

[HARC August 27]

4. Certificate of Design Compliance for the demolition of an accessory structure at Clamp's Addition Revised, Block A (nw/pt), located at 803 S. College Street. (CDC-2009-028)

Wyer presented the staff report. The owner of the property is asking for CDC approval for the demolition of a detached guest house and carport. The 837 square foot, two-story structure may not be original to the 1880's John Leavell House. A concrete slab and aluminum windows suggest it was constructed post World War II, but an exact date could not be found.

The owner and agent state the condition of the structure prevents it from being used residentially. A letter from an engineering company has also been included with the packet that confirms the condition of the slab. The property owner would like to expand the guest house as part of the overall renovation project to allow for additional living space. Due to the condition of the structure, this cannot be accomplished.

Based on its location, the structure is considered by the City to be existing non-conforming and Unified Development Code (UDC) Section 14.04 limits what can be done to it. These limitations include restricting the expansion of the structure to no more than 50% of its original size without special approval of the Zoning Board of Adjustment. The applicant proposes demolishing the existing structure to allow for an expansion to the main house that will meet all current City regulations.

Staff suggests the Commission refer to the Special Considerations section of this report when making their decision. While the structure complements the historic main house, the applicant would benefit more from the proposed expansion. If the structure is not historic, there is not substantial cause for preservation considering the intentions of the applicant. If the structure is historic, it would be contrary to Guideline 7.13 and approval may not be appropriate. The Commission should also take into consideration the proposed expansion. Although the expansion itself does not require HARC approval, it may be considered in determining if demolition of the subject structure is needed.

Short opened the floor for Commissioner questions. He asked whether the building being proposed for demolition was serviceable. Wyer reported that the condition of the building is not dire, but it is not usable in its present condition. Curtis Janis, the agent for the property, stated they originally wanted to repair the building, but the engineer's report says the building and slab are not structurally sound.

Commissioners discussed the proposed size of the addition. Rapp questioned the scale of the addition in regards to the surrounding properties. Wyer stated

the commission will not see the building permit application, but has the option placing restrictions on the replacement. Moseley stated he thinks the existing building is disproportionate and the new drawings are projecting a much better scaled building. There was further discussion of the history of the accessory structure. It was determined that the structure was built after 1984 so is not considered historic.

Motion by Moore to approve the Certificate of Design Compliance for demolition as proposed. Second by Moseley. Short requested Wyler read Commissioner Firth's comments. Wyler read the comment. Moseley said he appreciated her comments but he did not agree with her recommendation to deny the demolition and his second still stood. Moore concurred. Vote was called. Approved 6 – 0.