



HISTORIC DISTRICT COMMISSION REMOTE ONLINE MEETING

**August 11, 2021
ROOM 267 + WebEx**

MINUTES

MEMBERS PRESENT: Ms. Kim Parati (Chairperson)
Mr. P.J. Henningson (Vice Chairperson)
Ms. Jessica Hindman (2nd Vice Chairperson)
Mr. Chris Barth
Ms. Nichelle Bonaparte
Mr. Phil Goodwin
Mr. Jim Haden
Ms. Christa Lineberger
Mr. Chris Muryn

MEMBERS ABSENT: Ms. Jill Walker
Vacant
Vacant

OTHERS PRESENT: Ms. Kristi Harpst, Administrator Historic District Commission
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 August 11, 2021 remote online meeting at 1:22 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 Standards. 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. Vice-Chairperson Henningson 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 Vice-Chairperson Henningson will further open the floor to anyone who has joined the meeting by telephone. Speakers will begin by stating their name and address. Vice-Chairperson Henningson 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

HDCRMA 2021-00373, 630 Grandin Road	Wesley Heights
HDCRMI 2021-00589, 2001 Park Road	Dilworth
HDCRMA 2021-00450, 801 E. Worthington Avenue	Dilworth

CONTINUED FROM APRIL 14TH MEETING

HDCRMI 2021-00743, 2000 Charlotte Drive	Dilworth
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CONTINUED FROM JUNE 30TH MEETING

HDCRMA 2021-00252, 325-331 East Boulevard	Dilworth
HDCRMA 2021-00235, 1913 Cleveland Avenue	Dilworth

CONTINUED FROM JULY 12TH MEETING

HDCRMA 2021-00150, 320 W. Kingston Avenue	Wilmore
HDCRMI 2021-00302, 1539 Merriman Avenue	Wilmore

NEW CASES

HDCRMI 2021-00142, 905 Romany Road	Dilworth
HDCRMA 2021-00389, 1533 Wickford Place	Wilmore
HDCRMA 2021-00313, 1418 Lexington Avenue	Dilworth
HDCRMI 2021-00355, 821 Woodruff Place	Wesley
HDCRMI 2021-00362, 1921 Thomas Avenue	Plaza Midwood
HDCRMI 2021-00255, 801 E. Tremont Avenue	Dilworth
HDCRMI 2021-00305, 400 E. Worthington Avenue	Dilworth
HDCRMI 2021-00385, 712 Mt. Vernon Avenue	Dilworth
HDCRMI 2021-00363, 329 W. Park Avenue	Wilmore

CONSENT AGENDA

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HENNINGSON, WALKER

RECUSE: PARATI

APPLICATION:

HDCRMA 2021-00373, 630 GRANDIN ROAD (PID: 07102236) – ADDITION

EXISTING CONDITIONS:

Known as the McGimpsey House, the existing structure is a 1.5-story Cottage with both Colonial Revival and Craftsman details constructed c. 1929. Architectural details include a feature window on the front elevation that originally had 4/4 light double-hung windows; round vents; simple rectangular brackets; 6/6 double-hung wood windows; front door with sidelights; an eyebrow hood over the side entry door; and an engaged porch with square brick columns and classical columns resting on curved brick steps. An eyebrow dormer window and vent were character-defining features of this cottage that are no longer present; removed sometime between 1995-2011. Lot size is 53' x 202'. Surrounding structures are 1, 1.5, and 2-story single and multi-family buildings.

PROPOSAL:

The proposed project is a rear addition. The addition ties below the main ridge, steps in 4' from the right rear corner and does not span the entire length of the existing rear elevation. The project also includes a new dormer on the right elevation behind the chimney. A rear entry door will be changed to a window. Proposed materials are brick/mortar to match existing with stucco dormers to match an existing dormer on the rear elevation that is to remain. All trim and architectural details are proposed to match original house details. Windows will be double-hung wood or aluminum clad Simulated True Divided Light (STDL) in a 6/6 pattern to match existing. Post-construction the rear yard will be 8.5% impermeable.

STAFF RECOMMENDATION

1. The project is not incongruous with the district and meets standards for Additions, page 7.2 and New Construction, Chapter 6.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project, with the request that the original, triple ganged 4/4 windows that are being removed on the rear elevation be retained for future use, for meeting all Standards 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. Hindman's invitation to speak for or against this application.

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

Ms. Bonaparte moved to approve this application, because it is not incongruous with the district and meets guideline for additions, 7.2 for new construction and Chapter 6, with the condition that the original triple-gang four over four windows that are being removed on the rear elevation be retained and for permit ready drawings submitted to staff for final review.

VOTE: 7/0

AYES: BARTH, BONAPARTE, GOODWIN, HADEN, HINDMAN,
LINEBERGER, MURYN

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HENNINGSON, WALKER

RETURNED: PARATI, 1:33 PM

APPLICATION:

HDCRMI 2021-00589, 2001 PARK ROAD (PID: 12108801) – WINDOW CHANGES

EXISTING CONDITIONS:

The existing structure is a 1.5-story Craftsman bungalow constructed c. 1920. Architectural details include a side-gabled roof, 6/6 double-hung wood windows, and a nearly full-width shed roof front porch supported by tapered shingled piers and square wood columns. Lot size is irregular/pie-shaped and measures approximately 126'x 135' x 136'. Surrounding structures are 1, 1.5, and 2-story single and multi-family buildings.

PROPOSAL:

The proposed project is changes to window openings on the left elevation, which due to lot configuration is highly visible from Park Road. An existing historic window will be relocated further down on the left elevation in a new addition. An existing window will be retained, and two windows will be installed to create a triple window on the left elevation. The siding removed for the installation of the new windows will be used to patch siding as needed on the left elevation. All materials and dimensions of the new windows will be wood to match existing.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets standards for Additions, page 7.2 and New Construction, Chapter 6.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting all Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings and window specifications 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 Parati's invitation to speak for or against this application.

MOTION: APPROVED WITH CONDITIONS

1st: HINDMAN 2nd: GOODWIN

Ms. Hindman moved to approve this application with the stipulation that the two new windows directly adjacent to the historic window to remain be clear glass and not Low-e glass due to the visibility of these windows from the public right of way, and that project is not incongruous with the district and meets the standards for 7.2 and Chapter 6.

VOTE: 8/0

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

NAYS: NONE

DECISION:

APPLICATION FOR WINDOW CHANGES APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HENNINGSON, WALKER

APPLICATION:

HDCRMA 2021-00450, 801 E. WORTHINGTON AVENUE (PID: 12108201) – ACCESSORY BUILDING

EXISTING CONDITIONS:

The existing property is a 1.5 story Picturesque Revival constructed c. 1920. Architectural features include a side gable block with hipped roof front projection, hip roofed dormers on front and rear, partial wrap-around front porch supported by paired square columns on stone piers, stone foundation, 6/1 wood windows, and wood lap siding. The property is a corner lot measuring approximately 50' x 140' with a 10' alley in the rear. Adjacent structures are a mixture of 1, 1.5 and 2-story single family houses.

PROPOSAL:

The proposal is the installation of an accessory building in the rear yard. The existing shed will be removed. The building is sited as far back to the right corner of the property as possible while still meeting zoning setbacks. Proposed height is approximately 19'-0". The building footprint measures approximately 21' x 16'-9". An open covered patio on the front elevation measures and additional 12' x 14'-5". Proposed materials are traditional to match existing on the main house. The rear yard impervious area will be 36.2% post construction.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets standards for Accessory Buildings, page 8.9, and New Construction, Chapter 6.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting all Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings and window specifications 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 Parati's invitation to speak for or against this application.

MOTION: APPROVED WITH CONDITIONS

1st: GOODWIN 2nd: LINEBERGER

Mr. Goodwin moved to Approve this application because, it meets the standards for accessory buildings, 8.9 and new construction Chapter 6 with the applicant to submit permit ready construction drawings and specifications for final review and staff verify the rear yard open space calculations.

VOTE: 8/0

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

NAYS: NONE

DECISION:

APPLICATION FOR ACCESSORY BUILDING APPROVED WITH CONDITIONS.

CONTINUED FROM APRIL 14, 2021

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HENNINGSON, WALKER

APPLICATION:

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

This application as continued from the April 14, 2021 meeting for the following items:

Referencing the original structure to a new proposal rather than the previous proposal:

- *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.*

Revised Proposal – August 11, 2021

- *Redesign of addition that is approximately 3'-7 ¼" taller than the primary ridge.*
- *HVAC and screening shown on site plan.*
- *Addition material to be wood lap siding to match existing.*

STAFF ANALYSIS

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed project meets the design standards for Additions, Page 7.2.
2. A decision is required at the August 11, 2021 HDC meeting. The six-month review period expires on Monday, September 6th.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED WITH CONDITION

1st: BARTH 2nd: HADEN

Mr. Barth moved to approve this project as designed, as it is not incongruous with the neighborhood, with the condition approve the brick selection added to the chimneys prior to installation, and staff to approve a permanent screening device for the HVAC units loaded on the front of the house per Standards 7.1, intro, 7.2, numbers 3 and 6.

VOTE: 8/0

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

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

CONTINUED FROM JUNE 30 MEETING

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HENNINGSON, WALKER

APPLICATION:

HDCRMA 2021-00252, 325-331 EAST BOULEVARD (PID: 1207506 & 12307507) – NEW CONSTRUCTION/MULTI FAMILY

This application as continued from the June 30, 2021 meeting for the following items:

- *General:*
 - *Block site plan showing the new building and the adjacent setbacks of the buildings and positions of the buildings around it.*
 - *An elevation of East Boulevard three buildings to the right and three buildings to the left for context.*
 - *Dimensions on the block site plan from the thermal wall to the street of the different buildings.*
 - *Tree replanting shown on site plan as recommended from the previous application.*
- *East Boulevard elevation, per Chapter 6.9, Chapter 6.3, and Chapter 8.4:*
 - *Eliminate the fourth floor.*
 - *The building needs to respect the heights of foundation level, cornice level, and roof level of the adjacent buildings. Including the steps from the front yard to the street and from the yard to the floor.*
 - *A restudy of the front porch details, especially the details around the balcony railing, the roofing, and columns.*
- *Euclid Avenue, per Chapter 6, numbers 1, 2, 5, 6, 7, 10 and 12:*
 - *Restudy of the massing, the setback, the roof lines, the scale, and the height.*
 - *A connection between the front door and the sidewalk.*
- *Other architectural (elevations/details) will be reviewed according to the changes that have been asked for.*

EXISTING CONDITIONS:

325 East Boulevard was demolished in 2015. The former building was a “2 ½ Craftsman, frame. Broad side gabled block with exposed rafter ends, wood shingled on second and half stories, weather boarded below. Engaged porch on square posts on piers. Front gable projection with flanking shed dormers. Gabled entry. ca. 1915.” The building was listed as a contributing structure in the Dilworth National Register of Historic Places.

331 East Boulevard was demolished in 2020. The former building was a “2.5 story apartment building with a side gable roof and triangular brackets. Two-tier full façade shed porch with brick piers on first floor, paired posts, and shingled balustrade on second. Central gable with stucco and timbering, ca 1925.” The building was listed as a contributing structure in the Dilworth National Register of Historic Places.

PROPOSAL:

The proposal is new construction of a multi-family building located on two parcels at the corner of East Boulevard and Euclid Avenue. The new structure is approximately 34’-7 2/16” in height at the front elevation facing East Boulevard. The building steps up in height approximately 1/3 of the way back from the front façade to a height of approximately 41’- 0½”. Proposed materials are partially called out on the details page, which notes wood siding with a 4” reveal and wood columns, trim, and porch rails. Windows proposed to be double-hung aluminum clad.

Revised Proposal – July 30, 2021

- Block site plan with setback dimensions provided.
- Elevations on streetscape survey.
- Tree replanting plan shown.
- East Boulevard elevation revised with fourth floor eliminated, front porch design changes.
- Euclid elevation design revised.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed project meets the design standards for New Construction, Chapter 6.
2. Roof pitches appear a bit shallow for the Craftsman style.
3. Door design – a single sidelight is incongruous.

SPEAKERS [FOR | AGAINST]:

Ms. Ellen Citarella, adjacent property owner, spoke in opposition of this application.

Mr. Kemper Boyd, adjacent property owner, spoke in opposition of this application.

MOTION: CONTINUED 1st: HINDMAN 2nd: LINEBERGER

Ms. Hindman moved to continue this application per Standards Chapter 6, setbacks 6.2, and Chapter 8. The applicant to provide a dimension from the back of the sidewalk to the thermal wall along Euclid Avenue. The tree replanting is okay as shown with the following comments: Replacement tree should occur within lot lines and not in the public right of way It is okay to remove the Hackberry trees and okay to replace the Pecan tree. Any discussion of street trees is not in the HDC's jurisdiction. Project-wide, the applicant to provide a restudy of the three-story presentation and rhythm, a strengthening of the contextual foundation levels within the architectural details, and a strengthening of the cornice and roof levels within this building. A restudy of the East Boulevard spacing, especially with regard to the spacing adjacent to 319-321 East Boulevard. Single sidelight configuration is not approved. The Commission is not reviewing the roof form or courtyard elevations at this time.

VOTE: 8/0

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

NAYS: NONE

DECISION:

APPLICATION FOR NEW CONSTRUCTION MULTI—FAMILY CONTINUED.

CONTINUED FROM JULY 12 MEETING

APPLICATION:

HDCRMA 2021-00150, 320 W. KINGSTON AVENUE (PID: 11908603) – ADDITION/ACCESSORY STRUCTURE

Applicant deferred this application to a later meeting.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HENNINGSON, WALKER

APPLICATION:

HDCRMI 2021-00302, 1539 MERRIMAN AVENUE (PID: 11909708) – ACCESSORY BUILDING

This application as continued from the July 14, 2021 meeting for the following items:

- *Provide a detail to show the fascia and the wrapping roof lapping on the front and back of the garage,*
- *Clarification on the siding material, and*
- *A wooden garage door, showing a profile of what the garage door looks like instead of just a blank space.*

EXISTING CONDITIONS:

The existing structure is a house constructed in 1940. Major alterations, including a second level addition, were made to the house in recent years. The site is a corner lot at Merriman Avenue and Larch Street. Current height is approximately 30' from finished floor to ridge. Lot size is approximately 64' x 118'. A re-design was approved by the full HDC on July 11, 2018 (HDCRMA-2018-00212). Front porch changes were approved by the full Commission in August 2020 (HDCRMI-2020-00208).

PROPOSAL:

The proposal is the construction of a new accessory building. The one-story, one-bay garage will be setback approximately 20' from the property line and slightly behind an existing bump out on the main house right elevation. Due to lot topography and existing conditions, the building cannot be placed further back on the lot. All traditional materials are proposed to match the main house. The building footprint measures approximately 14'-10" x 24' and has a proposed height of 18'-8". Post-construction rear yard open space will be approximately 49%.

Revised Proposal – August 11, 2021

- Requested detail shown
- Siding material shown as Nichiha smooth fiber cement lap siding
- Garage door design shown
- Garage door specifications provided

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed project meets the design standards for Accessory Buildings, page 8.9.
2. Clarify that the Nichiha siding proposed is the Savannah line.

SPEAKERS [FOR | AGAINST]:

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

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

Mr. Haden moved to approve this application because it is in compliance with standards 6.0 for new construction and 8.9 accessory structures. Staff to verify the impervious surface calculations for the rear yard based upon the 1953 rear building wall, making sure that that is the line used for these calculations.

VOTE: 8/0

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

NAYS: NONE

NEW CASES

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HENNINGSON, WALKER

APPLICATION:

HDCRMI 2021-00142, 905 ROMANY ROAD (PID: 12309603) – TREE REMOVAL

EXISTING CONDITIONS:

The existing structure is a 2-story Colonial Revival constructed c.1941. Architectural features include a hipped roof, a right side 2-story addition setback from the front thermal wall, and a pedimented entry door surround. Siding material is unpainted brick. Lot size measures approximately 60’ x 145’. Adjacent structures are 1-, 1.5, 2-story single-family buildings and Latta Park. After-the-fact work including tree replanting to replace a tree on the right-side front of the house that was disturbing the foundation per an engineering report was approved in late 2020 under COA# HDCADMRM-2020-00710. Landscaping, deck changes and fencing were administratively approved in early 2021 under COA# HDCADMRM-2020-00745.

PROPOSAL:

This project is for an after-the-fact tree removal of 4 trees in the rear yard. Neither a Certified Arborist’s tree report nor letter were provided, which does not allow for staff to review the tree removal at the Administrative level. A review of the tree removal request has also been provided by City of Charlotte Urban Forestry staff.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed tree removal meets the Standards.
2. Recommend that the size of the new large maturing canopy tree(s) is 2-3” caliper.
3. Minor changes may be approved by staff, including tree replanting plan.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED **1st: HADEN** **2nd: GOODWIN**

Mr. Haden moved to approve the replanting of the tree as described in this application.

VOTE: 8/0

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

NAYS: NONE

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: WALKER

ARRIVED: HENNINGSON 3:45 PM

APPLICATION:

HDCRMA 2021-00389, 1533 WICKFORD PLACE (PID: 11908716) – NEW CONSTRUCTION

EXISTING CONDITIONS:

The existing structure is a one story, brick American Small House constructed in 1941. Architectural features include a symmetrical three-bay façade with central entry portico with a broken terracotta tile porch floor and a central chimney. Exterior material is brick and with the gable ends wrapped in vinyl. All doors and windows appear to be replacements. The lot is a unique pie-shape measuring approximately 134' x 128' x 114'. Adjacent structures are 1 and 1.5 story single-family buildings. On October 14, 2020, the HDC placed a 365-day stay of demolition on the property (HDCRDEMO-2020-00378).

PROPOSAL:

- The proposal is new construction of a single-family structure. Due to lot constraints, the new single-family structure will be sited in approximately the same location as the current house.
- Proposed height: 20'-8" as measured from grade to ridge.
- Proposed materials are ACRE siding and fiber cement for window, corner board and roof trim, and porch columns. Window material proposed to be wood or aluminum clad double-hung with Simulated True Divided Lights (STD L)

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Right elevation: fenestration/blank walls.
2. Rear elevation: rear dormer is co-planer.
3. Materials:
 - a. Front door.
 - b. Window specifications.
 - c. Walkway and driveway.
 - d. ACRE siding has not been previously reviewed or approved by the Commission.
4. Streetscape:

- a. Front elevation is shown in the incorrect location at 400 West Park Avenue. Show front elevation of proposed new construction at 1533 Wickford Place on the streetscape (Wickford Place: Westwood to West Park Avenue).
- b. Show proposed new construction on the Westwood Avenue Streetscape (existing house is shown).

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED 1st: GOODWIN 2nd: HADEN

Mr. Goodwin moved to continue this application based on Standard 6.15, study the siding material for conformity to historic standards. The rear dormer is coplanar and needs to be moved back per section 6.10 and the windows, section 6.12 for the restudy of the windows on the rear dormer. At the right elevation, add a window. The gable windows should be smaller in proportion and provide the window selections.

VOTE: 8/0

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

NAYS: NONE

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: WALKER

RETURNED: HENNINGSON, 4:28 PM

APPLICATION:

HDCRMA 2021-00313, 1418 LEXINGTON AVENUE (PID: 12309614) – NEW CONSTRUCTION

EXISTING CONDITIONS:

Known as the Morgan B. Gilreath house, the existing structure 1.5 story, brick American Small House with Colonial Revival elements constructed in 1942. Architectural features include a front bay window and a lower side wing which contains the entry. Exterior material is brick (painted) and wood lap siding in the gable ends. The building still retains its original front door and original 6/6 windows. Lot size is measures approximately 75’ x 145’ x 58’ x 164’. Adjacent structures are 1 and 1.5 story single-family and buildings. The building is listed as non-contributing to the Dilworth National Register Historic District. On September 9, 2020, the HDC placed a 365-day stay of demolition on the property (HDCRDEMO-2020-00262).

PROPOSAL:

- The proposal is new construction of a single-family structure. The new single-family structure will be setback approximately 27’ to the front thermal wall and 22’ to the covered entry.
- Proposed height: 26’-5” from grade to ridge (25’ from finished floor, not inclusive of foundation and grade measurements).
- Proposed width: 46’ wide at the front thermal wall, not inclusive of the Porte cochere.

- Proposed exterior materials are brick with concrete accents and fiber cement lap siding and trim. Wood front door. Windows will be casement and fixed aluminum clad with Simulated True Divided Lights (STDL).

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Massing, height, and width
 - a. Tallest historic house on the block is 1419 Lexington at 25'-7".
2. Front entrance orientation and walkway.
3. Driveway width at 13' is much wider than is permitted for staff approval.
4. Window sizes, proportions, and rhythm particularly on the side elevations.
5. Materials specs and samples needed for brick, fiber cement siding and trim, and windows.

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED 1st: MURYN 2nd: BONAPARTE

Mr. Muryn moved to continue this application based on Standard 6.2 number 1 and 2, for the setback as it pertains to 1410 and 1422 Lexington Avenue; 6.5, the massing and complexity of form, number 1 and 2; 6.6, number 1 and 2; Scale 6.7 number 1, to create human scale by including functional elements typical to the historic context, such as porches and porticos; 6.8, number 1, directional expression; 6.10, roof form, numbers 1, 2, and 3. Standards of 6.11 through 6.16 have not been reviewed.

VOTE: 5/4

AYES: BARTH, BONAPARTE, HINDMAN,
HENNINGSON, MURYN,

NAYS: PARATI, HADEN, GOODWIN, LINEBERGER

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: WALKER

LEFT: HADEN, MURYN, PARATI, 5:39 PM

APPLICATION:

HDCRMA 2021-00235, 1913 CLEVELAND AVENUE (PID: 12105619) – NEW CONSTRUCTION/MULTI-FAMILY

This application as continued from the June 30, 2021 meeting for the following items:

- *Provide an additional study/options of the rear portion of the building with regard to massing, transitioning, or stepping down into the residential neighborhood.*
- *Provide additional context with regard to some of the historic structures within a 360-degree range, including the properties directly behind them.*
- *Provide accurate and clear drawings that are visible, providing adequate architectural details as well as dimensions and notation, technical drawings, and high-resolution images.*

EXISTING CONDITIONS:

The existing structure is a one story, concrete block three-bay building. The c. 1960 building mentioned in the Dilworth National Register Nomination burnt down in the early 1990s. The current structure was built in 1993. The building has a shallow gable roof with a front parapet.

PROPOSAL:

The proposal is for new construction of a multi-family building. The new structure is approximately 44' in height from grade to the top of the decorative parapet (three stories) at the front elevation on Cleveland Avenue and four-stories at the rear of the building, due to site topography. Exterior materials are brick, cast stone, and aluminum clad windows. Setback is 20' from back of curb and 6'-6 1/2" from back of property line. A full-width 9' deep front porch faces Cleveland Avenue. HVAC units will be located on the roof.

Revised Proposal – July 30, 2021

- Rear elevation revised.
- Additional information about the relationship of new building to Euclid and E. Worthington provided.
- Elevation drawings provided.

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, Chapter 6.
2. Landscaping details for this lot are needed (tree removal/planting, walkways, hardscape, etc.).

SPEAKERS [FOR | AGAINST]:

- Mr. Lou Lesene, adjacent property owner spoke in opposition of this application.
- Mr. Ken Raynor, adjacent property owner spoke in opposition of this application.
- Mr. Thomas Suher, adjacent property owner spoke in opposition of this application.
- Ms. Eileen Armenante, adjacent property owner spoke in opposition of this application.
- Mr. John Fletcher, adjacent property owner spoke in opposition of this application.
- Mr. Rick Cohen, adjacent property owner spoke in opposition of this application.

MOTION: CONTINUED 1st: BARTH 2nd: BONAPARTE

Mr. Barth moved to continue this application for the following reasons: applicant to perform a study on the rear massing of the proposed building, exploring three separate options: 1.) stepping back the fourth floor at the rear at least 20 feet from the back, 2.) separate exploration at the applicant's discretion, and 3.) reduce the overall length of the building but maintain the four-story elevation referencing standards section 6.5, number 2; 6.6, number 1, 6.7, number 3. The applicant to provide more refined and additional details with regard to the site for added or removed vegetation, dimensions, all property features, and setbacks, referencing section 8.1 through 11. Applicant to provide additional architectural details complete with dimensions and notes for the cornice, section 6.11. The porch details with regard to the railings on all porches, including the front porch with the beam and column alignment, 6.14. Door and window dimensions, including sill, jamb, and head trim, and conditions, section 6.12. Applicant to provide additional details for the signage referencing Appendix C.2.

VOTE: 5/1

AYES: BARTH, BONAPARTE, GOODWIN, HENNINGSON,
HINDMAN

NAYS: LINEBERGER

DECISION:

APPLICATION FOR NEW CONSTRUCTION MULTI-FAMILY CONTINUED.

APPLICATION:

HDCRMI 2021-00385, 712 MT. VERNON AVENUE (PID: 12309415) – ACCESSORY BUILDING

The applicant deferred this application till a later meeting.

Due to time constraints the following cases will be heard on September 8, 2021 at 1:00 pm.

HDCRMI 2021-00355, 821 Woodruff Place

HDCRMI 2021-00362, 1921 Thomas Avenue

HDCRMI 2021-00255, 801 E. Tremont Avenue

HDCRMI 2021-00305, 400 E. Worthington Avenue

HDCRMI 2021-00363, 329 W. Park Avenue

With no further business to discuss, Mr. Henningson recessed the meeting at 8:00 PM.

Linda Keich, Clerk to the Historic District Commission