



## **ACTIONS**

### **Preservation Commission**

**Tuesday, September 12, 2023**

**Lorraine H. Morton Civic Center, Room 2800 7:00 PM**

#### **1. CALL TO ORDER/DECLARATION OF A QUORUM**

#### **2. PUBLIC COMMENT**

Members of the public are afforded three (3) minutes per person to provide testimony related to items listed under discussion and staff reports, or to otherwise address the Commission generally. Members of the public wishing to provide testimony on new or unfinished business shall be given the opportunity to do so following presentation by the applicant in a manner and under time limits determined by the Chair.

#### **3. OLD BUSINESS**

##### **A. 1404 Judson Ave - Landmark - LHD - 23PRES-0098**

Errol Kirsch, applicant and architect, submits for a Certificate of Appropriateness to alter the homes north elevation fenestration, and construct a single-story addition and covered basement entryway at the rear volume of the homes north elevation. The applicant further requests the following Major Zoning Variations to expand a non-conforming structure as it related to bulk (Code Section 6-6-5-2): a rear-yard setback of 3.75' where 30' is required, and the existing legally non-conforming conditions is 2.75' (Code Section 6-8-2-8 (A) 4); and building lot coverage of 33.25% where 30% is the maximum permitted and 31% is the existing legally non-conforming condition (Code Section 6-8-2-7). The Preservation Commission is the determining body for the Certificate of Appropriateness (Code Section 2-8-8). The Preservation Commission may, at its discretion, make a recommendation to the Land Use Commission, the determining body for the proposed zoning relief (Code Section 2-19-4 (E)).

**Applicable Standards:** Alteration [ 1-10]; Construction [1-8, and 10-15]; and Code Section 6-15-11-5 [A, B, and C]

#### **Continued from July 11**

**Action:** A motion to approve the Certificate of Appropriateness carried on a vote of 5-3 (Commissioners Ziehm, Klein, and Bowes-Carlson dissenting under Standard for Alteration 1 and Standards for Construction 1 and 6). A separate motion to recommend denial of the proposed zoning relief carried on a vote of 8-0.

#### 4. NEW BUSINESS

##### A. 1041 Ridge Court - Ridge Historic District - 23PRES-0161

Mark Demsky, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to alter the homes west elevation fenestration, replacing existing jalousie windows, construct a bracketed gable overhang at the homes west entryway, and construct single and two-story additions to the homes northeast volume. The applicant further requests the following Major Zoning Variations: a rear yard setback of 6' where 30' is required; and building lot coverage of 34.5% where 30% is the maximum permitted. The Preservation Commission is the determining body for the Certificate of Appropriateness (Code Section 2-8-8). The Preservation Commission may, at its discretion, make a recommendation to the Land Use Commission, the determining body for the proposed zoning relief (Code Section 2-19-4 (E)).

**Applicable Standards:** Alteration [ 1-10]; Construction [1-8, and 10-15]; and Code Section 6-15-11-5 [A, B, and C]

**Action:** A motion to approve the Certificate of Appropriateness carried on a vote of 8-0. A separate motion to recommend approval of the major zoning relief carried on a vote of 8-0.

##### B. 1231 Maple Avenue - Ridge Historic District - 23PRES-0159

Jeanie Petrick, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish the homes entry portico, and construct an open, roofed front porch at the homes primary street facing elevation. The Preservation Commission is the determining body for this case in accordance with Code Section 2-8-8.

**Applicable Standards:** Demolition [1-5]; Alteration [1-10]; and, Construction [1-8 and 10-14]

**Action:** A motion to approve carried on a vote of 8-0.

##### C. 1734 Asbury Avenue - Landmark - RHD - 23PRES-0160

Charles Neuhaus, Hanson Roofing, contractor and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to remove the homes existing slate tile roof and install an asphalt shingle roof in its place. The Preservation Commission is the determining body for this case in accordance with Code Section 2-8-8.

**Applicable Standards:** Alteration [1-10]

**Action:** A motion to approve carried on a vote of 8-0.

#### 5. APPROVAL OF MEETING MINUTES

##### A. Minutes of July 11, 2023

**Action:** Approved as presented

#### 6. DISCUSSION (NO VOTE WILL BE TAKEN)

A. **Disaster Recovery and Debris Management Plan**

General discussion on historic preservation considerations within the City's current disaster recovery and debris management plan.

B. **Upcoming October Historic Preservation Newsletter**

General discussion on columns or topics for inclusion and solicitation of interest by Commissioners to write content.

**7. ADJOURNMENT**

The Preservation Commission will hold its next regularly scheduled meeting on October 10, 2023 at 2100 Ridge Avenue in Room 2800.

**The Commission adjourned at 9:48 pm**