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, Megan Dixon and Nicole Bradshaw.

**Members Absent.** Steve Maughan.

**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.**

April 24, 2019 and May 8, 2019 minutes continued to the next meeting.

IV. **Certificate of Appropriateness Interviews.**

**Action Item: Continued from May 8, 2019 - 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.

Chairman King stated that this is a continuation of a public hearing and explained that there will be no new testimony from the audience. Chairman King shared an updated staff report and asked the applicant, Mark Subia, to review the list of revisions and clarifications.

Mark Subia, applicant, 2315 Parker Ave, Caldwell, ID, gave his testimony reviewing the requested revisions and clarifications made by the commission. Mr. Subia stated that he is not trying to copy his 1997 remodel, but copy the original 1908 farmhouse, which the revised house plans reflect, showing the proposed spindles, siding, skirting under the porch, porthole, height of eaves, dormer height, setback and angle.

Commissioner Dixon stated that the angle and height of the dormers was resolved on the drawing submitted. The angle of the dormer was lowered relative to the roof peak and will be placed as was before.

Mark Subia stated that the architectural drawings show the actual square footage, the main floor 2,032 square feet and the upper floor 712 square feet totaling 2,744 square feet. Mr. Subia further stated that the windows facing Blaine would be Pella three over one double-hung wood windows with aluminum-clad exterior finishes. The front porch
columns will be PermaLite tapered 8 inch round architecturally correct columns with a base and a cap, the front door will be a Pella architect series with 3 divided lights made of modern material but looking like a 100 year old door. The headers on windows will be simple and the exact same window trim will be used around the door, with a crown molding. The front steps will be concrete; the siding will be 6 inch lap hardie board siding that comes in 12 foot lengths and each one overlaps; the ceiling of the wrap around porch will be 4 x 8 Boral TruExterior beadboard with the joist on 16 inch centers and the roofing material will be architectural style.

**STAFF’S FINDINGS ON NEW CONSTRUCTION;**

Review Of Building Mass: That the mass of the building shall be reviewed for its relationship to other buildings within the local historic district. **Staff finds this finding to be True based upon the following homes in the district, similar in size, 1202 Blaine, 1222 Blaine, 1716 Blaine, 1811 Blaine, 1402 Cleveland, 1410 Cleveland, 1416 Cleveland, 1422 Cleveland and 1802 Cleveland.**

Proportion Of Building Facades: The height to width relationship shall be compatible and consistent with the predominant architectural character of the local historic district. **Staff finds this finding to be True based upon the following homes in the district, similar in height and width, 1202 Blaine, 1222 Blaine, 1716 Blaine, 1811 Blaine, 1402 Cleveland, 1410 Cleveland, 1416 Cleveland, 1422 Cleveland and 1802 Cleveland.**

Shadow Relief/Design Interest: The exterior of the building shall provide shadow relief and design interest compatible with the architectural character of the local historic district. **Staff finds this finding to be True based upon the following homes in the district, similar in size, 1202 Blaine, 1222 Blaine, 1716 Blaine, 1811 Blaine, 1402 Cleveland, 1410 Cleveland, 1416 Cleveland, 1422 Cleveland and 1802 Cleveland.**

Appropriateness Of Materials: The appropriateness of materials shall be reviewed as they relate to building mass, shadow relief, and compatibility with other buildings within the local historic district. **Staff finds this finding to be True, due to the proposed materials to match the original home, lap siding and trim, decorative shingle siding, wood windows, wood columns, and wood spindle.**

Consistency Of Design: The commission shall find that the design of the project is consistent with the plans and guidelines listed in section 02-17-11 of this article. (Ord. 2905, 9-4-2012). **Staff finds this finding to be True due to the design of homes in the surrounding area.**

**COMMISSION’S FINDINGS ON NEW CONSTRUCTION;**

Review Of Building Mass: That the mass of the building shall be reviewed for its relationship to other buildings within the local historic district. **Chairman King finds this false due to the localized size of homes in the district.** **Commissioner Dixon and Commissioner Lyons found this to be true based on the number of different addresses listed by staff, the overall average size in the district and Agrees with Staff’s Findings.**
**Proportion Of Building Facades:** The height to width relationship shall be compatible and consistent with the predominant architectural character of the local historic district. The Commission finds this finding to be True, Agrees with Staff Findings.

**Shadow Relief/Design Interest:** The exterior of the building shall provide shadow relief and design interest compatible with the architectural character of the local historic district. The Commission finds this finding to be True, Agrees with Staff Findings.

**Appropriateness Of Materials:** The appropriateness of materials shall be reviewed as they relate to building mass, shadow relief, and compatibility with other buildings within the local historic district. The Commission finds this finding to be True, Agrees with Staff Findings.

**Consistency Of Design:** The commission shall find that the design of the project is consistent with the plans and guidelines listed in section 02-17-11 of this article. (Ord. 2905, 9-4-2012). The Commission may state, “Agrees with Staffs Findings”.—Stricken by the commission

**CONCLUSIONS OF LAW**

The Historic Preservation Commission has the authority to hear this case, order that the Certificate of Appropriateness be approved.

**ORDER OF DECISION**

Based on the Findings of Fact and Conclusions of Law, the Caldwell Historic Preservation Commission hereby orders that Case No. CA-19-04, a request by Mark Subia and James Gipson to receive a Certificate of Appropriateness from the Historic Preservation Commission to rebuild and enlarge a duplex “nonconforming use deemed permitted”, is APPROVED with the following condition:

- The house shall be built substantially compliant to the way described and shown from the exhibits.

**Motion to approve Case Number CA-19-04 with the following exhibits:**

- Series of brochures
- Drawings
- List of requested revisions and clarifications
- Picture of window
- Images of 12th and Ada

**MOTION:** Commissioner Dixon **SECOND:** Commissioner Lyons **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 7:50 p.m.

Respectfully submitted by April Cabello,

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

________________________________________  Date
Chairperson King

________________________________________  Date
ATTEST: Jarom Wagoner, Senior Planner

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