



APPROVED JUNE 9, 2021

HISTORIC DISTRICT COMMISSION REMOTE ONLINE MEETING
April 14, 2021
ROOM 280 + WebEx

MINUTES

MEMBERS PRESENT: Ms. Kim Parati (Chairperson)
Mr. PJ Henningson (Vice Chairperson)
Ms. Jessica Hindman (2nd Vice Chairperson)
Ms. Nichelle Bonaparte
Mr. Phil Goodwin
Mr. Jim Haden
Ms. Christa Lineberger
Mr. Chris Muryn
Mr. Damon Rumsch
Ms. Jill Walker

MEMBERS ABSENT: Mr. Chris Barth
Vacant

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. Jill Sanchez-Myers, Senior Assistant City Attorney
Ms. Candy Thomas, Court Reporter

With a quorum present, Chairperson Parati called the April 14, 2021 remote online meeting at 1:15 p.m. 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. Speakers will begin by stating their 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:

CONSENT AGENDA

HDCRMI 2021-00030, 601 Woodruff Place	Wesley Heights
HDCRMI 2021-00032, 321 W. 11 th Street	Fourth Ward
HDCRMA 2021-00080, 1818 Merriman Avenue	Wilmore
HDCRMI 2021-00160, 429 East Boulevard	Dilworth

CONTINUED FROM JANUARY 27TH MEETING

HDCRMA 2020-00471, 1141 Linganore Place	Dilworth
---	----------

CONTINUED FROM MARCH 10TH MEETING

HDCRMA 2020-00467, 2010 The Plaza	Plaza Midwood
HDCRMI 2020-00743, 2000 Charlotte Drive	Dilworth
HDCRMI 2020-00722, 251 W. Kingston Avenue	Wilmore

NEW CASES

HDCRMI 2020-00729, 308 Westwood Avenue	Wilmore
HDCRMI 2021-00042, 716 E. Kingston Avenue	Dilworth
HDCRMA 2020-00788, 1533 Wickford Place	Wilmore
HDCRMA 2021-00009, 1541 Wickford Place	Wilmore
HDCRDEMO 2021-00019, 1544 Merriman Avenue	Wilmore
HDCRMA 2021-00070, 224 Grandin Road	Wesley Heights
HDCRMI 2021-00043, 516 E. Kingston Avenue	Dilworth
HDCRMI 2021-00051, 400 E. Worthington Avenue	Dilworth
HDCADMRM 2021-00014, 708 Templeton Avenue	Dilworth

CONSENT AGENDA

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

APPLICATION:

HDCRMI 2021-00030, 601 WOODRUFF PLACE (PID: 07102102) – ADDITION/ACCESSORY BUILDING

EXISTING CONDITIONS:

The existing structure is a one-story, brick-veneered Period Cottage with three-bay façade constructed c. 1943. Architectural details include a front exterior chimney and side-gabled roof with two front-facing cross gables. A former side-porch on the left elevation has been infilled and the windows are all 1/1 replacements. Lot size is 55' x 105'. Surrounding structures are 1 and 1.5 story single family buildings.

PROPOSAL:

The proposed project is a dormer addition on the rear elevation and the expansion of an existing covered stoop. Due to the house being located on a corner lot, full Commission review is required. A non-original rear dormer will be removed. Proposed materials including Hardie Artisan siding and trim and a metal roof on the dormer due to the 2/12 roof pitch. The rear porch roof will be asphalt shingle to match existing and the porch will be supported by 6 x 6 wood columns wrapped in Hardie.

Other items including the factory-clad aluminum gutters/downspouts, rear yard fence and driveway/walkway changes are reviewable at the Administrative-level.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project with the following conditions
 - a. Applicant to work with staff on the window trim/mullion sizes on the new paired windows in the rear dormer;
 - b. Dormer to be dropped a few inches below the main ridge to allow for correct roof vent conditions;
 - c. Rear porch columns to be full wood, not wood wrapped in Hardie; and
 - d. That the project otherwise meets the Guidelines and is recommended as a Consent Agenda item, with permit-ready construction drawings submitted to staff for final review.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED WITH CONDITIONS 1st: RUMSCH 2nd: HADEN

Mr. Rumsch moved to approved this application because the project is not incongruous with the district and meets the guidelines for additions 7.2, and 10.4.1 of the Rules of Procedures with the following conditions: the applicant is to work with staff on the window trim, mullion sizes on the new pair of windows in the rear dormer. The dormer to drop two inches below the main ridge to allow for correct approved vent conditions. Rear porch columns to be full wood, and not wood wrapped in Hardie. Leave the driveway and the curb cut as the existing conditions, and not as proposed. Permit ready construction drawings will be submitted to staff.

Ms. Hindman made a friendly amendment that the fence location, design, and materials to be reviewed by staff and that the 2 and 12 metal roof is approved as either a metal roof or rolled asphalt roof to match the color of the existing roof.

VOTE: 10/0

AYES: BONAPARTE, GOODWIN, HADEN, HENNINGSON,
HINDMAN, LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION/ACCESSORY STRUCTURE APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

APPLICATION:

HDCCMI 2021-00032, 321 W. 11TH STREET (PID: 07808101) – ADDITION/ACCESSORY BUILDING

EXISTING CONDITIONS:

The existing structure is a two-story office building constructed in 1991. The exterior is stucco. Lot size is irregular measuring approximately 75' x 152' x 172'. Surrounding structures are 2 and 2.5-story commercial, and multi-family buildings.

PROPOSAL:

The proposed project is the construction of a new concrete access ramp on the front right corner of the building. A new exterior door will be added on the right elevation to provide access. The new door and trim will match the existing front door. The project is minimally visible from 10th and 11th Streets. It is on the interior most corner of the building and is reversible. No handrail will be installed.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2, and Access Ramps, page 8.10.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting all Guidelines and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to staff for final review.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED

1st: WALKER **2nd: RUMSCH**

Ms. Walker moved to approve this application as submitted.

VOTE: 10/0

AYES: BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN
LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION/ACCESSORY BUILDING APPROVED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

APPLICATION:

HDCRMA 2021-00080, 1818 MERRIMAN AVENUE (11909212) - ADDITION

EXISTING CONDITIONS:

The existing structure is a one-story, brick-veneered American Small House with Colonial Revival/Tudor elements constructed c. 1940. Architectural details include a front exterior chimney and side-gabled roof with two front-facing cross gables, an arched front entry and original 6/6 double-hung wood windows. Lot size is 55' x 105'. Surrounding structures are 1 and 1.5 story single family buildings.

PROPOSAL:

The proposed project is one-story rear addition. The addition steps in on both sides and is further differentiated from the original house by the use of siding instead of brick as the exterior cladding material. While the addition is not taller or wider than the original house, it does increase the building's square footage more than 50%, which requires full Commission review. Proposed materials include fiber cement siding and trim on the new addition and new windows will be double-hung wood or aluminum clad Simulated True Divided Light (STDL) in a 6/6 pattern to match existing. Roof trim will match the original house details. Post-construction the rear yard will be 16% impermeable.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting all Guidelines and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to staff for final review.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED

1st: HINDMAN 2nd: WALKER

Ms. Hindman moved to approve this application as drawn, because the project is not incongruous with the district and meets the guidelines for additions, page 7.2 and 10.4.1 of the Rules of Procedures. Permit ready construction drawings to be submitted to staff for final review.

VOTE: 10/0

AYES: BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN, LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

APPLICATION:

HDCRMI 2021-00160, 429 EAST BOULEVARD (PID: 12308311) – ADDITION

EXISTING CONDITIONS:

The existing structure is a 2.5-story blend of a Queen Anne and Four-Square constructed c. 1905. Architectural features include a square block with a hip roof, gabled dormer with diamond pane bays, slightly projecting second floor bay, wraparound porch on square columns (end bay enclosed), and gabled entry. Lot size is 50' x 140'. Surrounding structures are 2 and 2.5-story residential-style buildings.

PROPOSAL:

The proposed project is the construction of a new stair landing and mechanical lift on the right elevation toward the rear, facing Lyndhurst Avenue. The project was originally reviewed and approved by the Commission in 2011 but was not constructed. The new landing, door, stairs, lattice underpinning, and handrail materials are wood, including tongue and groove flooring. The landing and mechanical lift will also provide screening of existing HVAC units. The entire project is completely reversible.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2 and Access Ramps, page 8.10.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project, with the condition that the lattice screening be horizontal/vertical instead of diagonal, for meeting all Guidelines and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to staff for final review.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED

1st: LINEBERGER 2nd: HADEN

Ms. Lineberger moved to approve this application as drawn, because the project is not incongruous with the district and meets the guidelines for additions, page 7.2, access ramps, page 8.10, and 10.4.1 of the Rules of Procedures. Permit ready construction drawings to be submitted to staff for final review.

VOTE: 10/0

AYES: BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN
LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED.

CONTINUED FROM JANUARY 27TH MEETING

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

RECUSED: RUMSCH, WALKER

LEFT: MURYN, 3PM

APPLICATION:

HDCRMA 2020-00471, 1141 LINGANORE PLACE (PID 12310406) – ADDITION

This application as continued from the January 27, 2021 meeting for the following items:

- ***Addition.*** Restudy as it applies to guideline 7.2, numbers 1, 2, 3, 5 and 6. Potential 3D images to show addition massing recommended, but not required.
- ***Driveway and Accessory Structures.*** Per Guideline 8.2, numbers 5 and 6, the driveway should not include a roundabout. Carport location and accessory structures in the back of the property.
- ***Painted brick.*** Provide additional information for painted brick on the original structure per Guideline 5.5, number 3, as well as some support material that may be useful for the Commission to review in the next submission.
- ***Site Plan.*** An existing versus new site plan showing remaining versus added elements,

- **Photos.** Provide existing photos of the original house and streetscape.
- **Windows.** Documentation of the window condition for the steel windows being removed.
- **Trees.** Provide a tree protection plan for the trees to remain.

EXISTING CONDITIONS:

The property is a 2-story Picturesque Revival/Chateausque building constructed c. 1930. Architectural features include high hip roof center section, lower front gable projection to one side, one-story wing on the left elevation, a semi-circular, conically roofed central tower, metal windows, slate roof, and a massive multi-flue brick chimney. Lot size measures approximately 109' x 180' x 133' x 194'. Adjacent structures are 1.5-, 2- and 2.5-story single family buildings.

PROPOSAL:

The proposed project is multi-part which includes 1.) a side and rear addition to the main house, 2.) construction of a carport attached to the main house 3.) construction of a new garage and pool house structure in the rear yard, and 4.) Landscape and site changes including a new 12' wide concrete driveway, cobblestone auto court, a new 5'-6' tall brick wall along the entire right property line to the street, and extending the existing brick walk to the street, and a new concrete slab in front of the former garage space.

Garage measures approximately 14'-9" in height. The tallest point of the garage/pool house is on the front elevation of the garage. The copper panel on the front elevation brings the height to 16'-6". The pool house is approximately 11'-2' with a 13'-0" copper panel facing the interior of the lot.

The one-story wing on the left side of the main house, existing carport structure, and the existing driveway will be removed. The swimming pool is existing, approved administratively under COA# 2016-173.

Revised Proposal – April 14, 2021

- Addition design changed. As proposed, post-construction rear yard impermeable space will be 49%.
- Carport design changed. No longer a stand-alone structure, but a simple, cantilever roof.
- Driveway relocated to the far left side of the lot and roundabout removed
- Site plans updated including landscaping/trees
- Original windows to remain
- Photos and 3-D renderings provided

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Driveway
 - a. Proposed width?
 - b. Will brick be sand set or set in concrete?
 - c. At what point does the brick driveway change to cobblestone?
 - d. Tree protection plan needed for tree by the driveway.
2. Existing carport is in poor, dilapidated condition. Removal may be approved at the staff level.
3. Minor changes may be approved by staff, including tree protection plan.

SPEAKERS [FOR | AGAINST]:

Ms. Jill Walker, neighborhood resident, spoke against this application.

MOTION: DENIED **1st: HINDMAN** **2nd: HADEN**

Ms. Hindman moved to deny the Juliet balcony on the front elevation per guideline 4.14, number 6.

Mr. Henningson made a friendly amendment to deny changing of the window in size in the front elevation where the Juliet balcony is per guideline 4.14, number 6.

VOTE: 7/0

AYES: BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN
LINEBERGER, PARATI

NAYS: NONE

DECISION:

APPLICATION FOR JULIET BALCONY DENIED.

MOTION: CONTINUED **1st: HINDMAN** **2nd: HADEN**

Ms. Hindman moved to continue the addition. The hyphen should have more glazing to differentiate itself from the contemporary addition. The right-side elevation on slide 76, should be restudied for the expansion of the historic turret at the main level bathroom so that the historic corner is recognizable, and the historic window remain per 7.2, number 6, and 4.14, number 6. The driveway and accessory building are not reviewed in this motion and the site plan for the walkway and the driveway should be modified with reference to the group discussion. For the tree, submit a copy of the tree report and protection plan and the colored brick, is approved in concept pending a material submission.

VOTE: 7/0

AYES: BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN
LINEBERGER, PARATI

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION CONTINUED.

CONTINUED FROM THE MARCH 10TH MEETING

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, MURYN

RETURNED: RUMSCH, WALKER 3:33 PM

APPLICATION:

HDCRMA 2020-00467, 2010 THE PLAZA (PID: 09506101A/B, 09506131, 09506102) – NEW CONSTRUCTION MULTI-FAMILY

This application as continued from the March 10, 2021 meeting for the following items:

- *The elevation facing the VanLandingham.*
- *Brick sample.*
- *Other specifications, including, but not limited to, garage doors, front doors, and windows.*
- *A more clearly defined tree protection plan as part of the next submittal tree protection plan that addresses how, what processes, procedures, protocols including, the protection of the hedge.*
- *The Commission will also need to review site features, such as the landscaping plans, the front yard fence along The Plaza, the patio retaining wall, the material height in relationship to grade, and any secret garden entrances along Thurmond. If the applicant is not able to resolve that information in the 180-day review period, it will be pulled out for a separate application.*

EXISTING CONDITIONS:

The property at 2010 The Plaza is the Van Landingham Estate, a designated local historic landmark. The four-acre property has two accessory buildings with fairly dense landscaping.

PROPOSAL:

The project is the construction of four new buildings that comprise a total of 22 townhomes.

- Ten (10) units are accessed from The Plaza and face the main house.
- Twelve (12) units are accessed from Belvedere Avenue and face Thurmond Place.
- Maximum roof peak is approximately 35'-10".
- Proposed material palette is Nichiha Savannah Smooth siding, Miratec (trim), brick, aluminum clad windows with brick mold trim/fiber cement trim.
- Roof details include wood fascia and brackets
- Other site features include landscaping, tree planting, and new driveways and walkways.

Revised Proposal – January 13, 2021

- Site plan with existing conditions and tree save shown
- Site plan with partial landscape planting plan shown
- Revised elevations
- Streetscape with elevations
- 3-D views

Revised Proposal – February 10, 2021

- Height of units fronting The Plaza and Belvedere are 33'-6"
- Heights of all other units is 35'6"
- HVAC locations noted
- Architectural details provided (window trim, brackets, etc.)
- New 3-D views

Revised Proposal – March 10, 2021

- Floorplans with dimensions provided.
- Window detail updated
- Additional Streetscape surveys are ordered, will be made available as part of an Agenda Supplement prior to the meeting.
- The height of the Van Landingham Estate is 35'-7" based on the most current Zoutewelle survey.
- The maximum height of the residences is 35'-6". This occurs at a lower grade elevation than the Estate.

- The height of the units on The Plaza and Belvedere are 33'-6".
- Maximum length of the townhomes is 155' for the 7-unit building.
- Length of historic commercial properties in the Plaza Midwood district;
 - Holy Trinity Lutheran church (adjacent to our property) is 180'.
 - The Riviera Apartments at 1812 the plaza is 200'.
 - Proposed (not approved) length of future commercial building at Van Landingham is 180'
- All HVAC equipment will be placed behind parapet screen wall of roof. See detail 04 on sheet A-3.0.
- All trash & recycle cans will be roll out type. No dumpsters will be used on project.
- Mailboxes to be determined by post office. Mail will either be delivered to individual units or to a central mailbox as required by the USPS.
- For reference, the Van Landingham estate has an elevation height of 792.7' per the Zoutewelle Survey of The Plaza block 1900-2100.
- The existing hedge along Thurmond place is required to remain per the rezoning documents. Discussed the possibility of removing portions of the hedge with the landscape architect & Civil engineer, Kevin McCorkle. If portions of the hedge are removed to create openings/access, this would cause damage to the root system and would compromise the hedge.
- Tree save areas are shown on sheet C0.

Revised Proposal – April 14, 2021

- Elevation facing Van Landingham provided on A-0.3/A-1.0-1.3
- Retaining wall detail shown on A-0.4/A-3.1
- More clearly defined tree protection plan is shown on sheet C0. This provides the City of Charlotte standards for protection of the landscaping on site.
- See materials on sheet A-3.2

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed project meets the Design Guidelines for New Construction.
2. Window proposed is PlyGem 1500 series, which appears to be a vinyl, single-hung window. The Commission has not yet approved a PlyGem window.
3. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED

1st: RUMSCH 2nd: HADEN

Mr. Rumsch moved to continue this application for the following: a more accurate rendering of the retaining walls at the rear of the buildings. A study of the connection of the buildings facing Thurmond, the connectivity from them to the street, and openings through the existing hedge. A brick sample of either a board or a strap of the brick that's going to be used. A sample or a corner and a detail of the garage doors, and a sample or corner and specs for the windows.

VOTE: 7/2

AYES: BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN RUMSCH, WALKER

NAYS: LINEBERGER, PARATI

DECISION:

APPLICATION FOR NEW CONSTRUCTION CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, MURYN

APPLICATION:

HDCRMI 2020-00743, 2000 CHARLOTTE DRIVE (PID: 12111107) – ADDITION

This application as continued from the March 10, 2021 meeting for the following items:

- *Redesign for a simplification of the forms of the addition on the left elevation and on the rear, citing 7.1 introduction, which is additions complement the original; 7.2, number 6, which is design is compatible with existing buildings; and 7.3.*
- *Add the new AC unit on the site plan and show how it will be hidden by the existing screening.*
- *Provide a brick sample to show that it matches the existing brick.*

EXISTING CONDITIONS:

The existing structure is a one-story American Small House with Colonial Revival elements constructed c. 1941. The building is a side-gabled brick structure with 6/6 double-hung windows. The front porch roof is a later addition. The addition of a roof and brick chimney over an existing concrete patio was approved by the Commission in September 2018 (HDCRMI-2018-00430). The house height is approximately 20'-2". The lot size is 55' x 140'. Adjacent structures are 1-2 story single family houses.

PROPOSAL:

The proposed project is a rear addition. The addition ridge is offset from the primary ridge on the right side. The addition ridge is approximately 2'-10¾" taller than the primary ridge. On the right elevation (Ideal Way side) a shed dormer will be added. On the left elevation the new addition will connect to an existing one-story side addition. Materials are noted to match existing with wood columns in the same dimensions as existing, and double-hung Simulated True Divided Light (STDL) windows in a 6/6 pattern.

Revised Proposal – April 14, 2021

- *Cover Sheet, A-0 shows location of HVAC and screening*
- *Revised elevations shown on A-6.0 through A-6.3*
- *Materials changed to be all German lap wood siding; no brick proposed on addition.*

STAFF ANALYSIS:

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 for or against this application.

MOTION: CONTINUED

1st: RUMSCH 2nd: HADEN

Mr. Rumsch moved to continue this application for the following: the same reasons we continued this in March, referencing the original structure to a new proposal rather than the previous proposal.

VOTE: 9/0

AYES: BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN
LINEBERGER, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

RECUSED: HENNINGSON

RETURNED: MURYN 5:14 PM

APPLICATION:

HDCRMI 2020-00722, 251 W. KINGSTON AVENUE (PID: 11907911) – ALTERNATIVE MATERIALS

This application as continued from the March 10, 2021 meeting for the following items:

- *Accurate drawings of exactly what is proposed, including, but not limited to, the shakes at the gable ends, the thickness and exposure of the existing historic siding, the thickness and exposure of the proposed fiber cement siding, and window trim and corner board details that demonstrate that they are thicker than the deepest point of the lap in the siding.*
- *Precedent for the use of a fiber cement product coplanar with the wood product.*

EXISTING CONDITIONS:

The existing structure is a two-story bungalow constructed in 1946 with a major addition (2007) that pre-dates the designation of Wilmore as a local historic district. New wood siding was installed on the front and rear of the house during the 2007 addition. Lot dimensions are approximately 50' x 170'. Adjacent structures are 1-2 story single and multi-family buildings.

PROPOSAL:

The proposed project is to replace damaged siding originally installed in 2007-2009 as part of a major addition to the building. The fiber cement lap siding will only be installed on the non-historic addition. No original materials will be changed. The replacement of the non-original, damaged wood shingle siding in the front gable has already been administratively approved (HDCADMRM-2020-00770).

Revised Proposal – April 14, 2021

- *Updated elevations of proposed conditions*
- *New section detail of proposed conditions*
- *Photos of houses in Wilmore with different styles/types of siding*

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission has previously approved the installation of non-grain fiber cement siding on non-historic additions and on new, infill construction.
2. The Commission will determine if the proposed replacement siding and trim, where required, meet the Guidelines.
3. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED

1st: GOODWIN 2nd: RUMSCH

Mr. Goodwin moved to continue this application so we can be presented with a sample of the Hardie siding to ensure consistency; and the corner boards, and window trim, to ensure they stand proud of the siding by at least a quarter of an inch.

Mr. Rumsch made a friendly amendment to have sections for the transition between the different sidings if there are going to be any.

VOTE: 9/0

AYES: BONAPARTE, GOODWIN, HADEN, HINDMAN
LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ALTERNATIVE MATERIALS CONTINUED.

NEW CASES

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

RECUSED: HENNINGSON

APPLICATION:

HDCRMI 2020-00729, 308 WESTWOOD AVENUE (PID: 11908308) – CHIMNEY REMOVAL

EXISTING CONDITIONS:

The existing building is a one-story front gable Craftsman bungalow constructed c. 1936. A second story was added to the rear in 2007, prior to the establishment of Wilmore as a Local Historic District. Architectural features include a full-width front porch supported by triple square columns on stone piers, brackets, shingle siding and a substantial stone chimney on the left elevation. The lot size is 54' x 150'. Adjacent structures are 1 and 1.5-story single family buildings.

PROPOSAL:

The project is the removal of the stone chimney stack above the roofline. This is an after-the-fact application.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The chimney appears to be a primary, contributing element to the character of the historic building.

SPEAKERS [FOR | AGAINST]:

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

MOTION: DENIED

1st: BONAPARTE 2nd: HADEN

Ms. Bonaparte moved to deny this application for chimney removal based on guidelines 4.7, chimneys number 1, 2 and 3.

VOTE: 9/0

AYES: BONAPARTE, GOODWIN, HADEN, HINDMAN
LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR CHIMNEY REMOVAL DENIED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

RECUSED: HINDMAN

RETURNED: HENNINGSON, 5:58 PM

APPLICATION:

HDCRMI 2021-00042, 716 E. KINGSTON AVENUE (PID: 12311813) – WINDOW CHANGES

EXISTING CONDITIONS:

The existing building was originally a one-story Craftsman bungalow constructed c. 1915. Architectural features include a hip roof, front gable dormer, central chimney, and engaged partial-width front porch supported by paired wood columns. Exterior materials include a brick foundation, lap siding with mitered corners and 6/1 double-hung wood windows. A second story hip-roof addition has been constructed. Lot size is approximately 50' x 150'. Adjacent structures are 1, 1.5, and 2-story residential buildings.

PROPOSAL:

The proposal is window changes on the right elevation. Based on new kitchen layout and design, two existing windows are to be replaced and one to be relocated. The original historic window will be replaced with new window unit that matches all details of existing windows – number of lites, size of exterior casing, size and thickness of windowsill, sill horn extensions, and upper header trim and drip cap. The new window will have insulated glass. The new window will be a Jeld-Wen wood window similar to the windows on the second level addition. The second existing window is not original. This

window will be replaced with matching new window as described above and will be shifted farther back towards the back yard to accommodate the location of new stove / range between the two new windows. Due to the location of the work, and that the proposal includes replacement of an original window, full Commission review is required.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Minor changes may be approved by staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED

1st: HENNINGSON 2nd: RUMSCH

Mr. Henningson moved to continue this application for the following: we would like to see more detail on the right elevation that shows where the new window is being added and situated so we can evaluate its proximity to the double-paned windows to the right. Per guideline 4.14, number 1 and 2, retain and preserve existing windows. The original window, the left original window should be kept, repaired, and remain.

VOTE: 9/0

AYES: BONAPARTE, GOODWIN, HADEN, HENNINGSON
LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR WINDOW CHANGES CONTINUED.

APPLICATION:

HDCRMA 2020-00788, 1533 WICKFORD PLACE (PID: 11908716) – NEW CONSTRUCTION

This application was deferred by the applicant.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

RECUSED: HENNINGSON

RETURNED: HINDMAN, 6:10 PM

APPLICATION:

HDCRMA 2021-00009, 1541 WICKFORD PLACE (PID: 11908701) – ADDITION

EXISTING CONDITIONS:

The existing structure is a one-story, American Small House with Colonial Revival elements constructed c. 1936. Architectural features include fluted pilasters around the front entry, 6/6 double-hung wood windows, and a central brick chimney. The exterior is painted brick. The front porch is partial-width under a shed roof. It was slightly expanded to the left and right at some point

and partially enclosed with a screen-system. Lot size is irregular, measuring approximately 82 x 113' x 27' x 125'. Surrounding structures are 1, 1.5, and 2-story single family buildings.

PROPOSAL:

The proposed project has multiple elements, including:

1. Repair/restoration of the front porch to include removal of the screen system and installation of new wood fluted columns to match the front door surround.
2. Rear addition that raises the ridge 2'-4", due to lot constraints that prevent the addition from being completely one-story. The addition is differentiated from the original structure through the use of different materials (stucco). The floorplans shown on A-8.0 illustrate the addition best. It steps in from the right rear corner and there is a one-story bump-out on the left elevation. Materials are traditional to match existing with brick on the first level, stucco on the second level and wood trim, columns, details, etc.
3. Window replacement. Sash-kit only, trim to remain and be repaired.
4. Three (3) trees proposed for removal.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed project meets the Design Guidelines for Replacement Windows, Additions and New Construction.
2. Minor changes may be approved by staff, including review/approval to remove any dead trees as identified by a Certified Arborist.

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED

1st: HINDMAN 2nd: HADEN

Ms. Hindman moved to continue this application. Due to the unique lot condition and scope of the required repairs to save this historic structure, we will continue this application per guideline 7.2 with the following comments: slide 359 which shows the window conditions, windows in the front rooms are to be repaired and restored as possible. Sash replacements will be considered pending HDC staff by inspection. Any approved sash replacement will match the configuration with a five-eighths-inch putty profile. Slide 380, study the dimension and depth between the main and upper floors at the addition. Slide 368 study the truncated upper gable at the addition to complete the geometry. Slide 367, study double columns for visual support of the dormer weight.

VOTE: 8/1

AYES: BONAPARTE, GOODWIN, HADEN, HINDMAN,
LINEBERGER, MURYN, PARATI, WALKER

NAYS: RUMSCH

DECISION:

APPLICATION FOR WINDOW CHANGES CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

RETURNED: HENNINGSON, 6:55 PM

APPLICATION:

HDCRDEMO 2021-00019, 1544 MERRIMAN AVENUE (PID: 11910311) – DEMOLITION

EXISTING CONDITIONS:

The existing structure is a one-story bungalow constructed c. 1933. Architectural features include an engaged full-width front porch under a hip roof supported by simple, square columns; a small hip dormer, central chimney and 4/1 double-hung wood windows. The entire exterior is wrapped in vinyl and the brick foundation is painted. The lot measures approximately 50' x 150'. Adjacent structures are 1 and 1.5 story single-family buildings.

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

STAFF ANALYSIS:

1. The Commission will determine if the application is complete.
2. The Commission will determine whether or not the building has special significance to the Wilmore Local Historic District. With affirmative determination, the Commission can apply up to 365-Day Stay of Demolition.
3. If the Commission determines that this property 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 for or against this application.

MOTION 1: COMPLETE

1st: RUMSCH 2nd: HADEN

Mr. Rumsch moved to determine this application is complete with all required documentation provided by the applicant.

VOTE: 10/0

AYES: BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN, LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

MOTION 2: SIGNIFICANT

1st: RUMSCH 2nd: HADEN

Mr. Rumsch moved to determine that the building has special significance and value toward maintaining the character of the Wilmore Local Historic District because of the year of construction and architectural style.

VOTE: 10/0

AYES: BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN, LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

MOTION 3: APPROVED

1st: RUMSCH **2nd:** HADEN

Mr. Rumsch moved to approve this project with a 365 day stay of demolition on the building due to the special significance and value toward maintaining the character of the district. This demolition is for the dwelling only, no trees.

VOTE: 10/0

AYES: BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN,
LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION APPROVED WITH A 365 DAY STAY OF DEMOLITION.

APPLICATION:

HDCADMRM 2021-00052, 704 TEMPLETON AVENUE (PID: 12305618) – ALTERNATIVE MATERIALS

This application was deferred by the applicant.

Mr. Rumsch moved to approve the March 26th meeting minutes. Mr. Haden seconded, and the vote was unanimous.

Due to time constraints, Ms. Parati recessed the meeting at 7:03 PM. The four cases remaining on the agenda will be heard on Thursday, April 29th at 1 PM.

HDCRMA 2021-00070, 224 GRANDIN ROAD
HDCRMI 2021-00043, 516 E. KINGSTON AVENUE
HDCRMI 2021-00051, 400 E. WORTHINGTON AVENUE
HDCADMRM 2021-00014, 708 TEMPLETON AVENUE

Linda Keich, Clerk to the Historic District Commission



APPROVED JUNE 9, 2021

**HISTORIC DISTRICT COMMISSION REMOTE ONLINE MEETING
Reconvened from April 14, 2021 on April 29, 2021
ROOM 280 + 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
Ms. Christa Lineberger
Mr. Damon Rumsch
Ms. Jill Walker

MEMBERS ABSENT: Mr. Phil Goodwin
Mr. Chris Muryn
Vacant

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. Jill Sanchez-Myers, Senior Assistant City Attorney
Ms. Candy Thomas, Court Reporter

With a quorum present, Chairperson Parati reconvened the April 14, 2021 remote online meeting at 1:00 p.m. on April 29, 2021. 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. Speakers will begin by stating their 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:

NEW CASES

HDCRMA 2021-00070, 224 Grandin Road	Wesley Heights
HDCRMI 2021-00043, 516 E. Kingston Avenue	Dilworth
HDCRMI 2021-00051, 400 E. Worthington Avenue	Dilworth
HDCADMRM 2021-00014, 708 Templeton Avenue	Dilworth

NEW CASES

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: GOODWIN, MURYN

APPLICATION:

HDCRMA 2021-00070, 224 GRANDIN ROAD (PID: 07101201) – ADDITION

EXISTING CONDITIONS:

The existing structure is a 1.5 story bungalow constructed c. 1933. Architectural features include a massive front-facing cross gable with pent eaves that spans three of the four bays of the front façade, a smaller cross gable over the front entry, and 6/6 double-hung windows. The exterior cladding is brick. Lot size measures approximately 54' x 162'. Surrounding structures are 1, 1.5, and 2-story single family buildings.

PROPOSAL:

The proposed project has multiple elements, including:

1. Removal of a non-historic, poorly constructed 1960s shed-roof addition.
2. Rear addition of heated space that connects to the original house with a hyphen and ties in beneath the ridge. Materials and details all to match existing.
3. Construction of a new garage with living space above at the rear of the lot in place of an existing slab parking area. Footprint is approximately 25'-0" x 32'-7' and height is 20'-1" as measured from grade to ridge, which is 3" shorter than the main house. The lot also slopes down from front to rear, as shown on the topo map, which will allow the garage to sit slightly lower than the 3" height differential.
4. Mature canopy trees are to remain.
5. Installation of a true retaining wall along 4th street and re-grading the lot.
6. Request to remove the central chimney.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Minor changes may be approved by staff, including the tree protection plan.

SPEAKERS [FOR | AGAINST]:

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

MOTION 1: APPROVED WITH CONDITIONS

1st: RUMSCH 2nd: BARTH

Mr. Rumsch moved to approve the main house with the following conditions: all materials to match the existing house and staff to approve the brick match. Provide documentation that the plan complies with deed restrictions in the neighborhood. The dimension of the offset from the main house to the addition to be reviewed by staff. Additional conditions are the denial of the changing of window sizes on the front and left elevation on the existing original house per Guidelines 4.14, #1 and 6, denial of the removal of the chimney per Guidelines 4.7, #3. Staff to approve the new location of the HVAC units. Another condition is the Denial of the left elevation new door of the existing house. The 50 percent calculation to be reviewed and approved by staff for its accuracy, and the window trim is to be brick mold. Staff to review the door and the window at the rear elevation; they should be of the same height or reconfigured to be a little separate. All windows to match the existing windows.

VOTE: 8/0

AYES: BARTH, HADEN, HENNINGSON,
HINDMAN, LINEBERGER, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

MOTION 2: CONTINUED

1st: RUMSCH 2nd: WALKER

Mr. Rumsch moved to continue the retaining wall per Guidelines 8.6, #4; applicant to provide a detailed section through the retaining wall starting from the street curb and terminating at the thermal wall of the house.

VOTE: 8/0

AYES: BARTH, HADEN, HENNINGSON,
HINDMAN, LINEBERGER, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR RETAINING WALL CONTINUED.

MOTION 3: CONTINUED

1st: RUMSCH 2nd: HADEN

Mr. Rumsch moved to continue the garage for simplification of the form of the garage pertaining to the height and the roof forms per Guidelines 8.9, #3 and #6. On the elevation of the garage facing the house, re-proportioning the garage doors, a redesign of the blank wall on the left elevation facing 4th street in relationship to the mid-block front yard setback and the side yard setback of the existing house per Guidelines 6.2, #1 & 2 and 6.4. Call out for all materials that are not matching the existing house itself per Guidelines 6.1, #5 and lastly, add a tree protection plan.

VOTE: 8/0

AYES: BARTH, HADEN, HENNINGSON,
HINDMAN, LINEBERGER, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR GARAGE CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: GOODWIN, MURYN

RETURNED: BONAPARTE, 3PM

APPLICATION:

HDCRMI 2021-00043, 516 E. KINGSTON AVENUE (PID: 12308414) – TREE REMOVAL

EXISTING CONDITIONS:

The existing structure 1.5-story Craftsman bungalow constructed c.1915. Architectural features include both a steeply pitched side gable roof with triangular brackets, an engaged front porch with round columns on brick piers and a shed dormer. Siding material is wood lap with cedar shake on the gable ends with a painted brick foundation. Lot size is approximately 50’ x 140’. Adjacent structures are 1, 1.5, and 2-story single-family and multi-family buildings.

PROPOSAL:

The proposed project is the removal of a mature Walnut tree located in the front yard near the driveway and the public sidewalk. The Certified Arborist’s report does not indicate any health issues with the tree, which does not allow staff to approve removal at the Administrative level.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Recommend that the size of the new large maturing canopy tree(s) is 2-3” caliper.
2. Minor changes may be approved by staff, including tree replanting plan.

SPEAKERS [FOR | AGAINST]:

No one accepted Ms. Parati’s invitation to speak either For or Against this application.

MOTION: APPROVED WITH CONDITIONS

1st: HADEN **2nd: BONAPARTE**

Mr. Haden moved to approve the removal of the tree in question and that it be replaced with a three to four-inch caliper tree more central to the space in the front lawn. The existing tree stump be completely ground out to include all major roots, and that all due care and long-term maintenance for the new tree be committed to by the property owner to ensure that this tree grows. The tree species to be one from the City of Charlotte recommended large shade tree list and that the board would like to see something other than a Red Maple.

This is considered an exception to our normal tree preservation considerations due to the fact that it is proximate to the street, the sidewalk, and adjacent properties. The annual fall of fruit and nuts produced by the tree will continue to increase as the tree continues to mature. Trimming and thinning will ultimately cause the tree to decline.

VOTE: 5/4

AYES: BARTH, BONAPARTE, HADEN, HINDMAN, LINEBERGER, PARATI,

NAYS: HENNINGSON, PARATI, RUMSCH, WALKER

DECISION:

APPLICATION FOR TREE REMOVAL APPROVED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: GOODWIN, MURYN

APPLICATION:

HDCRMI 2021-00051, 400 E. WORTHINGTON AVENUE (PID: 12105718) – DRIVEWAY

EXISTING CONDITIONS:

The existing property is a 1.5 story Craftsman bungalow constructed c. 1920. Architectural features include a front bracketed gable with a lower off-center gabled porch, 8/1 wood windows, wood shake siding, painted brick foundation with a garage beneath an infilled rear porch. The property is a corner lot with a 10' alley in the rear. Adjacent structures are a mixture of 1 and 1.5-story single family houses. The lot size is approximately 40' x 140'.

PROPOSAL:

The proposal is the installation of a new curb cut and driveway off East Worthington to create a front-yard parking spot to the left of the front porch. The proposed material and design are concrete carriage-tracks.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Front yard parking is prohibited per Guideline 8.9, #6.
2. A curb cut to an original garage, located under the house, is present off Euclid Avenue and a second curb cut exists to the private alley, which provide multiple points of access to the property.

SPEAKERS [FOR | AGAINST]:

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

MOTION: DENIED

1st: HENNINGSON **2nd: RUMSCH**

Mr. Henningson moved to deny this application per Guidelines 8.2, #6; no parking in the front yard.

VOTE: 9/0

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

NAYS: NONE

DECISION:

APPLICATION FOR DRIVEWAY DENIED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: GOODWIN, MURYN

RECUSE: HINDMAN, LINEBERGER

APPLICATION:

HDCRADMRM 2021-00014, 708 TEMPLETON AVENUE (PID: 12305617) – ALTERNATIVE MATERIALS

EXISTING CONDITIONS:

The existing property was originally constructed as a one-story American Small House with Colonial Revival elements constructed c. 1940. Architectural features included 8/8 wood windows, an unpainted brick chimney on the left elevation, and square paired front porch columns. A rear addition was added in 2003 and then in 2013-2014, a second level and larger rear addition was constructed. Exterior materials are unpainted brick and wood lap siding. The lot size is measures 50’ x 150’. Adjacent structures are a mixture of 1, 1.5, and 2 story single family buildings.

PROPOSAL:

The proposal is the addition of a stone fireplace to an existing rear porch on the left elevation.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Staff does not approve the introduction of new materials (stone) on vertical elements (chimneys, walls, etc.) attached to brick houses, due to Guidelines for Additions 7.2, #6 requiring “compatible materials,” and Guideline 8.4, #9. Therefore, the Commission will determine if the project meets the Guidelines.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED

1st: BARTH **2nd: HADEN**

Mr. Barth moved to approve this application as submitted, referencing Section 7.2, #6, and the Secretary of Interior Standards, page 2.5.

VOTE: 7/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON,

PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ALTERNATIVE MATERIALS APPROVED.

Chairperson Parati adjourned the meeting citing the end of the agenda with no further items to discuss at 3:59 p.m.

Linda Keich, Clerk to the Historic District Commission