

## CALDWELL HISTORIC PRESERVATION COMMISSION MINUTES

**Meeting of JUNE 27, 2018 @ 6:30 P.M.  
Caldwell Public Library – Idaho Room  
1010 Dearborn, Caldwell, Idaho**

- I. **Call to order.** Chairperson King called the meeting to order at approximately 6:31 p.m.

II. **Roll Call**

**Members Present.** Jacob King, Don Burwell, Randy Lyons and Nicole Bradshaw.

**Members Absent.** Megan Dixon and Steve Maughan.

**Others Present.** Rob Hopper, City Council Liaison and April Cabello, Planning Technician.

**Others Absent.** Brian Billingsley, Planning, Zoning Director.

III. **Approval of Minutes.**

MOTION TO APPROVE THE MINUTES OF MARCH 28, 2018.

**MOTION:** Commissioner Burwell, **SECOND:** Commissioner Bradshaw, **MOTION PASSED.**

IV. **Certificate of Appropriateness Interviews.**

**CA-18-11.** Applicant: 1621 Fillmore Street, John Roeder. Request for approval to remove the old front deck and siding, replace with a new deck, siding and two sets of stairs.

Mr. Roeder explained to the commission that this home originally had two set of stairs and that he will be restoring the home back to its original status. Mr. Roeder further explained that when he purchased the home the deck was squishy and found that the deck patio was falling and rotting with very little foundation. During the process of inspecting the deck patio, they discovered where the old stairs that had been removed used to be.

Chairman King clarified for the record that this application is to replace an existing set of stairs and replace a missing second set of original stairs.

Mr. Roeder stated that as a rehabilitator of old houses he tries to restore the home to their original status. Mr. Roeder shared that he would have the same cedar shingles to match the siding, ceiling to be real wood wainscoting, posts will have embellishments to them; historic to their period, pillars that are trimmed on the outside and with the commission's approval would like to wrap the posts with the era type embellishment at the bottom, framing the post. The decking material will be trex and will have drainage so the water will run away from the foundation.

Commissioner Burwell asked about handrails.

Mr. Roeder confirmed that handrails would be installed.

The applicant and the commission discussed the change of height from the deck floor to the top of handrail and wraps due to the Building Codes.

Chairman King explained they have no contention regarding the code but stated that it was good information.

Commissioner Bradshaw asked what type of siding would go along the deck.

Mr. Roeder responded that the exact same, cedar siding and shingles to match the existing size.

Mr. Roeder asked what type of stair material the commission would like him to use.

Chairman King asked the commission their thoughts on trex material, and that he sees it like a vinyl window verses a wood window and in his own opinion, it would be ok.

The commission discussed the use of trex material.

Mr. Roeder stated that he would replicate the flared skirt at the perimeter of the home.

Chairman King asked Mr. Roeder about the trim along the front gable of the porch.

Mr. Roeder explained that they are going to try to keep the top plate because the posts butt up to it and do not go inside of it so they are going to maintain that top plate and the roof. The bottom plate will match the top plate of the porch.

Chairman King confirmed that they would keep the top part of the roof and the narrow siding but will be replacing everything below.

Mr. Roeder confirmed but stated that there is a caveat; when they begin removal of the bottom portion and if that top plate is damaged or cracked, weather beaten or water logged they will replace it, but they will replace it with like kind, wood.

Chairman King wondered if that would require a second application.

Staff explained that the commission might place a condition on the Certificate of Appropriateness stating that if the roof were removed, the roof would be replaced with like material, wood.

Chairman King confirmed that the replacement stairs would not be widened and would go back within the same dimensions that exists.

Mr. Roeder confirmed the porch would be replaced in the exact same footprint.

The commission held a discussion among themselves regarding the second set of steps, and trex material or a comparable product. The commission wanted to know if the riser would be trex or wood.

Mr. Roeder responded that the risers would be wood and painted to match the exterior.

Chairman King confirmed that the steps would be replaced with trex material with a clear wood riser and in the existing footprint.

Mr. Roeder confirmed the risers will be clear cedar and trex material and placed in the existing footprint.

**Motion to Approve Case Number CA-18-11 with the following conditions:**

- Cedar Shingles and Siding
- Posts to be wrapped and have decorative top and bottom
- Deck floor and steps to be trex or like material
- Risers to be wood
- Skirt will be duplicated to keep same look
- If porch roof is to be replaced the applicant must submit a new Certificate of Appropriateness for Chairman approval

**MOTION:** Commissioner Bradshaw **SECOND:** Commissioner Burwell **MOTION PASSED.**

**V. Audience Participation.**

None.

**VI. Actions Since Last Meeting.**

April Cabello reviewed the Certificates of Appropriateness that were issued by staff:

- CA-18-07. Applicant: 1621 Fillmore Street, John Roeder. Staff Level C of A issued for a re-roof to remove 3-tab material and replace with architectural style material.
- CA-18-08. Applicant: 1416 Blaine Street, Pillar Solutions Inc / Alina Lunsford. Staff Level C of A issued to replace all windows with like vinyl windows of the same size, shape, design and dimensions.
- CA-18-09. Applicant: 1510 Everett Street, Robert E. Larson. Staff Level C of A issued for a re-roof to remove architectural style material and replace with architectural style material.
- CA-18-10. Applicant: 1904 Blaine, Eugene Gunderson. Staff Level C of A issued for a re-roof to remove architectural style and cedar shingle underlay material and replace with architectural style material.

**VII. Old Business.**

**Continued discussion on contacting new Owners in the District:**

April Cabello shared that she had worked with the City of Caldwell Mapping Department / GIS and they will run a list of homeowners every three months. If there is any change of ownership then we will mail the newsletter with the codes.

Commissioner Bradshaw asked for an update on the fencing issue on the corner of 20<sup>th</sup> and Dearborn. April C. stated that she would talk to Brian B.

Chairman King asked about the fencing ordinance changes to the name streets verse the numbered streets getting some consideration on the named streets for different fencing. April C. stated that shew would talk to Brian B.

**VIII. New Business.**

None.

**IX. Commission & Staff Reports.**

**Staff Report:**

**Commission Report:**

**X. Meeting adjourned at approximately 7:30 p.m.**

Respectfully submitted by April Cabello,

MINUTES APPROVED AND SIGNED BELOW BY CHAIRPERSON KING ON THE DATE NOTED BELOW.

\_\_\_\_\_  
Chairperson King

\_\_\_\_\_  
Date

\_\_\_\_\_  
ATTEST: Brian Billingsley, P&Z Director

\_\_\_\_\_  
Date

**For detailed minutes, please request a copy of the digital recording.**