



APPROVED OCTOBER 14, 2020

HISTORIC DISTRICT COMMISSION HYBRID/REMOTE ONLINE MEETING
July 8, 2020, ROOM 267 + WebEx

MINUTES

MEMBERS PRESENT:

Ms. Kim Parati (Chairperson)
Mr. PJ Henningson (Vice Chairperson)
Ms. Jessica Hindman (2nd Vice Chairperson)
Mr. Chris Barth
Ms. Nichelle Bonaparte
Mr. Jim Haden

Mr. Jim Jordan
Mr. Chris Muryn
Mr. Damon Rumsch
Ms. Jill Walker

MEMBERS ABSENT:

Ms. Christa Lineberger

OTHERS PRESENT:

Ms. Kristi Harpst, Administrator of the Historic District
Ms. Candice Leite, Staff to the Historic District Commission
Ms. Cindy Kochanek, Staff to the Historic District Commission
Ms. Linda Keich, Clerk to the Historic District Commission
Ms. Andrea Leslie-Fite, Senior Assistant City Attorney
Mr. Maxx Oliver, Planning, Design & Development Staff
Ms. Candy Thomas, Court Reporter

With a quorum present, Chairperson Parati called the July 8th Hybrid Virtual Historic District Commission Meeting to order at 1:05 pm. Chairperson Parati began the meeting by introducing the Staff, the Commissioners, and explaining the meeting's procedure. Participants in today's evidentiary hearings were required to submit a copy of any presentation, document, exhibit or other material that they wished to submit at the evidentiary hearing prior to today's meeting. All such materials, as well as a copy of City staff's presentations and documents, were posted online prior to today's meeting. No case is proceeding today in which anyone contacted the City to object to the hybrid meeting platform. The review of each application consists of the Presentation of the application and Deliberation. The application is presented by the HDC staff. The Commission will first determine if there is enough information to proceed with the hearing. The applicant will present their testimony for the application. Other parties wishing to speak, for

or against, will be given reasonable time to present factual sworn testimony based on the HDC Design Guidelines. The HDC may question the applicant and HDC staff members. HDC staff and the applicant will be given an opportunity for rebuttal and final comments. The HDC shall close the hearing for discussion and deliberation. During discussion and deliberation only the Commission and staff may speak. An HDC member may request the hearing to be opened for further questioning. The HDC will craft a motion for Approval, Continuation or Denial. The majority vote of the Commission present is required for a decision to be reached. A final vote by the HDC will end the hearing. Chairperson Parati asked that the following guidelines be followed during the meeting; mute your audio when you're not speaking. Use only one source of audio (computer or phone), do not put your phone on hold, make sure you are in a quiet area, please turn off or silent electronic devices and do not speak over the person talking or you will be asked to leave the meeting, use the "raise your hand" tool. Please do not speak unless recognized by the Chair or Staff. Because the Commission is a quasi-judicial body, any speaker FOR or AGAINST an application must be sworn in. Due to the hybrid nature of today's proceedings, any individual wishing to speak for or against an application was asked to sign-up and provide any additional evidence in advance of the meeting. During the hearing Chairperson Parati will further open the floor to anyone who has joined the meeting by telephone. When it is your turn to speak, please begin by stating your name and address. Chairperson Parati swore in all Applicants and Staff and continued to swear in people as they arrived for the duration of the meeting.

INDEX OF ADDRESSES:

CONTINUED CASES:

HDCRMI 2019-00823, 821 Walnut Avenue	Wesley Heights
HDCRMI 2019-00746, 1911 S. Mint Street	Wilmore
HDCRMA 2019-00762, 1028 Isleworth Avenue	Dilworth
HDCRMI 2020-00107, 601 W. Kingston Avenue/Kingston Townhomes	Wilmore

NEW CASES:

HDCRDEMO 2020-00208, 814 East Boulevard	Dilworth
HDCCMI 2020-00124, 215 E. Worthington Avenue	Dilworth
HDCRMA 2020-00156, 1424 Euclid Avenue	Dilworth
HDCRMA 2020-00157, 1751 Merriman Avenue	Wilmore
HDCRMI 2020-00162, 1701 Merriman Avenue	Wilmore
HDCRMI 2020-00164, 629 Berkeley Avenue	Dilworth
HDCRMA 2020-00158, 308 W. Kingston Avenue	Wilmore
HDCRMA 2020-00165, 2000 Park Road	Dilworth
HDCRMA 2020-00166, 404 W. Park Avenue	Wilmore
HDCRMI 2020-00154, 227 E. Park Avenue	Dilworth
HDCADMRM 2019-00797, 332 Settlers Lane	Fourth Ward
HDCCMA 2019-00827, 1316 Thomas Avenue	Plaza Midwood

CONTINUED CASES

APPLICATION:

HDCRMI 2019-00823, (PID 07102223) – 821 Walnut Avenue – Tree Removal

Applicant deferred to next meeting.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: Lineberger

APPLICATION:

HDCRMI 2019-00746, (PID 11907603) - 1911 SOUTH MINT STREET – ADDITION

*This application is continued from the February 12, 2020 meeting for the following item:
Re-study the window changes in front and left elevations in the areas of siding according to guideline 4.14, for replacement windows.*

EXISTING CONDITIONS:

The existing structure is a brick American Small House built c. 1940. The house has a few minimal Colonial Revival/Tudor elements as visible in the 6/6 window configuration and the front gable roof detailing. The metal awnings and metal porch rails/posts appear to be later 1960s additions.

PROPOSAL

The proposed project includes three main elements:

The existing structure is a brick American Small House built c. 1940. The house has a few minimal Colonial Revival/Tudor elements as visible in the 6/6 window configuration and the front gable roof detailing. The metal awnings and metal porch rails/posts appear to be later 1960s additions.

The proposed project includes three main elements:

1. Replacement of all existing double-hung wood windows with new double-hung wood windows.
2. Fenestration changes to an infilled front porch. Changing the existing window size and configuration and installing new casement windows.
3. A small addition at the right/rear corner of the house.

There are no impacts to mature canopy trees. No change to the rear yard permeability.

REVISED PROPOSAL – JULY 8, 2020

- Revised front and left elevations provided.

STAFF RECOMMENDATION

Staff has the following comments about the proposal:

1. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Ms. Parati's invitation to speak either for or against this application.

MOTION: CONTINUED

1st: HENNINGSON 2nd: RUMSCH

Mr. Henningson moved to continue this application, to change the windows to a column panel detail that extends along the left and right sides of the porch.

VOTE: 10/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN, JORDAN, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION CONTINUED.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: Lineberger

APPLICATION:

HDCRMA 2019-00762, (PID 12311114) – 1028 ISLEWORTH AVENUE – ADDITION

This application as continued from the February 12, 2020 meeting for the following item:

- *Re-study the changes to the side porch according to guidelines 6.5, 6.10, 4.8 numbers 5 and 6, and the Federal guidelines.*
- *Re-study front portico changes per guideline 4.8.*
- *Restudy of the right-side elevation historic windows placement and provide accurate elevation drawings of existing conditions according to guideline 4.4, number 6.*
- *Re-study the rear addition according to guidelines 7.2, numbers 2, 3, 5 and 6, 6.10 numbers 3 and 4, 6.5, and 4.7, for the following:*
 - *Stepping down of the ridge line*
 - *Fenestration*
 - *Rhythm*
 - *Massing*
 - *Materials*
 - *Trim*
 - *Window header height*
 - *Compatibility*
 - *Massing also includes the fireplace projection on the right elevation and the fireplace exhaust vent needs to be detailed on the elevation drawing.*
- *Replacement windows: more information needed from applicant about the current condition of the windows.*
- *Re-study of the fenestration once the massing has been addressed.*
- *Existing elevations to be updated to show accurate fenestration.*
- *Updated Site Plan to include all trees, HVAC unit locations, and rear yard open space calculations.*
- *House footprint in relation to the surrounding structures and accurate calculation of current square footage.*

EXISTING CONDITIONS:

The existing structure is a two-story, Colonial Revival House constructed c. 1930. The house has a few minimal Colonial Revival elements visible in the side gable eave returns, gable end chimney, and the symmetrical façade. There is a one-story rear ell, and a one-bay, one-story side porch projection, which has been enclosed with windows to create a sunroom. Exterior material is unpainted brick. A two-car frame garage is located behind the house. Lot size is 55' x 200'. Surrounding structures are one- and two-story single-family buildings.

PROPOSAL

The proposed project has multiple elements, including:

1. Front portico design change.
2. A second-level addition to the existing one-story side porch projection.
3. Rear addition. Details and materials to match existing.
4. Request to paint the entire exterior of the house.
5. Demolition of the existing garage.
6. Construction of a new two-bay brick garage – may be eligible for Administrative review due to location.
7. Replacement shutters on the front elevation –eligible for Administrative review.

Revised Proposal – July 8, 2020

- Front Elevation: portico re-designed
- Right Elevation: Window placement on original house is shown to remain. Fireplace on addition changed to interior only with vent shown.
- Left Elevation: Roof redesign on the side porch addition.
- Rear Elevation: Roof height lowered
- Information provided about footprint dimensions of surrounding structures
- Additional information provided about converting the side porch to heated square footage.
- Request to paint brick and replace original wood windows has been rescinded.

STAFF RECOMMENDATION:

Staff has the following concerns with the proposal:

1. **Fenestration and rhythm** on left and right elevations.
 - a. Right elevation: window header heights on first floor do not align with historic windows.
2. **Material details:** siding dimensions, window material/manufacturer, etc.
3. **Rear Elevation:** massing of addition above open porch.
4. **Site Plan**
 - a. Location/screening of HVAC.
 - b. Locations of mature canopy trees are shown on the site plan; however, information about size and health not provided.
 - c. Location of new garage not shown on site plan. Potential impacts/distance from Willow Oak?
 - d. Rear yard permeability calculations – rear yard square footage provided but permeability calculation not provided.
5. **Side Porch Projection Changes:**
 - a. Fenestration. Window design (transoms) and the lack of windows on the second level on both the left and rear elevations.

SPEAKERS [FOR | AGAINST]:

Alicia Stack spoke in opposition of the project.

MOTION: CONTINUED

1st: HENNINGSON 2nd: RUMSCH

Mr. Henningson moved to continue this application, so the applicant can provide documentation of a tree protection plan for the mature trees in the rear yard. Provide documentation from a certified arborist that states the trees that need to be removed are dead, dying or diseased. Provide documentation on the demo and loss of windows, provide documentation on the HVAC with screening. Information on the percentage of the historic rear yard and permeability type relations, including the garage. Submit additional information on the garage with the shared driveway and the encroachment. Submit side-by-side drawings that show current and proposed. Include the garage on the site plan.

FRIENDLY AMENDMENT:

Ms. Walker made a friendly amendment that we request documentation stating the status, health and condition, of the trees and not for documentation that the trees are dead.

FRIENDLY AMENDMENT:

Ms. Hindman made a friendly amendment to include documentation of a tree protection plan in addition to the status of the trees and that the shared driveway would be governed by applicable law in the state of North Carolina.

Portico: Per guidelines 4.8, should stay round. Review the height of the railing, it is too tall, and the overall height of the portico is too tall.

Side porch: Per guidelines 6.5; 6.10, 4.8, numbers 5 and 6 and our Federal Guidelines; addresses the issues with the fenestration, rhythm, materials, the enclosure of the side porch, and the massing. Preserve the reading of the historic side porch.

Addition: Per guidelines 7.2, numbers 2, 3, 5 and 6, guideline 6.10, numbers 3 and 4, guideline 6.5, and guideline 4.7. Ensure there is formality in the fenestration and the rhythm of the addition. Provide a sample of the brick, align the window head height. Address the massing and assure compatibility and review the trim.

FRIENDLY AMENDMENT:

Ms. Hindman made a friendly amendment, restudy the fenestration once the massing is addressed. The massing has not changed and once the massing is addressed, that will fundamentally change the approach to the fenestration.

VOTE: 10/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN,
JORDAN, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION CONTINUED.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: Lineberger

APPLICATION: HDCRMI 2020-00107, (PID 11907207, 11907208, 11907427 AND 11907428) - 601 WEST KINGSTON AVENUE, 601 WEST BOULEVARD, 541 WEST WORTHINGTON AVENUE – ALTERNATE MATERIAL REQUEST

This application as continued from the March 11, 2020 meeting for the following item:

Provide a mockup detail on the existing brick building, above the first-floor window and porch entry area; to show the details that were specified and to show the water proofing detail.

EXISTING CONTEXT

The new construction of multi-family buildings was approved by the HDC March 14, 2018 on the north site. The south site construction was approved on August 8, 2018. Approved materials include brick and decorative areas (trim bands, cornice) of GFRC.

PROPOSED

The applicant is proposing to use a thin-coat of EIFS applied over brick instead of the GRFC.

Revised Proposal – July 8, 2020

- *EFIS mock-up panel created and installed at the project site.*

STAFF RECOMMENDATION

The Commission will determine if the proposed material is not incongruous with the district.

SPEAKERS [FOR | AGAINST]:

No one accepted Ms. Parati's invitation to speak either for or against this application.

MOTION: CONTINUED

1st: HENNINGSON 2nd: HADEN

Mr. Henningson moved to continue this application so the applicant can provide a sample of hard coat stucco applied to the building above the two windows to the corner to represent real world application and bring an expert or installer to explain how to prevent water infiltration between the brick and the stucco and discuss long term wear.

VOTE: 10/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN, JORDAN, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION CONTINUED.

NEW CASES

ABSENT | RECUSE | LEFT MEETING:

ABAENT: Lineberger

APPLICATION: HDCRDEMO 2020-00208, (PID 12108211) – 814 EAST BOULEVARD - DEMOLITION

EXISTING CONDITIONS:

The building is a 1.5 story Craftsman bungalow constructed c. 1915. Architectural features include a full-width engaged shed-roof front porch supported by piers and square columns, a central dormer, brackets, shingle siding and double-hung wood windows in 8/1 and 6/1 patterns. Lot size is approximately 66' x 200'. There is a solid asphalt driveway located to the left of the house and a 10' alley in the rear.

PROPOSAL:

The proposal is full demolition of the building. The following information is presented for the Commission's review and consideration:

- Digital photos of all sides of building
- Digital photos of significant architectural details
- Property survey
- Zoutewelle survey
- Existing Elevations

STAFF RECOMMENDATION:

1. The Commission will determine if the application is complete.
2. The Commission will determine whether the building has special significance to the Dilworth Local Historic District. With an affirmative determination, the Commission may apply up to 365-Day Stay of Demolition.
3. If the Commission determines that this property is does not have any special significance to the district, then demolition may take place without a delay or upon the approval of new construction plans.

SPEAKERS [FOR | AGAINST]:

No one accepted Ms. Parati's invitation to speak either for or against this application.

MOTION:

1st: RUMSCH 2nd: HADEN

Mr. Rumsch moved that we have enough information to move forward with this application.

VOTE: 10/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN,
JORDAN, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

MOTION:

1st: HINDMAN 2nd: RUMSCH

Ms. Hindman moved that the building has special significance and value towards maintaining the character of the Dilworth Local Historic District because it is listed as a contributing structure in the National Register of Historic Places and the year of construction, architectural style and the associated history on East Boulevard.

VOTE: 10/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN,
JORDAN, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

MOTION:

1st: HENNINGSON 2nd: HADEN

Mr. Henningson moved to approve the demolition with a 365 day stay due to the special significance and value towards maintaining the character of the district. Receipt of accurate measurement drawings

of the building to be demolished are required for HDC records before plans for a new construction will be considered by this commission. Due to the condition of the building, we waive the 90-day waiting period to submit new construction plans.

VOTE: 10/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN,
JORDAN, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR DEMOLITION APPROVED WITH A 365-DAY STAY OF DEMOLITION,
AND THE 90 DAY WAITING PERIOD TO SUBMIT NEW CONSTRUCTION PLANS IS WAIVED.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: Lineberger

**APPLICATION: HDCCMI 2020-00124, (PID 12105402) – 215 EAST WORTHINGTON AVENUE –
COMMERCIAL SIGNAGE AND OUTDOOR SEATING**

EXISTING CONDITIONS:

The existing structure is a one-story brick commercial structure-built c. 1956. The building is a mix of concrete block with a brick façade, and all masonry is painted. The lot size is approximately 56' x 115'. The building is at the edge of the Dilworth local historic district, located just off South Boulevard. An existing historic pole sign is to be re-used per an earlier decision by the Commission. Adjacent structures are one- and two-story commercial buildings and single-family houses. The parcel was formerly zoned B-1 and was rezoned to TOD-UC in September 2019. TOD is considered a Corridor Zoning District. The HDC Design Guidelines for Signage are the same for B-1 and Corridor Zoning districts.

PROPOSAL:

The proposed project is the installation of an outdoor seating area in front of the building to replace a front yard parking lot. The existing asphalt parking area will be changed to a stamped concrete patio. Large, moveable, fiberglass planter boxes measuring approximately 18' x 48' will be installed along the edges of the patio to define the space. The planters will feature a greenscreen trellis panel measuring 36" x 46". The total height of the planters and greenscreens from grade is approximately 58". There will be two (2) Painted steel 4" tube posts approximately 8' in height installed at the front edge of the patio as anchors for strung café lights. Lighting on the building is not changing.

New signage for the building is also proposed. An existing historic pole sign is required to be used per an earlier decision by the Commission, and the hanging sign measures approximately. 25" x 41 ½" (7.2 square feet). In addition to the pole sign the applicant is proposing the addition of two wall signs with each measuring approximately 93" x 56 ½" (36.5 square feet). One sign will be located on the front elevation over the entry doors and the second sign will be located on the left elevation over an entry door. Total wall proposed wall signage is 73 square feet. When combined with the required pole sign, total signage on the property measures approximately 80 square feet.

STAFF RECOMMENDATION:

1. The proposal for outdoor seating is not incongruous with the District and meets the Secretary of the Interiors Standards, page 2.5. The project also removes a grandfathered, unscreened front parking lot.
2. The Commission will determine if the proposed wall signage meets the Guidelines.
3. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Ms. Parati's invitation to speak either for or against this application.

MOTION: APPROVED

1ST: HADEN 2ND: WALKER

Mr. Haden moved to approve, as presented, one sign on the street-facing façade of the building. We will approve the sign on the historic sign post. The sign on the front of the building will be lit externally, not backlit. We are approving the patio area paving, and the twinkle lights that will be strung.

VOTE: 10/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN, JORDAN, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR SIGNAGE, PAVED PATIO AREA AND TWINKLE LIGHTS APPROVED.

MOTION: CONTINUED

1ST: HADEN 2ND: BARTH

Mr. Haden moved to continue the planters and request the applicant bring a sample, or multiple photographs, of the planter that is being proposed, including the colors that will be used. Show a plant list of the plant material that they might consider for the planters to ensure year around planting.

VOTE: 10/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN, JORDAN, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR PLANTERS CONTINUED.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: Lineberger

Mr. Jordan left the meeting at 5:05 pm.

APPLICATION:

HDCRMA 2020-00156, (PID 12302908) – 1424 EUCLID AVENUE – ADDITION

EXISTING CONDITIONS:

The existing building is a 1.5 story Colonial Revival house constructed c. 1936. Architectural features include front porch featuring a classical pedimented gable with eave returns, fanlight window, decorative molding, and square fluted columns. The front porch is screened. The house is painted brick.

The lot size is approximately 70' x 190'. Adjacent structures are one and two story single and multi-family structures.

PROPOSED:

The proposal is an addition of two small dormers on the front elevation and a rear addition. For the rear addition, the main ridge will not be raised, a new cross-gable will be added approximately 24' behind the main ridge. The new cross-gable ridge will be approximately 3' taller than the main ridge. Materials include Sierra Pacific aluminum clad windows and doors with ¾" Simulated True Divided Lights (STDL) and spacer bars in a 6/1 pattern to match the existing original windows. New dormers will have fiber cement lap siding and casing. Both the dormers and the rear addition will have a standing seam metal roof. The proposed project also includes the replacement of all original 6/1 double-hung wood windows. There are no impacts to mature canopy trees.

STAFF RECOMMENDATION:

Staff has the following concerns about the proposal:

1. Total replacement of all original 6/1 wood windows.
2. Standing seam metal roofs on the front dormers.
3. Apron trim under the window sills in the areas of siding, and the awning window shown in the field of brick on the right elevation.
4. Thickness of the fiber cement siding.
5. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Ms. Parati's invitation to speak either for or against this application.

MOTION: CONTINUED

1ST: HENNINGSON 2ND: BONAPARTE

Mr. Henningson moved to continue this application for a restudy of the condition of the rear because on the second story, left and right elevations, the walls are coplanar. The additional massing on the left elevation is out too far. We want to see the following changes: Hardie Artisan specified on the plans. The windows will not be replaced, except for the two windows on the second story gable ends. Use casement windows that look like double-hung without increasing the window opening size, shingle roof on the front dormers and light pattern will mimic or complement the original windows. Do not add a new opening on the right elevation to add a window.

FRIENDLY AMENDMENT:

Mr. Barth made a friendly amendment, remove the window on the right elevation where it is on the existing house.

FRIENDLY AMENDMENT:

Ms. Hindman made a friendly amendment, do not add apron trim to the windows in the siding.

VOTE: 9/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION CONTINUED.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: Lineberger, Jordan

APPLICATION:

HDCRMA 2020-00157, (PID 11909529) – 1751 MERRIMAN AVENUE – ADDITION

EXISTING CONDITIONS:

The house is a one-story American Small House with Tudor Revival elements constructed in 1949. Exterior features include a prominent brick chimney, fixed diamond pane window, small engaged front porch, wood windows in a 1/1 pattern, and German-lap wood siding.

PROPOSED:

The proposal is a rear addition. In April 2019, a rear addition was approved that extended the basement level and the main level. During excavation in preparation for construction a bed of graphite was discovered. The graphite abuts the original brick foundation of the house which makes extending the basement level to contain living space not feasible. Instead of fully excavating the rear yard, pilons will be drilled to support the main level addition. Due to this unique site topography, the applicant is requesting to increase the height of the main house. The existing ridge height is 17'-8" and the proposed ridge height is 21'-8". All materials, trim, and details will match the existing house.

STAFF RECOMMENDATION:

Staff has the following comments about the proposal:

1. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

Patricia Acosta spoke in favor of the project.

MOTION: APPROVED WITH CONDITIONS

1ST: HINDMAN 2ND: HADEN

Ms. Hindman moved to approve this application as drawn with a note, the window and door trim will match the existing as referenced in the photograph. If the upper gable on the left side steps back from the primary gable on the left that is great. We are fine with it either way, staff can work out the details.

VOTE: 9/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: Lineberger, Jordan

APPLICATION:

HDCRMI 2020-00162, (PID 11909517) – 1701 MERRIMAN AVENUE – REAR ADDITION

EXISTING CONDITIONS:

The existing structure is a one-story side-gabled cottage-built c. 1930. Architectural features include a partial width front porch with a front gable roof supported by brick piers and wood columns, 6/6 double-hung wood windows, and German-lap siding with mitered corners. The lot size is approximately 68' x 176'. Adjacent structures are one- and two-story single-family and multi-family buildings.

PROPOSED:

The proposed project is a rear addition. All materials will match existing traditional features – siding, trim, vents. New windows proposed to be aluminum clad wood with Simulated True Divided Lights (STD L) in a 6/6 pattern to match existing. The fence is reviewable at the staff level.

But for the corner lot location of 1701 Merriman Avenue, the project would be reviewable at the staff level, and due to the visibility of the project requires full Commission approval.

STAFF RECOMMENDATION:

Staff has the following comments about the proposal:

1. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Ms. Parati's invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS

1ST: WALKER 2ND: HADEN

Ms. Walker moved to approve this application as presented with the condition, the applicant will come back to the commission with documentation that shows what windows need replacement and why.

FRIENDLY AMENDMENT:

Mr. Barth made a friendly amendment; window details should match the existing as expressed by the applicant and will be reviewed by staff.

VOTE: 9/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON,
HINDMAN, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: Lineberger, Jordan

APPLICATION:

HDCRMI 2020-00164, (PID 12305708) – 629 BERKELEY AVENUE – ADDITION

EXISTING CONDITIONS:

The existing building is a 1.5 story Tudor Cottage constructed in 1946. Architectural features include an arched entry, exterior chimney on the front elevation, 8/8 double-hung wood windows and unpainted brick.

PROPOSED:

The proposal is changing the one-story screened side porch on the right elevation into heated space. On the left elevation toward the rear is a brick entry stair that is already enclosed, and the project includes updating the enclosure to match the proposed design of the side porch. Existing brick foundations and roofs to remain, only proposed changes are to the exterior walls. Proposed materials are traditional with double-hung wood windows in a 6/6 pattern to match existing.

The project is similar to a recent Commission approval which changed one-story side screen porch into a four-seasons room on a larger Dutch Colonial at 2015 Dilworth Road East.

STAFF RECOMMENDATION:

Staff has the following comments about the proposal:

1. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Ms. Parati's invitation to speak either for or against this application.

MOTION: DENIED 1ST: RUMSCH 2ND: HENNINGSON

Mr. Rumsch moved to deny the enclosure of the front, right screened porch per our mission statement on page 1.3, number 1 and our policy on porches, page 4.8 number 1, 4 and 5.

**VOTE: 6/3 AYES: BARTH, BONAPARTE, HADEN, ENNINGSON,
PARATI, RUMSCH,
NAYS: HINDMAN, MURYN, WALKER**

DECISION:
APPLICATION TO ENCLOSE THE FRONT RIGHT SIDE SCREENED PORCH DENIED.

MOTION: APPROVE 1ST: RUMSCH 2ND: HENNINGSON

Mr. Rumsch moved to approve the balance of this application because it meets our guidelines on side porch enclosures and our mission statement, number 4 which states managing change in our neighborhood.

**VOTE: 9/0 AYES: BARTH, BONAPARTE, HADEN, HENNINGSON,
HINDMAN, MURYN, PARATI, RUMSCH, WALKER
NAYS: NONE**

DECISION:
APPLICATION FOR THE PORCH ENCLOSURE ON THE LEFT, REAR ELEVATION APPROVED.

CASES NOT HEARD

HDCRMA 2020-00158, (PID 11908606) – 308 WEST KINGSTON AVENUE

– APPLICANT DEFERRED TO NEXT MEETING

HDCRMA 2020-00165, (PID 12109326) - 2000 PARK ROAD – ADDITION

HDCRMA 2020-00166, (PID 11908405) – 404 WEST PARK AVENUE – ADDITION

HDCRMI 2020-00154, (PID 12307C96; 12307C95) 227 EAST PARK AVENUE -REPLACEMENT WINDOWS

HDCADMRM 2019-00797, (PID 07803705) – 332 SETTLERS LANE

– APPLICANT DEFERRED TO NEXT MEETING

HDCCMA 2019-00827, (PID 08117305) – 1316 THOMAS AVENUE – NEW CONSTRUCTION

Ms. Parati adjourned the meeting at 7:20

Linda Keich, Clerk to the Historic District Commission