

Staff stated the North Central College Master Land Use Plan was created to reduce impact on the historic district and provide the College with guidance on any redevelopments.

Pat Arthur asked if the historic district follows state statute.

West said the district is a local historic district created by the City.

Pat Arthur asked if the HPC will be rezoning the property.

Chairman Peterson stated they HPC will be making a recommendation, the request will need to be reviewed by the Planning and Zoning Commission and the City Council.

Commissioner Garrison stated there is clear communication if any plans were proposed, a COA would be submitted.

A motion was made by Commissioner Doyle and seconded by Commissioner Urda to provide a positive recommendation on the request to rezone the properties bounded by School Street, Wright Street, Columbia Street, and Franklin Avenue to the CU Zoning District.

Aye: Doyle, Garrison, Vice Chair Jacks, Eveslage, Chairman Peterson, Urda

Nays: Noel

Recused: Ory

- 3.** Consider the Certificate of Appropriateness (COA) request to demolish the existing single family residential home and construct a new single family residential home on the property located at 26 N. Sleight- COA 19-402

Dan Kittilsen, builder for the homeowners Christopher and Mary Ann Yep, provided an overview of the proposed demolition and rebuild of the single family home at 26 N. Sleight.

Public Comment:

Carl Webber raised concern with preservation of the existing trees and believes the home should be restored regardless of cost. Mr. Webber requested the Commission give thought to the state of 32 S. Sleight.

Dan Kittilsen responded stating several trees will remain.

Mr. Yep stated while they appreciate history and nature, the property at 26 N. Sleight cannot be restored.

Bob Baiyor questioned the cost estimation that was provided by the petitioner.

Commissioner Jacks believed the cost estimation to be accurate.

Karen Soloman stated that all repairs in the historic district are pricey, but the purpose of the historic district is about preservation, not cost. Mrs. Soloman

raised concern for how the house was marketed and believes it was marketed as a teardown and not a restoration property.

Sandy Meyer believes the house has not been repaired for a long time and that all homes in the historic district should not be let go this far.

Carl Webber asked the petitioner if the square footage of the new house is larger.

Dan Kittilsen stated the footprint of the house is larger.

Susan Finch would like the Commission to look at ways to prevent deterioration of historic homes.

Commissioner Urda stated cost is part of analysis for a COA.

Doug States believes the way the house was marketed gave motivation to tear down the house and that the cost for repairs should not be considered as part of the COA request.

Commissioner Urda asked Chairman Peterson what was being proposed with the COA request.

Chairman Peterson responded stating the HPC has the ability to split up the COA to vote separately on the demolition and the proposed single family home. Peterson asked if the petitioner could provide more finalized construction drawings.

Dan Kittilsen stated this is not a preliminary design, the footprint, house, window and garage locations are all set locations.

Commissioner Jacks raised concern with losing the architectural style of the home if the house is restored.

Carl Webber asked staff if a vote on the request needed to be made tonight.

Staff responded yes.

Commissioner Garrison does not feel this is the only option and that there is a path to a better outcome. Commissioner Garrison is not in support of the demolition.

Commissioner Ory is concerned for letting the house sit longer and further deteriorate. Feels the commission should take this opportunity.

A motion was made by Commissioner Ory and seconded by Commissioner Doyle to split the vote on the COA #19-402 request, to vote separately on the proposed demolition and the proposed single family home.

Aye: Doyle, Garrison, Vice Chair Jacks, Noel, Ory, Eveslage, Chairman Peterson,

Urda
Nays: None

A motion was made by Commissioner Doyle and seconded by Commissioner Jacks to approve the demolition of the single family home at 26 N. Sleight.

Aye: Doyle, Vice Chair Jacks, Noel, Ory
Nays: Garrison, Urda, Chairman Peterson, Eveslage

This vote results in a tie. Staff clarified the tie vote results in no recommendation and the applicant has the opportunity to appeal the request to the City Council.

A motion was made by Commissioner Doyle and seconded by Commissioner Urda to table the vote on the single family home.

Aye: Doyle, Garrison, Vice Chair Jacks, Noel, Ory, Eveslage, Chairman Peterson, Urda
Nays: None

F. REPORTS

1. Approve the minutes of the January 24, 2019 Historic Preservation Commission Meeting

A motion was made by Commissioner Urda and seconded by Commissioner Doyle to approve the minutes of the January 24, 2019 Historic Preservation Commission meeting.

Aye: Doyle, Garrison, Vice Chair Jacks, Noel, Ory, Eveslage, Chairman Peterson, Urda
Nays: None

G. NEW BUSINESS:

H. ADJOURNMENT:

9:08 p.m.