

Historic Design Review Committee
November 26, 2014
Meeting Record

Members Present

Becky Smith, Committee Chair
Steven Shelendich, Committee Member
Suzanne Gershenson, Committee Member
Jaime L. Embick, Secretary

Others Present

David W. Farley, Building Official
Pauline Cook, Applicant's Rep.
Coyote Phoenix, Applicant
Nancy Cliff
Stuart McClintic

Members Absent

Charmeine Wait, Committee Member

The meeting was called to order at 2:05 PM.

New Business:

HD 14-21: Certificate of Compliance for the exterior modification of the property located at 109 S Pinos Altos Street. The applicants are the owners, Scott and Jodie Knight. They presented the majority of their proposal at the October 22, 2014 meeting. Pauline Cook represented the owners of the property and presented two options for moving the existing door on the property. Suzanne stated that either option would make the interior better and not be a detriment to the exterior appearance. Becky asked what material the door would be made of and Ms. Cook stated that she wasn't sure but that there would not be large areas of glass in the door for privacy.

Suzanne moved to approve the application as submitted and stated that either option was acceptable. Steven seconded and the motion passed by unanimous voice vote of 4/0.

HD 14-22: Certificate of Compliance for the demolition of the residence located at 901 W 6th Street. The applicant is the owner, Coyote Phoenix. Ms. Phoenix stated that the home has structural problems, mold and roof damage. She would like to demo the residence and sell the lot. It has been on the market for a period of at least 18 months recently. She purchased it approximately 10 years ago and it was last occupied approximately 4 years ago. She stated that she does not allow prospective buyers inside the residence because of the structural issues. She had an architect inspect the home and he recommended demolition. She stated that she can't sell it because of the ongoing maintenance issues and that the neighborhood would be nicer without the damaged structure.

Jaime read Section 4.2.8 of the Land Use Code to the Committee. Steven pointed out that the decision is to "determine the potential impact of the demolition on the historic character of the neighborhood". Becky asked if the Town's abatement ordinance would apply to this case. Jaime stated that the Town's abatement budget is very small and that the most recent abatement projects had been the removal of manufactured homes which were missing entire walls.

Suzanne stated that the creek that runs under the lot is a problem and with the building removed, the new owner could correct the drainage issues.

Steven asked if the lot is in the floodway which would prohibit new construction. David Farley consulted Charles Melaney and the lot is not located in a floodway.

Becky asked Ms. Phoenix why she purchased the property. Ms. Phoenix stated that she bought it for a friend to have a place for her acupuncture practice.

Becky asked if the Committee would like to make a trip to the site. Ms. Phoenix stated that she is concerned about letting anyone inside because of the collapsing roof.

David Farley stated that he would like to see something happen with the property.

Steven stated that the Committee's responsibility according to the Code is to evaluate the "impact on the historic character of the neighborhood".

Becky stated that this discussion could have taken place about the train depot before it was demolished. She also stated that this home was once a show place.

Ms. Phoenix stated that she does not want to spend the \$250,000 that would be required to repair the home. She does not currently have it on the market because she does not want people inside it. She also stated she does not want the long-term liability or legal problems of selling it as it is. She stated that she would rather take a loss on the property and demolish the structure.

Becky stated that she hates to see it demolished and thinks it might sell.

Ms. Phoenix stated that she would be happy to wait for the 6 month period in the Code but that it would only be 6 more months of headaches for her. She stated the structural beams are falling in, there is landscape gravel on the roof which holds water and the home has termite and mold problems.

Ms. Cliff asked if the structure remained unsecured and the Town "drags its heels" on the demolition, what would the Town's liability be?

Becky answered that the demolition is permanent and that the Town has already lost significant structures.

Suzanne stated that it is important to look at every angle – the water issues under the house may make it need to come down and it would be an improvement to the neighborhood and allow someone to build.

Suzanne moved to approve the demolition of the site with a fence to be constructed to secure the lot. Jaime seconded and the motion passed by a unanimous voice vote of 4/0.

Approval of Minutes:

Suzanne moved to approve the minutes of the October 22, 2014 regular meeting. Steven seconded and the motion passed by unanimous voice vote.

Public Hearings:

None

Community/Public Input:

Stuart McClintic from the Daily Press introduced himself. He will be covering HDRC Meetings in the future.

Committee Reports:

None

Adjournment:

The meeting was adjourned at 3:10 PM.

Approved:

Becky Smith, Chair

Date: _____