

Development Activities Meeting

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 1713-1715 E. Carson St.	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): South Side Community Council (SSCC) Project Development Team Design Review Committee (DRC) Local Review Committee (LRC) Residents
Parcel Number(s): 12-E-310 and 12-E-311	
ZDR Application Number: DCP-ZDR-2020-06557	
Meeting Location: via Zoom	
Date: September 24, 2020	
Meeting Start Time:	
Applicant: Dave McLean	Approx. Number of Attendees: 33
Boards and/or Commissions Request(s): Historic Review Commission approval for facade renovation.	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Side by side buildings, connected on the inside via the first floor for tenant; showed architectural drawings; showed images of previous renovation work approx. 20 years ago and current renovation; propose raised wood panels and awnings; awning spans across both buildings; showed images of other buildings as examples of proposed work.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Brief introduction of the historic district and why it was formed to be clear where our comments (i.e. LRC) are coming from; Building on left (1713) - raised wood panels not appropriate; try to restore, bring back what was there originally. For building on right (1715) - pull off previous work and see what there to preserve and see what next appropriate course of action would be. These are the recommendations of the LRC.	
Awnings are permitted but not across two buildings. Should fit within the framework as the guidelines.	

Questions and Comments from Attendees	Responses from Applicants
Members of the LRC work for free and are open to work with you (or any property owner in the Historic District) to explain the guidelines.	
	1713 – return to what was there; 1715 – is that original tile under the proposed awning acceptable to remain?
<p>I would say yes. If that is a possibility, start there. If it is damaged or difficult to match, we can have a conversation at that time. You're correct that the original brick was damaged and covering up with tile was an appropriate solution.</p> <p>The one on the right (1715) had been altered and is not original. The guidelines are more flexible with contemporary solutions that fit within the scheme of things.</p> <p>To agree with the awning comment, not allowed in the guidelines and was tried before and failed so there is precedent.</p>	Owner and tenant concerned with the damage from removal. Hearing exploratory removal is the next step.
Take what's off and see what's there. We'll go from there.	
The drawings don't indicate an awning? Shouldn't that be on the drawings?	Yes, I agree. We might show façade with and without awning.
There are 2 awnings?	Intention to have one awning going across the two buildings. Now altered by what has been talked about now.
We appreciate the historic nature of E. Carson Street. We are all volunteer. We need to do a better job to get the word out about being in a historic district. Will collaborate with the Chamber of Commerce to take that on. Appreciate the LRC. Please reach out to them.	

Planner completing report: Anthony Kobak