I. Call to order. Chairperson King called the meeting to order at approximately 6:30 p.m.

II. Roll Call

Members Present. Jacob King, Randy Lyons, and Megan Dixon.

Members Absent. Steve Maughan and Nicole Bradshaw.

Others Present. April Cabello, Planning Technician; Jarom Wagoner, Senior Planner.

Others Absent. Jerome Mapp, Interim Planning & Zoning Director; Rob Hopper, City Council Liaison.

III. Approval of Minutes.

MOTION TO APPROVE THE MINUTES OF MARCH 27, 2019 AND CONTINUE THE APPROVAL OF MINUTES FOR APRIL 24, 2019 UNTIL THE NEXT MEETING.

MOTION: Commissioner Lyons SECOND: Chainman King, MOTION PASSED.

IV. Certificate of Appropriateness Interviews.

Action Item: Case Number CA-19-04 a request by Mark Subia to rebuild and enlarge the residential duplex that was destroyed by fire and has been demolished. The site is located at 1214 Blaine.

April Cabello, Planning Technician, 621 Cleveland Blvd., Caldwell, ID presented the staff report. Ms. Cabello stated for the record that there is a change to the staff report. In further review of the City Code section 10-02-08 (4) A., Nonconforming Uses Deemed Permitted, and in view of the fact that the assessor’s office had the structure located at 1214 Blaine Street on record going back to the 1960 as being a duplex, staff confirmed the duplex is deemed as a permitted use. The duplex may be rebuilt and enlarged, however a duplex cannot become a triplex. Ms. Cabello further informed the commission that they would only be hearing case CA-19-04 for design review, style and materials; it would not be for a special use because the duplex is deemed permitted. The request is to receive a Certificate of Appropriateness from the Historic Preservation Commission to rebuild and enlarge a permitted duplex that was destroyed by fire on December 7, 2018 and had to be demolished.

Ms. Cabello further stated that the site exists in the Steunenberg Residential Historic District and the applicant proposes to rebuild a “nonconforming use deemed permitted” duplex that was destroyed by fire on December 7, 2018 and was demolished due to safety reasons as stated in the letter issued by Brett Clark, CBO, City of Caldwell Building Official, dated March 15, 2019. The structure had been severely damaged by fire and the structure met several items under an Unsafe Structure definition per the Uniform Code for the Abatement of Dangerous Buildings. Therefore, the structure was declared unsafe and the City ordered immediate demolition of the structure. The site is currently zoned R-
1 (Low Density Residential) but was rezoned on April 14, 2008 from R-2 (Medium Density Residential) to R-1 (Low Density Residential). Duplex is an allowed use in the R-2 zone and became a “nonconforming use deemed permitted” in the Steunenberg Residential Historic District. If any legally existing residential use, structure, or building, whether vacant or occupied, and including mobile homes and manufactured homes as defined in section 10-03-11 of this chapter, is located in any zoning district, in existence as of the effective date of this section, said effective date being December 13, 1977, or subsequent amendments thereto, or at the time of annexation or rezone, it shall not be considered to be a nonconforming use, but rather shall be deemed a permitted use, until such time that said legally existing residential use, structure, or building is replaced with another permitted or approved special use. Any legally existing residential structure or building that has been thus deemed permitted as set forth in subsection (4)A of this section shall have all the privileges of a permitted residential structure or building and the structure or building may be enlarged, replaced, altered, expanded, reconstructed and/or remodeled if a building permit has been obtained from the building official. Any legally existing residential use that has been thus deemed permitted as set forth in subsection (4)A of this section may continue as a permitted use. However, said use may not be expanded to a use not permitted in the underlying zoning district (i.e., duplex cannot become a triplex if not allowed as a permitted use in the underlying zoning district). At such time that said existing permitted use, structure, or building as set forth in subsection (4)A of this section is replaced with another permitted use or approved special use or is vacant for more than three hundred sixty-five (365) consecutive days, said existing permitted use, structure, or building shall become null and void and shall not be reestablished thereafter (Ord. 2739, 6-16-2008). The applicant has indicated that he intends to replicate the original building and wants to enlarge the size of the building, to accommodate present-day standards and feasibilities. The applicant further stated that he feels the home will be very similar in style and size to other historical houses in the immediate area. As stated on the application forms, the square footage of the original home was: 1st unit 1,436 and the 2nd unit 718; the proposed square footage of the new home is: 1st unit 2,545 and the 2nd unit 740. The applicant also wishes to build a 576 square foot detached garage. The Caldwell Historic Preservation Commission is to hear and vote on the design and materials used in the rebuild and on the enlargement of the original footprint of the structure built in 1910, prior to 1966 converted to a duplex to the best of staff's knowledge from the assessor's office.

Ms. Cabello stated that staff is in support of the application, and recommends approval of the Certificate of Appropriateness to rebuild and enlarge a duplex “nonconforming use deemed permitted”.

The commission asked questions of staff regarding size restrictions.

Staff responded that current setback requirements would be the only restriction and that the plans and footprint meet that requirement.

The commission asked questions of staff regarding rebuilding due to fire and if it was a citywide code.

Staff responded yes that code section 10-02-08 (2) B. 1, E. 1 regarding fire is citywide.

The commission confirmed with staff that the findings on the staff report would be updated with the correct finding.

Staff confirmed.
Mark Subia, applicant, 2315 Parker Ave, Caldwell ID, gave his testimony and stated that the house will be the same but 10ft wider and 7ft deeper. It is a big prominent lot and that back in 1908, they did not have vehicles, and not many clothes so no closets, the stairwell could not accept a box spring mattress; the changes will include substantially sized bedrooms with closets, bigger bathrooms and will make the structure a more prominent building with a detached garage. Mr. Subia stated that they have had positive feedback from the neighbors about the garage.

Commissioner Dixon thanked the applicant for a thorough application.

Chairman King asked the applicant if they have done work on the home before that required them to go before the commission.

Mr. Subia responded not directly but he has worked for people in the North End of Boise that did go through the historic preservation process in Boise.

Chairman King asked the applicant if they were familiar how the commission would look at the applications, review the design, materials, form, mass, and how it would relate to the district.

Mr. Subia responded yes.

Chairman King stated from a mass and form standpoint, the form and materials are spot on, but is concerned about the size of the structure and discussed the surrounding area.

The commission discussed the surrounding area and sizes of lots and homes.

Commissioner Dixon stated that this project as new construction is a benefit; the precedent of a house that is slightly enlarged and in keeping with the original design and surrounding houses in the district is a good precedent to set.

Commissioner Lyons asked the applicant about the lap siding.

Mr. Subia responded that he submitted a picture of hardie lap board siding and will go with 6 inch lap, it is many little pieces. Mr. Subia also informed the commission that he would not be putting the decorative siding back on the gables but will be putting back the original style lap siding. The decorative siding is something that he installed 20 years ago when he remodeled.

Commissioner Lyons confirmed that lap siding would be installed from top to bottom.

Mr. Subia confirmed and informed the commission that 20 years ago they modified the porch when he remodeled and he would be putting it back to the original, which was spindles from the top to the deck floor.

Mr. Subia stated that the windows would be double hung wood with 3 or 4 over one grill pattern, in the front, the side and rear will go to a single hung vinyl windows but confirmed the windows you see from Blaine will be wood windows.

Chairman King responded that the commission looks at windows visible from the Right of Way and if the fish scale or scallop siding was not original then it is a good idea to go back to how it was. The commission will have to take the word of the applicant on that and the width of lap siding as it was.
Mr. Subia asked the commission what the lap should be. Mr. Subia stated that 6” is popular now and has installed 5” lap on homes.

Chairman King responded that it looked like 6” lap siding.

Commissioner Lyons asked the applicant to confirm the window material.

Mr. Subia responded that the material would be wood windows; aluminum clad on the outside and wood on the inside with an enlarged seal, 2 ½” or 3” inside window jamb and 1” outside window jamb so it will look like the windows are inset like the old double hung windows.

Chairman King asked if there would be exposed aluminum on the outside of the window.

Mr. Subia responded yes.

Chairman King responded that is a concern for the commission.

Mr. Subia responded that you would not be able to tell that it was aluminum, it is aluminum clad wood. They look nice and for all practical purposes, they look like wood from the street and are an upgrade from the standard vinyl window. You do not want an old wood window that is not energy efficient in a new house.

Commissioner Dixon asked the applicant if the aluminum clad is to protect it from the weather.

Mr. Subia responded yes.

Commissioner Lyons asked the applicant to confirm they are going to install 4 over 1 windows.

Mr. Subia responded that the 3-foot windows will be 3 over 1 and 4 foot windows will be 4 over 1.

Commissioner Lyon asked the applicant to confirm if the lap siding will go around the house, not just the front and the garage.

Mr. Subia confirmed.

Chairman King asked the applicant to confirm the accent cedar shingle siding below the railing would not be replaced.

Mr. Subia responded no, the spindles would go almost to the top of the deck.

Commissioner Lyons asked the applicant to elaborate on the door.

Mr. Subia responded the door would be fiberglass that looks like wood with a window on the top.

Commissioner Lyons wondered if there was a new dormer.
Mr. Subia responded yes, there was one dormer on one side and he is adding a dormer on the opposite side. It will mirror the one on the opposite side.

Chairman King stated that the dormers are visible from the street.

Mr. Subia stated that the plans show the dormers hitting the ridge but they will not hit the ridge, they will hit about the 10-foot elevation and that the drawing makes them look intrusive and they are not. The dormers should be 20 feet back from the front of the house.

Commission Dixon reviewed the site plan to see to proposed location of the dormers.

Chairman King stated that the applicant needs to submit a revised site plan with the changes. The existing height to building eave is 11 foot 6 and will not change, but the change to the existing height to the building peak however is a 3 foot difference, 23 ½ to 26 ½ foot, so the placement of the dormers and how high up the roof they go is a concern.

Mr. Subia stated that if you are standing on Blaine Street he does not think you will be able to see the dormers.

Chairman King wondered if you stood on the sidewalk, would you only see the front gable and porch but not the dormers.

Chairman King acknowledged the siding would be high quality siding, if the size of it is the same as the original that is okay, the spindles and columns will be about the same.

Mr. Subia stated the columns might be a little bit bigger in circumference, 8 or 9-inch diameter, and will be a ceramic material. It will look like wood but will be architecturally correct with the column base and cap, back to the original.

Chairman King expressed that the changes will be a distinct difference, there is not too much continuity. The way the house looks in the recent pictures has breaks in the shingles to the lap wood to the scales, a break in the look of the features on the front of the house and the piers. If all of it is now horizontally smooth, the porch columns and the spindles will be the biggest break in how it looks from an architectural standpoint. The look and feel of it is important.

Chairman King asked the commission if there were any questions regarding the materials or architectural features of this proposed application.

Chairman King asked the applicant if the new rafter tails would be exposed as the old ones were.

Mr. Subia responded that the rafter tails would not be exposed, it will have soffit and fascia.

Commissioner Lyons asked the applicant if the ceiling on the porch would be consistent with the original material, 1 by 2’s.

Mr. Subia responded it would be bead board; hemlock 1 x 2 bead board is cost prohibitive and the proposed material is close to the original.

Commissioner Lyons expressed his concern for warping.
Mr. Subia responded if put on 16-inch centers it would stay rigid.

Commissioner Lyons wondered about headers on the windows.

Mr. Subia stated that he would look around at houses in the district that are similar architecture, pick out one he likes and copy it.

Chairman King explained to Mr. Subia that is what they want to address right now, the survey done on the home states it is a Victorian Eclectic/Classical Victorian with Bungalow transition. Specifically there was an architectural survey performed on this house which showed breaks in the façade, breaks along the windows, the headers extending and scalloped siding, which when it was added played to the architectural look of the house.

Mr. Subia responded that when they remodeled they tried to make it look like an old Victorian house instead of an old farmhouse. Now wants to go back to the old 1908 farmhouse style that is was. Simple straight lines.

Mr. Subia stated that he would not be opposed to putting a trim piece on the top of the header.

The commission discussed the header over the door and the breaks in the lines.

Mr. Subia stated that he had installed the porthole; it was not original to the house and had a picture from 1997 to prove it.

Chairman King stated that the picture taken in 1997 was taken prior to the architectural survey done by State Historic Preservation office in 1999, and the home was considered to be contributing with the alterations. The survey states altered but evokes historic association and feeling so it was met with approval.

The commission agreed that they would like to draw up a list of requested revisions and clarifications in order to continue discussion.

Chairman King asked the applicant how long it would take the architect to have a new drawing showing correct measurements, total square footage for both duplexes, dormers, spindles, siding, porthole, windows, door style, front steps, and roofing material.

Mr. Subia responded the architect could have a revised plan in a couple of days.

James & Gail Madden, 1305 Cleveland Blvd, signed in favor of the application; Mr Madden asked to see the blueprints and stated he thinks you would see the dormers from the street.

Mark & Paula Packer, 1215 Blaine St, signed in favor of the application but did not wish to speak.

**Motion to continue Case Number CA-19-01 until May 22, 2019 at 6:30pm, applicant to submit further information for review.**

**MOTION:** Commissioner Dixon **SECOND:** Chairman King **MOTION PASSED WITH A UNANIMOUS VOTE.**
V. Audience Participation. None.

VI. Actions Since Last Meeting. None.

VII. Old Business.

Action Item: Continued discussion; Steunenberg Facebook page. Continued to the next meeting.
Action Item: Continued discussion; News Letter. Continued to the next meeting.
Action Item: Continued discussion; 2019 Projects. Continued to the next meeting.

VIII. New Business. None.

IX. Commission & Staff Reports. None.

X. Meeting adjourned at approximately 8:34 p.m.

Respectfully submitted by April Cabello,

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

________________________________________  __________________
Chairperson King                        Date

________________________________________  __________________
ATTEST: Jarom Wagoner, Senior Planner               Date

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