
From: James Breuckman, Manager of Planning
To: Historic Districts Study Commission
Date: December 6, 2012
Re: Preliminary HDSC Report to Delist 1651 W. Avon (City File HDC 12-002)

At the November meeting Ms. Hill noted that the minutes from July 12, 2001 and March 14, 2002 were not included in the correspondence provided to the HDSC for review. Those minutes are included in the agenda packet for your review. The following is a summary of actions at the 1631/1651 site. Note that 1631 Avon is the historic house, while 1651 Avon is the new, recently constructed house.

- **July 12, 2001 – Discussion of Garage Demolition at 1631 Avon.** The applicant expressed their desire to demolish the nonconforming garage to allow for the property to be split. The aerial photograph from 2000 at the bottom of this page shows the location of the garage that formerly existed on the site. Questions were raised by the HDC about whether the resulting parcel would be considered historic or not.
- **March 14, 2002 – Certificate of Appropriateness for Garage Demolition at 1631 Avon.** The HDC approved the demolition of the detached garage and continued to question if the new 1651 parcel would be in a historic district.

The lot split was processed at some time after the March 14, 2002 meeting. The resulting lot at 1651 Avon was still deemed to be within a historic district.

- **November 11, 2004 – Discussion of New House Then Under Construction at 1651 Avon.** A lengthy discussion occurred at this meeting regarding the construction of the house at 1651 which had proceeded without first obtaining a Certificate of Appropriateness approval by the HDC.
- **December 9, 2004 – Certificate of Appropriateness for House Construction at 1651 Avon.** The HDC granted a Certificate of Appropriateness for the new house, and also had a discussion about the implications of the fact that the 1651 property was included in a historic district.

