

Minutes
SPECIAL MEETING
Historic Resources Board
Conduff Conference Room, City Hall
1101 Poyntz Avenue
November 1, 2006
4:00 p.m.

Members Present: Larry Brockson, Chair; Elaine Mohr; Ray Weisenburger; Tom Roberts; Jean Hill; Mike Mecseri.

Members Absent: Bonnie Lynn-Sherow.

Others Present: Chris Elsey; Gina Becker.

Staff Present: Cam Moeller, Planner; Sarah Downing, Planning Intern.

1. Consider the minutes of the October 18, 2006 and the October 23, 2006 Historic Resources Board meetings.

Mohr moved that the Board approve the minutes. Mecseri seconded the motion, which passed on a vote of 5-0. (Roberts had not yet arrived)

2. ENVIRONS REVIEW
University Terrace Apartments, 1510-1534 College Avenue (within environs of Washington and Julia Marlatt Homestead)

Chris Elsey, the applicant, described the changes made to the north façade to address the concerns raised by the Board at the October 23rd meeting. Elsey described how a section of the façade has been “bumped out” by one foot to break up the façade, so it does not appear to be blank wall. The electric meters have been moved next to the bumped out portion of the wall so they are partially shaded.

Moeller noted that the project is a Planned Unit Development and is in the middle of the City’s development review process. The Preliminary Development Plan has already been approved by the Planning Board and the Final Development Plan is scheduled to be reviewed by the Planning Board later in the month.

Roberts asserted that the proposed changes are not an improvement over the original proposal previously presented to the Historic Resources Board.

Hill expressed concern that the building is now a foot closer to the Marlatt Homestead than the previous plan. Board members expressed concern that the electric meters are not adequately screened. Board members had differing opinions about whether the incorporation of stone on the north façade would be advisable. Roberts noted that trees would be removed due to the construction of the apartment building and additional parking spaces.

Roberts moved that the Board find that the proposal does not meet the Standards and Guidelines for Evaluating the Effect of Projects on Environs and will encroach upon, damage or destroy the environs of the Washington and Julia Marlatt Homestead. The Board finds that the proposed

apartment building and removal of trees within the University Terrace apartment complex destroys the spatial relationships and landscape features that characterize the environs of the Washington and Julia Marlatt Homestead.

Mecseri seconded the motion.

Weisenburger said the impact of the new apartment building on the historic environs of the Marlatt Homestead will be no different regardless if it located where it is proposed or placed thirty feet further back. Weisenburger said the entire University Terrace complex intrudes into the environs of the Marlatt Homestead, but that intrusion started in 1960 when originally built. Weisenburger said the complex was an unattractive project from the beginning, but noted that the improvements now being made by the applicant will improve its appearance.

On a vote, the motion was approved 5-1 (Weisenburger opposed)

3. Discussion of New Residential Structure at 5th & Leavenworth.

Gina Baker, 421 Leavenworth, said she lives next door to a project that was recently reviewed by the Board. The project, a new 4-unit residential structure, was reviewed by the Board and found to “meet the Standards and Guidelines for Evaluating the Effect of Projects on Environs” at its August 28, 2006 meeting. Baker noted that the minutes for the meeting indicate that the applicant, Zac Burton, stated that “many trees along the lot edge would be retained”. Baker said every tree on that lot has since been removed.

Roberts moved that a letter be written to the applicant expressing the Board’s disappointment in learning that the trees had been removed, contrary to assurances made by the applicant when the project was reviewed.

Weisenburger seconded the motion, which passed on a vote of 6-0.

The Board suggested that City Staff examine options in communicating and coordinating with zoning and code inspectors to ensure that actions taking place in the field are consistent with the plans reviewed by the Board.

4. Upcoming Meetings

- November 27, 2006
- December 18, 2006

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, AICP, Planner II
CM/cm
110106