gardner
Applicant: Marilyn Gardner
For the removal of the rear porch and construction of a one/two story addition to the rear of the house.

Ms. Clements reviews the history of the house and states that it is within the boundaries of the locally designated College Hill Historic District and is listed in the College Hill National Register Historic

District. She continues, describing the features and the past alterations of the house. As she refers to the power point photographs, Ms. Clements describes the alterations and the reasons for the alterations the applicant/owner is proposing. As she shows a drawing of the addition, Ms. Clements states that the addition will extend 16' from the existing rear wall of the house and will measure 1,280 square feet.

Ms. Clements reviews the applicable Design Guidelines as outlined in the staff report. She states that although the new addition does result in the removal of the rear porch that is in the original location, the addition has a marginal impact on the property and surrounding structures because it is located on the rear of the house and is not readily visible from the street. The addition is contemporary in style and does not dominate or overwhelm the main structure. The addition will have smooth cement 4" to 6" wide board siding and the doors and windows will be slightly different in size but will be compatible with the main structure. The addition is compatible in height with the main structure and no part of the additions roofline will project higher than the roofline of the original building. If the addition were to be removed in the future, the essential form and integrity of the main structure would not be impaired.

The property owner has a medical disability that makes this addition necessary. The owner is unable to safely navigate the existing very narrow staircase and although the alteration of the staircase would lead to a loss of historic integrity to the main part of the house, the addition is being built to accommodate a chairlift. In conclusion, Ms. Clements notes that the addition may require several variances per the Zoning Ordinance from the Board of Adjustments which will require a boundary survey.

Chairman Shomo asked property owner, Marilyn Gardner for her comments and/or questions to the Board.

Ms. Gardner states that she has lived in the house for ten (10) years and tried to figure out a different way to alter the existing staircase but has been unsuccessful. She explains that the house was originally built as a one story house and when the second story was added, the staircase leading to the second level was built with 22 very narrow steps in a very small space which is unable to accommodate a chairlift. As she refers to a photograph, Ms. Gardner explains that the addition will be built so that the original corner stones of the house will be visible and the stones from the foundation will be used in the addition; she adds that the wood of the rear porch as well as the windows are rotting.

After some questions by the Board, Chairman Shomo asked for a motion.

ACTION: A motion was make by Eric Reed and seconded by Emily Sharp to approve the application for COA #2011-23 involving property located at 1265 Chestnut Street based on the findings of fact as presented in the staff report and testimony presented in this public hearing and because the proposed work is in agreement with the adopted Design Guidelines and the proposed work will not negatively affect the structure or other properties within the College Hill Local Historic District. The Board voted unanimously, therefore the motion PASSED.

V. NEW BUSINESS

Emily Sharp announces that the Downtown Redevelopment Authority (DRA) has a new Executive Director, Ron Murphy and hopes that HPB can work closely with and feels that Mr. Murphy will be a good asset.

Shawn Sinclair encourages the Board to go by the property on College Street formerly known as the Carmichael property; the new owner is making a lot of progress with his restoration project.

VI. OLD BUSINESS

- Design Guidelines Revision Update

Chairman Shomo states that the revision of the Design Guidelines is not something planned to get accomplished in only a couple of meetings but will take several months to go through the many steps to produce a final product.

As he refers to a power point presentation, Steve Hunter describes the proposed text amendments to the Warren County Joint Zoning Ordinance in Section 4.9.3 concerning the *Historic Overlay District* along with the *Purpose and Intent* statement containing 5 statements, and the *Description of the Area* paragraph that refers to exhibits and maps in the appendix.

Rick Voakes enters meeting.

Mr. Hunter continues and reviews the *Use Chart* and a list of *Permitted Uses* and *Prohibited Uses* in historic districts broke down as the *Chestnut Dodd and Upper East Main Local Historic District*, *College Hill Local Historic District* and *Downtown Commercial Local Historic District*.

As he refers to a zoning map in his presentation, Mr. Hunter explains that as it is now, probable unwanted zoning uses could and would be allowed in Historic Districts, this revision would prohibit any unwanted uses.

There was a lengthy discussion of the difference between boarding houses, multi-family residence and the parking needed for those uses.

Mr. Hunter encourages the Board to review and think about what was discussed and let him or Ms. Clements hear your comments and suggestions.

VII. ADJOURN

Chairman Shomo asked for further questions and/or comments; being none, he declared the meeting adjourned at 6:25 pm.