



HISTORIC DISTRICT COMMISSION REMOTE ONLINE MEETING
Special Called Meeting July 29, 2020, ROOM 267 + WebEx

MINUTES

- MEMBERS PRESENT:** Ms. Kim Parati (Chairperson)
Mr. PJ Henningson (Vice Chairperson)
Ms. Jessica Hindman (2nd Vice Chairperson)
Ms. Nichelle Bonaparte
Mr. Jim Jordan
Ms. Christa Lineberger
Mr. Chris Muryn
Mr. Damon Rumsch
Ms. Jill Walker
- MEMBERS ABSENT:** Mr. Chris Barth
Mr. Jim Haden
- 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 29th Remote Online 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 remote online 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 ADRESSES:

NOT HEARD JULY 8, 2020

HDCRMA 2020-00165, 2000 Park Road

Dilworth

HDCRMA 2020-00166, 404 W. Park Avenue

Wilmore

HDCRMI 2020-00154, 227 Park Road

Dilworth

CASES NOT HEARD ON JULY 8, 2020

ABSENT | RECUSE | LEFT MEETING:

ABSENT: Haden, Barth

APPLICATION:

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

EXISTING CONDITIONS:

The existing structure is a single-family Craftsman bungalow constructed in 1925. Existing height is approximately 21'. Lot size is approximately 115' x 150'. Adjacent structures are 1 and 1.5 story single family homes.

PROPOSAL

The proposed project is a rear addition. Due to the lot topography, the addition will be two-stories but will tie in beneath the ridge of the existing house. Existing windows shall remain or be relocated as shown. New siding shall be provided as shown with siding lap dimension to match existing. Brick

foundation to match existing. All repaired and replaced wood trim on windows and doors (existing to remain, relocated and new trim) shall match existing. A permeable parking area is also proposed. Post-construction rear yard impermeable coverage will be 26%.

STAFF ANALYSIS

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: HINDMANN 2nd: WALKER

Ms. Hindman moved to approve this application with conditions. The horizontal transition between the siding and the foundation wall align with and match the historic. Per Guidelines 6.12, number 1, the Rhythm Guideline as it relates to windows and doors. Staff to revisit the fenestration on the gable wall at the rear of the left elevation for more glazing on the main level and less glazing at the foundation wall

VOTE: 9/0

AYES: BONAPARTE, HENNINGSON, HINDMAN,
JORDAN, LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: Barth, Haden

APPLICATION:

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

EXISTING CONDITIONS:

The existing property one story Craftsman bungalow constructed c. 1931. Architectural features include a clip gables on the main roof and front porch roof with shingle siding, brackets, triple ganged windows, front door with sidelights, wood lap siding with corner boards. Lot size is approximately 50' x 150'. Adjacent structures are one- and two-story single-family houses.

PROPOSAL

The proposal is a rear addition. The existing ridge measures 19'-3" and will not be raised. The addition will tie in behind the original ridge and will be approximately 3'-6" taller than the original house. A window on the right elevation will be removed to create a side-entry door. Proposed materials include brick foundation to match existing, wood lap siding on the first level and wood shingle siding on the second level dormers, and double- hung wood, or aluminum clad, windows in a 1/1 pattern to match existing. Flush-mount skylights are proposed for the rear elevation. An at-grade, concrete-set brick patio is also proposed. Post-construction the rear-yard impermeable area will be 42.2%. No trees will be impacted by this project.

STAFF ANALYSIS:

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: MURYN 2nd: BONAPARTE**

Mr. Muryn moved to approve this application with the conditions, citing 7.2 of our Guidelines: have the right -side elevation with the new addition moving back one foot from the existing elevation.

VOTE: 9/0

AYES: BONAPARTE, HENNINGSON, HINDMAN, JORDAN,
LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: Barth, Haden

APPLICATION:

HDCRMI 2020-00154, 227 E. PARK AVENUE (PID 12307C96) – REPLACEMENT WINDOWS

EXISTING CONDITIONS:

The existing buildings are attached Townhouse-style residential structures constructed in 1997. Materials include wood siding, double-hung wood windows, and wood trim.

PROPOSAL

The proposal is for replacement windows. The existing windows are the original 1997 double-hung and casement wood windows. The request is for approval to replace all windows on the Townhome complex, with either sash-kit or full window replacement (trim included). The requested replacements are Windsor Legend HBR windows in the same configuration/operation as the original windows. The applicant will present a window sample at the meeting.

STAFF ANALYSIS:

1. The Commission will determine if the proposed replacement windows meet the Guidelines.
2. 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 so a sample can be installed on the back side of a unit.

Mr. Rumsch made a friendly amendment to install a sample of a sash kit and a full window replacement.

VOTE: 9/0

AYES: BONAPARTE, HENNINGSON, HINDMAN, MURYN, PARATI,
RUMSCH, WALKER, LINEBERGER, JORDAN

NAYS: NONE

DECISION:

APPLICATION FOR WINDOW REPLACEMENT CONTINUED

Ms. Parati adjourned the meeting at 3:50.

Linda Keich, Clerk to the Historic District Commission