

HISTORIC AREA COMMISSION
Special Meeting
1 Municipal Drive
December 18, 2024

Present: Tera Hayward-Olivas, Chairperson
Lisa Doak
Kevin Wade
Michael Westman

Absent: Cynthia Batty, Planning Commission Liaison

Also Present: Leila Hamroun, City Architect
Jeff Bergstron, City Building Official

Ms. Hayward-Olivas convened the meeting at 6:30 p.m. Roll call followed and a quorum to conduct business was declared.

Older/Tabled Applications

105 The Strand - Patrick Pinnell & Kathleen Curran - Revised plans for new house

An application was submitted to make a previously accepted design for the house approximately 200 square feet shorter (5' 4") in the front part of the house to accommodate a staking error of the property. The design and structure remain unchanged.

Mr. Pinnell distributed a set of new perspectives to the Commissioners. Mr. Pinnell and Ms. Curran explained that after a soil sample was done on the lot it was determined it was not very load bearing and in order to adequately support the structure 57 steel helical piles had to be installed on the lot, some as deep as 28' below the frost line. They opined that the staking was misinterpreted and it was assumed that the stakes closest to the water was the end of the last mass towards the river (15' 4"); however the layoff stakes were 10' and the pilings were started 5' 4" closer to the street. Forty-five pilings were installed before it became apparent that they were getting too close to the sidewalk. As a result, Mr. Pinnell shortened the footprint of the house by 5' 4" by subtracting 2' from the front porch depth and 3' 4" from the upstairs 1st and 2nd floor rooms immediately inside the front façade. In addition the roof pitch is slightly steeper and one window had to be moved.

It was noted that:

- The porch becomes shallower;
- On the 1st floor there are four (4) windows across the front instead of three (3);
- On the 2nd floor one window shifts over;
- The elevator shifts over;
- The ridgeline is 34' 5-3/4";
- The dormer has the same relationship but has a slightly steeper pitch; and
- The railings on the side of the porch will be shortened from 8' to 6';

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Mr. Wade stated that is disposed to be agreeable to their request. Ms. Hamroun noted that this is a human error, and reducing the depth without affecting the primary elements of design is fine. She added that all the alignments are the same, any reduction in depth is taken within the building, and the windows still have a nice balance on the front elevation. Ms. Hayward-Olivas stated that nothing in the new design seemed problematic.

Ms. Doak expressed her concern that in the past the Commission has had issues with ridgeline and noted that in the previous packets presented for 105 The Strand the ridgeline was listed at 34' 3-1/2" and the new ridgeline is 2-1/4" higher. Ms. Hamroun added that at one point the structural engineer asked for some modifications, which are reasonable and still remain below the maximum allowed height.

Public Comment

Phil Gross – 1301 13th Street

Ms. Hayward-Olivas read a letter from Mr. Gross in favor of approving the revisions submitted for 105 The Strand.

A motion was made by Mr. Wade to approve the revised plans in terms of a reduction of the overall depth of the building. The motion was seconded by Ms. Doak and was unanimously passed.

There being no further business to discuss, Ms. Hayward-Olivas called for a motion to adjourn.

A motion to adjourn was made by Ms. Doak and seconded by Mr. Wade. The motion carried unanimously and the meeting adjourned at 6:56 p.m.

Respectfully submitted,

Kathleen R. Weirich
City Stenographer