



APPROVED MAY 11, 2022

**HISTORIC DISTRICT COMMISSION HYBRID IN-PERSON/REMOTE ONLINE MEETING
JANUARY 12, 2022
ROOM 280 + WebEx**

MINUTES

MEMBERS PRESENT: Ms. Kim Parati, (Chairperson)
Ms. Jessica Hindman (2nd Vice Chairperson)
Ms. Nichelle Bonaparte
Mr. Phil Goodwin
Mr. Jim Haden
Ms. Christa Lineberger
Ms. Jill Walker

MEMBERS ABSENT: Mr. Chris Barth
Mr. P.J. Henningson (Vice Chairperson)
Mr. Chris Muryin
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 to order the January 12, 2022 hybrid in-person, remote online meeting at 1:02 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. 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, 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 and to please 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 2021-00918, 1818 Lennox Avenue	Dilworth
HDCRMI 2021-00787, 1108 East Boulevard	Dilworth
HDCRDEMO 2021-01081, 1926 and 2010 The Plaza	Plaza Midwood
HDCRDEMO 2021-01092, 611 W. Park Avenue	Wilmore

NOT HEARD AT THE DECEMBER 8 MEETING

HDCRMI 2021-00508, 313-315 W. Kingston Avenue	Wilmore
HDCRMI 2021-00608, 1927 The Plaza	Plaza Midwood
HDCRMI 2021-00609, 2128 The Plaza	Plaza Midwood

CONTINUED FROM NOVEMBER 10 MEETING

HDCRMI 2021-00234, 611 W. Park Avenue	Wilmore
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CONTINUED FROM DECEMBER 8 MEETING

HDCRMI 2021-00598, 2115 Dilworth Road W.	Dilworth
HDCRMI 2021-00147, 2221 Ledgewood Lane	Dilworth

NEW CASES

HDCRMI 2021-00837, 1838 Merriman Avenue	Wilmore
HDCRMI 2021-00611, 300 E. Park Avenue, Unit 2	Dilworth
HDCRMI 2021-00762, 610 Hermitage Court	Hermitage Court
HDCRDEMO 2021-00662, 1739 Merriman Avenue	Wilmore
HDCRMI 2021-00827, 705 E. Kingston Avenue	Dilworth

DESIGN STANDARDS ADOPTION

Ms. Harpst gave a summary of the timeline and the changes that were added to the Design Standards.

Mr. Haden moved to adopt the Design Standards with the seven items on the summary update with the recommendations made by Commissioner Hindman to include Wilmore and Fourth Ward in item number 1 overview to historic commercial, institutional, and multifamily uses within those districts. Ms. Hindman seconded, and the vote to adopt was unanimous. 8/0.

CONSENT AGENDA

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON, MURYN

APPLICATION:

HDCRMI 2021-00918, 1818 LENNOX AVENUE (PID: 12108309) – ADDITION

EXISTING CONDITIONS:

The existing structure is a 1.5-story Craftsman home that was built c. 1915. Architectural features include a front-gable roof, a bay window, exposed rafters, and 12/1 double-hung windows. The partial width engaged front porch features square columns with shake siding; the right bay of the front porch was formerly infilled. The lot size is approximately 50' x 190'. Adjacent structures are a mixture of 1.5, 2 and 2.5-story residential and commercial buildings.

PROPOSAL:

The proposed project is the restoration of the front porch, an addition, and a new detached one-car accessory structure. The infilled right bay of the front porch will be restored. The addition changes an existing gable on the left elevation to a true cross gable to match the existing right elevation. The addition ties in beneath the original ridge. Materials will all match existing including the wood shake siding, window/door/roof trim, brackets, and brick foundation. In the rear yard, two mature pecan trees in will be removed and two new mature canopy trees will be replanted. Post-construction, the rear yard will be 87% permeable. The roof of the new addition is wider than the original roof, which requires full Commission review. The accessory building and new patio may be reviewed at the Administrative level.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets the 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 the Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to staff for final review, with the following Conditions:
 - a. Provide manufacturer specifications that meet HDC standards for the new windows and doors.
 - b. Provide a window trim detail.
 - c. Provide photos or drawings with dimensions of existing details that are being matched.
 - d. Provide size/species of new trees to be planted.

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: LINEBERGER

2nd: HINDMAN

Ms. Lineberger moved to approve this application to remain as a consent agenda item with permit ready construction drawings submitted to staff for final review with the following conditions specifications for the windows are provided. The applicant will provide window trim details, photos, and drawings with dimensions of the existing details being matched. Provide the sizes and species of new trees to be planted.

VOTE: 7/0

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

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON, MURYN

APPLICATION:

HDCRMI 2021-00787, 1108 EAST BOULEVARD (PID: 12111406) – ADDITION

EXISTING CONDITIONS:

Known as the I.P. Ransom house, the existing structure is a two-story, Colonial Revival constructed c. 1926. Architectural features include a hip roof, one-story wing that has been converted to a sun porch, and one-bay front porch. Other details include an all-brick exterior (unpainted), 8/8, 6/6 and 4/4 double-hung wood windows, and exterior brick chimney. More recent changes include a one-story rear addition added at the back left rear corner of the building. Lot size is 75' x 184'. Surrounding structures are 1, 1.5, and 2-story buildings.

PROPOSAL:

The proposed project is for a rear addition, new slate roof, and copper gutters and downspouts. Proposed materials are Nichiha Savannah smooth-finish siding and trim and a brick foundation to match existing. Brick from the previous one-story rear addition to be salvaged and re-used. New windows are proposed to be Kolbe Ultra Series aluminum clad with 4/4 and 6/6 Simulated True Divided Lights (STD). The locations of the copper gutters and downspouts may be approved at the administrative level.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets the 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 the Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to staff for final review, with the following Conditions:
 - a. Trim material for windows/doors to either be wood or fiber cement with a ¼” reveal.
 - b. Column material to be wood or a previously approved alternative material with a paintable finish.
 - c. Provide a window trim detail with dimensions.
 - d. Provide a beam/column section drawing with dimensions.
 - e. Provide a tree protection plan.
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: HINDMAN 2nd: HADEN

Ms. Hindman moved to approved this application because it is not incongruous with the district and meets Standards for additions, 7.2 and New Construction, Chapter 6 with the following conditions the trim material for the windows and doors are to be wood or fiber cement, the column material to be wood or a previously approved alternative material with a paintable finish, the window trim details are to be provided to staff with dimensions, a beam column section is provided to staff with dimensions and that a tree protection plan is provided to staff.

VOTE: 7/0

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

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON, MURYN

APPLICATION:

HDCRDEMO 2021-01081, 1926 THE PLAZA (PID: 09506102) - DEMOLITION

EXISTING CONDITIONS:

The existing structure at 1926 The Plaza is a one-story single-family home constructed in 1935. Exterior features include two small, hipped dormers and a small, covered porch on the front. The property at 2010 The Plaza/1724 Thurmond Place is the Carriage House formerly serving the Van Landingham Estate (VLE), a local historic landmark.

PROPOSAL:

The proposal is full demolition of structures on both 1926 The Plaza and the Carriage House. Unlike the 2017 request, this new demolition request does not include the VLE main house or the Orangerie

building, which are now located on a different parcel. The project was previously approved with a 365-day stay of demolition in 2017, under application number HDCCDEMO-2017-00686. A COA was issued for the project, renewed for another 12-months, and completely expired on December 16, 2020. A demolition permit was not pulled prior to the expiration of the COA, rendering the COA null and void. New construction on the project site for multi-family townhomes was first heard November 18, 2020, and approved with conditions by the HDC on May 12, 2021, under application number HDCRMA-2020-00467.

STAFF RECOMMENDATION:

1. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting the Standards since the demolition with a 365-day stay was previously approved in 2017 and the fact that a new construction project was Approved with Conditions for this site on May 12, 2021, and that this item be heard as a Consent Agenda item, with the following Conditions:
 - a. Demolition may take place the immediately as new construction plans have been approved with conditions.
2. 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: REINSTATE DEMOLITION 1st: WALKER 2nd: GOODWIN

Ms. Walker moved to reinstate the demolition permit because it was provided for both properties on the Van Landingham Estate as requested by the applicant.

Ms. Hindman made a friendly amendment to waive the 365 day stay of demolition and the 90-day waiting period doesn't apply.

VOTE: 7/0

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

NAYS: NONE

DECISION:

APPLICATION FOR DEMOLITION REINSTATED WAIVING THE 365 DAY STAY AND THE 90 WAITING PERIOD DOESN'T APPLY.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON, MURYN

APPLICATION:

HDCRDEMO 2021-010902, 611 W. PARK AVENUE (PID: 11909609) – DEMOLITION

EXISTING CONDITIONS:

The existing one-story Bungalow constructed c. 1931. The building has a three-bay façade with a front gable main roof. Architectural features include a partial-width front porch with a front gable, supported by replacement metal columns on parged and painted brick piers. The house has been wrapped in vinyl and aluminum. All the doors and windows are replacements. The lot size is small measuring approximately 74' x 66' x 74' x 55'. Adjacent historic structures 1 and 1.5 single family buildings.

PROPOSAL:

The proposed project is full demolition. The applicant is proposing to reconstruct the building to match existing proposed in a separate application, HDCRMI-2021-00234.

The owner/applicant planned to save and rehabilitate the building, demo/rebuild the deteriorated front porch, and build a new addition, see HDCRMI-2021-00234. The project was heard at the October and November HDC meetings and the addition was “Approved with Conditions.” At the November 10, 2021 HDC meeting, the front porch rebuild request was “Continued” for additional documentation.

A professional engineer evaluated the front porch and for project-planning purposes also evaluated the rest of the original structure.

- The engineering report found the front porch was not original and failing due to a previous repair consisting of concrete blocks and metal beams supporting pieces of corrugated metal roofing, over which poured concrete was added to create the front porch floor.
- The report also found extensive termite damage, water damage, previous fire damage, and a nearly complete lack of foundation in some areas with the main building merely sitting on single masonry course and small mound of dirt. The areas of brick piers and curtain wall that remain are not structurally sound. The entire foundation needs to be re-built. To do so, the building will need lifted, and a new foundation dug out; however, due to the structural issues lifting the building is not feasible.

STAFF RECOMMENDATION:

1. The project has met the required documentation standards for demolition:
 - a. Clear digital photos of all sides of the building
 - b. Clear digital photos of significant architectural details + site features including, but not limited to, windows, front door, brackets, columns, trim
 - c. Stamped and sealed property survey with setbacks + building dimensions (width, length) clearly labeled
 - d. Zoutewelle survey

2. While the structure does meet the special significance standard due its year of construction, the structure is unsalvageable and waiving all the 365-day delay period is recommended, per Standards for Demolition, page 9.2, number 2.
3. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting the Standards (Demolition, 9.2, number 2) and that this item be heard as a Consent Agenda item, with the following Conditions:
 - a. Demolition may take place the sooner of the approval of new construction plans or the expiration of 365-days,
 - b. The 90-day waiting period for the submission and consideration of new construction plans is waived,
 - c. Any salvageable, original materials (such as siding) should be retained and reused in the new construction.
4. 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: BONAPARTE

2nd: WALKER

Ms. Bonaparte moved to approve the application for meeting demolition Standard 9.2, number 2 and will remain on the consent agenda with the following conditions, the demolition can take place before the approval of the new construction plans or the expiration of 365 days and that the 90-day waiting period be waived and any salvageable original materials be retained for re-use in the new construction.

Ms. Parati made a friendly amendment applicant to provide measured drawings of the house before it’s demolished.

VOTE: 7/0

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

NAYS: NONE

DECISION:

APPLICATION FOR DEMOLITION APPROVED WITHOUT THE 365 DAYS AND THE 90 DAY WAITING PERIOD IS WAIVED.

NOT HEARD AT THE DECEMBER 8 MEETING

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON, MURYN

APPLICATION:

HDCRMI 2021-00508, 313-315 W. KINGSTON AVENUE (PID: 11907915) – WINDOW/DOOR REPLACEMENT AND FRONT PORCH CHANGES

EXISTING CONDITIONS:

The existing structure is a one-story ranch style duplex constructed c. 1951. Architectural features include metal windows, low-pitch hip roof with two chimneys and unpainted brick. The front unit is accessed via the central front entry with a flat roof supported by decorative metal columns. The rear unit is accessed via an entry on the left side also covered by a flat roof supported by a decorative meal column. Lot size is 50' x 184'. Adjacent structures are 1 and 1.5 story single-family structures.

PROPOSAL:

The project is in multiple parts:

1. Doors. Replacement all 4 doors on the structure. The front unit (315 W. Kingston) has a non-original front door and original side entry door. The rear unit (313 W. Kingston) has an original front door and original rear entry door. New front doors are proposed to be fiberglass in a mid-century inspired design. The side and rear entry doors are proposed to be wood like the design of the existing doors.
2. Porch Columns. Proposing to wrap the metal porch columns with wood at a finished dimension of 8' x 8'. Railings to be wood.
3. Replacement windows. New windows proposed to be Pella Lifestyle Enduraclad double-hung wood.
4. Driveway. A portion of the existing driveway is asphalt and damaged, which is proposed for replacement.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Black aluminum or aluminum clad windows may be a better choice to match the detail/dimensions of the existing windows.
2. Beam/column detail for front porch columns.
3. Railing design.
4. Base and capital detail and dimensions needed.
5. What material is the replacement driveway?
6. What are the dimensions of the driveway?

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED 1st: GOODWIN 2nd: HINDMAN

Mr. Goodwin moved to continue this application so the applicant to provide detailed elevation drawings showing the window details, including the window grill pattern and the proposed doors. The applicant to provide specifications for the proposed new doors, provide detailed site plan showing the driveway and its interface with the curb. Show location of the HVAC units and provide any vegetation. The applicant to provide the proposed railing details for the front porch to make it code compliant. The applicant will provide front porch beam and column details including the base and cap details.

VOTE: 7/0

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

NAYS: NONE

DECISION:

APPLICATION FOR WINDOW/DOOR REPLACEMENT AND FRONT PORCH CHANGES CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON, MURYN

APPLICATION:

HDCRMI 2021-00608, 1927 THE PLAZA (PID: 08119706) – REAR ADDITION, FRONT PORCH ADDITION, WINDOW CHANGES

EXISTING CONDITIONS:

The existing structure is a one-story ranch style home constructed in 1950. Architectural features include an unpainted brick exterior, a side gable roof, prominent front chimney, tripartite feature window, and partial width engaged front porch with a broken terracotta floor. The original porch supports were metal but were changed to wood in 2017 by a previous owner; a wood handrail was added at that same time. The lot size is approximately 66' x 170'. The front setback is approximately 37'. Adjacent structures are a mixture of 1, 1.5 and 2-story single family houses.

PROPOSAL:

The project is a one-story rear addition, enlarging the tripartite feature window on the front elevation, and expanding the front porch approximately 3'-9". Proposed materials include wood board and batten siding, wood lap siding, and wood trim. The proposal also includes removing the original wood siding on the gable ends and replacing with new wood siding. A new rear patio will match the front porch with a broken terracotta floor and brick rowlock border. One tree will be removed to accommodate the rear addition and two new trees will be planted in the rear yard (A001 A). Post-construction rear yard permeability will be 62%.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Windows
 - a. Front elevation: loss of the horizontal nature of the tripartite feature window opening.
 - b. Left elevation: round window.

SPEAKERS [FOR | AGAINST]:

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

MOTION1: APPROVED WITH CONDITIONS

1st: HINDMAN 2nd: GOODWIN

Ms. Hindman moved to approve this application with the condition that there are no changes to the front window.

VOTE: 7/0

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

NAYS: NONE

DECISION:

APPLICATION FOR REAR ADDITION, FRONT PORCH ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON, MURYN

APPLICATION:

HDCRMI 2021-00609, 2128 THE PLAZA (PID: 09503501) ARTIFICIAL TURF

The applicant deferred to February

CONTINUED FROM NOVEMBER 10 MEETING

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON, MURYN

APPLICATION:

HDCRMI 2021-00234, 611 W. PARK AVENUE (PID: 11909609) – ADDITION

This application was continued from the November 10, 2021 meeting for the following items:

- Per Standards for Front Porches, page 4.8, number 2. Provide evidence of the condition of the front porch that it is beyond repair.

EXISTING CONDITIONS:

The existing one-story Bungalow constructed c. 1931. The building has a three-bay façade with a front gable main roof. Architectural features include a partial-width front porch with a front gable, supported by replacement metal columns on parged and painted brick piers. The house has been wrapped in vinyl and aluminum. All the doors and windows are replacements. The lot size is small measuring approximately 74' x 66' x 74' x 55'. Adjacent historic structures 1 and 1.5 single family buildings.

PROPOSAL:

The proposed project is an addition to the right side. Due to the parcel shape and location of the historic structure on the parcel, a rear addition is not possible. The owner is seeking a variance from the Zoning Board of Adjustment (ZBA) for side addition. The metal carport is proposed for removal. It is unclear if the vinyl/aluminum wrap will remain or be removed.

Revised Proposal – October 13, 2021

- Drawings updated.
- Detailed information about materials and dimensions provided about windows, columns, trim, proposed siding, front porch changes, HVAC location, fencing.
- Photos documenting existing conditions and architectural investigations into original conditions.

Revised Proposal – November 10, 2021

- Fenestration added to the right elevation.
- Tree protection plan provided.
- Materials will be wood to match existing on main house; Nichiha Savannah smooth proposed for addition as a differentiating element.
- Windows will match discovered rough openings and openings will not change in size.

Revised Proposal – January 12, 2022

- *Engineer report provided.*
- *Front door adjacent property survey provided.*

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Recommends the Commission consider a ‘motion to reconsider’ the November 10, 2021 decision to update the ‘Approval with Conditions’ to include the reconstruction of the original house, porch and the relocation of the front door based on the engineer report and additional documentation provided.
2. Minor changes may be reviewed and approved by Staff.

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 amend a previously adopted from November 10, 2021 approval with conditions. The amendment is for the entire house to be reconstructed and that the front door location may be moved to be centered on the bay.

VOTE: 7/0 **AYES:** BONAPARTE, GOODWIN, HADEN, HINDMAN, LINEBERGER, PARATI, WALKER
NAYS: NONE

DECISION:

APPLICATION FOR RECONSTRUCTION OF THE HOUSE APPROVED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON, MURYN

APPLICATION:

HDCRMI 2021-00598, 2115 DILWORTH ROAD W. (PID: 12112103) – ADDITION

This application was continued from the December 8, 2021 meeting for the following items:

1. ***Windows.***
 - *Per Standard 6.12, number 1, with regards to windows along the right-side elevation, requesting that the applicant study this for fenestration and rhythm.*
2. ***Addition***

- *Per Standard 7.2, number 3, requesting that the applicant analyze more of a definitive line of transition between the existing brick and the addition.*
- *Per Massing, Standard 6.5, and Standard 7.2, number 2, with regards to providing detailed plans for the commission to review solid and void relationships on the addition.*
- *Per Standard 7.2, number 6, for the differentiation and for the massing, make sure that the design of the new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms, and materials.*

EXISTING CONDITIONS:

The existing structure is a two-story-story, Colonial Revival building constructed c. 1930. Architectural features include a symmetrical façade with central front entry portico supported by round columns, one-story hip roof side porch, exterior chimney on the left elevation, and paired 6/1 windows with a unique brick header detail. The exterior is unpainted brick. Lot size is 50' x 195'. Surrounding structures are 1, 1.5, and 2-story single family buildings.

PROPOSAL:

The proposed project is a rear addition of heated living space and a covered porch. The addition will match the existing brick and an offset detail is proposed to indicate the transition between the original house and the addition. Proposed materials are traditional to match existing, including the roof eave and window header details. New windows will be wood, double-hung Simulated True Divided Light (STDL) in a 6/1 pattern to match existing.

Revised Proposal – January 12, 2022

- *Windows added on right elevation.*
- *Transition between original house and addition increased to 8”.*
- *Window detail of ganged windows on rear elevation provided.*

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Addition
 - a. Window specifications/details may be provided to Staff for review/probable approval.
2. Right Elevations
 - a. Beam/column alignment detail needed (Staff approvable)
3. Site Features
 - a. Confirm no trees are being removed to construct the addition.
 - b. Rear yard open space calculations needed, as measured from back wall of original house. (Staff approvable).

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED WITH CONDITIONS

1st: GOODWIN 2nd: HADEN

Mr. Goodwin moved to approve this application because it is not incongruous with the district and it meets the Standards for additions, Chapter 7, and new construction Chapter 6, subject to the applicant submitting permit ready drawings to staff for final review with the following conditions: applicant to provide additional window specifications and details with regard to the historic sub sill and also to provide beam column alignment details.

VOTE: 7/0

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

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON, MURYN

APPLICATION:

HDCRMI 2021-00147, 2221 LEDGEWOOD LANE (PID: 12112416) – ADDITION

This application as continued from the December 8, 2021 meeting for the following items:

- Per Standard 6.5, New Construction, and 6.10, Roof Forms, restudy of the massing, complexity of form, and the roof forms.
- Per Standard 7.2, number 2, limit the size of the addition so that it does not overpower the historic house.
- Per Standard 6.6 Height and Width, restudy of the width that can eliminate front yard parking.

EXISTING CONDITIONS:

The existing structure is a one-story, bungalow with both Craftsman and Colonial Revival elements, constructed c. 1926. Architectural details include side gable roof with pent eaves, 6/1 double-hung wood windows, and an engaged front porch under a full façade gabled roof supported by slightly tapered square columns on top of brick piers. The primary exterior material is brick with shake shingle siding in the front gable. The lot is shallow and irregularly shaped measuring approximately 50' x 97' x 29' x 55' x 57'. Adjacent structures include 1 and 1.5 story single-family structures and a 2-story multi-family structure.

PROPOSAL:

The proposed project is a rear addition that raises the ridge approximately 4'-4". An addition to the right elevation is also proposed, which will widen the house approximately 7'-6". A series of sketches showing alternative addition configurations considered are shown on A-7.0. Proposed materials are traditional to match existing, including roof trim and design. New windows shown as Jeld-Wen aluminum clad Simulated True Divided Light (STDL) in a 6/1 pattern to match existing. Post-construction the rear yard will be 79% permeable. The Zoning Board of Adjustment (ZBA) issued a variance for both rear yard and side yard required setbacks due to the unique conditions of this lot at its August 31, 2021 meeting (A-3.0).

Revised Proposal – December 8, 2021

- Rear addition design simplified with ridge height increase reduced to 3’0”.
- Side addition design changed to begin slightly farther back.
- Driveway details shown on A-3.0 and A-4.0.
- Shutters removed.

Revised Proposal – January 22, 2022

- All elevation designs revised
- Driveway/landscape plan updated
- Width study included

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Confirm the new wood siding will be individually applied shakes and not panels of shingles.
2. Confirm the windows to be the ‘Siteline’ line from Jeld-Wen.
3. Minor changes may be reviewed and approved by Staff

SPEAKERS [FOR | AGAINST]:

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

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

Ms. Bonaparte moved to approve this application with the condition the applicant provide the back 12 inches of the gable start at the fascia line going around the house to reconcile the roof slopes and that the new siding will be individually applied shakes and not panels, not shingles and that we confirm that the windows are from the Siteline product line from Jeld-Wen.

VOTE: 6/1

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

NAYS: WALKER

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

NEW CASES

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON, MURYN

APPLICATION:

HDCRMI 2021-00837, 1838 MERRIMAN AVENUE (PID: 11909208) – ADDITION

EXISTING CONDITIONS:

The existing structure is one-story, American Small House with Colonial Revival elements constructed c. 1948. Architectural features include an asymmetrical façade with a projecting front gable, a partial width front-porch supported simple square columns, round wood vent, and gable end exterior chimney. The original paneled front door with fan light, front door surround with fluted engaged pilasters, and

original 8/8 and 6/6 windows remain intact. Adjacent structures one-story American Small Houses. The lot size is approximately 50' x 236'.

PROPOSAL:

The proposed project is for a small rear addition that appears to tie in beneath the original ridge. The applicant is also requested to replace the trim on the front columns and replace the front entry door. All original windows are to remain. Material of the new addition is brick to match existing brick. New windows on the addition are proposed to be Windsor Pinnacle aluminum clad with 4/4 Simulated True Divided Lights (STDL) and wood trim. The small patio and fire pit in the rear yard is eligible for Administrative review.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Is there a drawing error on the elevations related to the roof design of the addition?
 - a. On the right elevation the new gable roof appears to be slightly taller than the main ridge.
 - b. On the left elevation and rear elevation, the roof is shown as all the same height.
2. Front porch columns appear to be original and should remain as is. The design of the proposed trim is not historically accurate.
3. Right elevation – window configuration on the addition.
4. With clear direction, staff may approve changes to the window configuration on the right elevation. Other minor changes may be reviewed and approved by Staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Ms. Parati's invitation to speak FOR or AGAINST this application.

MOTION: APPROVED WITH CONDITIONS

1st: LINEBERGER

2nd: WALKER

Ms. Lineberger moved to approve this application because it meets the Standards page 7.2 with staff approval of the fenestration specifically the proportion of the windowpanes be consistent with the existing windows on the original structure, and that the drawings will be provided for the gable addition showing the relationship to the main ridge and per Standard 4.11, number 2, the column, and front porch trim match the existing

VOTE: 7/0

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

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON, MURYN

APPLICATION:

HDCRMI 2021-00611, 300 E. PARK AVENUE, UNIT 2 (PID: 12307648) – WINDOW/DOOR REPLACEMENT
This application has had no communication with staff and will not be heard until further notice.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON, MURYN
RECUSED: GOODWIN

APPLICATION:

HDCRMI 2021-00762, 610 HERMITAGE COURT (PID: 15502205) – FRONT PORCH CHANGES

EXISTING CONDITIONS:

The existing structure is a two-story Craftsman constructed c. 1920. Architectural details include wood shingle siding, exposed rafter tails, and 6/1 double-hung wood windows. Lot size is 106' x 200'. Surrounding structures are 2 and 2.5 story single and multi-family structures. A rear addition was previously approved under HDCRMI-2021-00079. A new fence, swimming pool, accessory structure and driveway changes were approved at the Administrative level under HDCADMRM-2021-00103.

PROPOSAL:

The proposed project is the removal of the existing front porch floor material to re-work and improve porch drainage. The new material is proposed to be bluestone pavers. The stone facade and the stone steps of the porch are to remain or be repaired as required.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Documentation of original floor material?
2. Minor changes may be reviewed and approved by Staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: DENIED 1st: HADEN 2nd: WALKER

Mr. Haden moved to deny this application because it does not meet the following Design Standards for context 4.8, numbers 2 and 3 requiring repair and replace and reconstruction of the porch materials and Standards 6.14, number 5 no substitution of materials.

Ms. Parati made a friendly amendment repair or reconstruct missing elements with matching methods of construction and details of existing materials.

VOTE: 6/0 **AYES:** BONAPARTE, HADEN, HINDMAN, LINEBERGER, PARATI, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR FRONT PORCH CHANGES DENIED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON, MURYN

RETURNED: GOODWIN 4:54 PM

LEFT: LINEBERGER 4:54 PM

APPLICATION:

HDCRDEMO 2021-00827, 1739 MERRIMAN AVENUE (PID: 11909526) – DEMOLITION

EXISTING CONDITIONS:

The existing structure is one-story, American Small House with English Cottage and Victorian elements constructed c. 1948. Architectural features include an asymmetrical façade with a projecting front gable, a partial width front-porch with a shed roof with scallop trim supported by paired columns with decorative brackets, a large chimney on the front façade, a fixed diamond pane window, and a decorative square vent. The original front door and original 8/8 and 6/6 windows remain intact. Adjacent structures one-story American Small Houses. The lot size is approximately 60' x 165'.

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
- Elevations
- Zoutewelle survey

STAFF ANALYSIS:

1. The Commission will determine if the application is complete.
2. The Commission will determine whether the building has special significance to the Wilmore Local Historic District. With affirmative determination, the Commission can apply up to a 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: DETERMINE IF APPLICATION IS COMPLETE

1st: HADEN 2nd: WALKER

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

VOTE: 6/0

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

NAYS: NONE

MOTION 2: SPECIAL SIGNIFICANCE 1st: HADEN 2nd: WALKER

Mr. Haden moved that the building has special significance and value toward maintaining the character of the Wilmore Local Historic District because of its architectural style and date of construction.

VOTE: 6/0 AYES: BONAPARTE, GOODWIN, HADEN, HINDMAN, PARATI, WALKER

NAYS: NONE

MOTION 3: APPROVED WITH 365 DAY STAY 1st: HADEN 2nd: WALKER

Mr. Haden moved to approve the project with a 365 day stay of demolition on the building due to its special significance and value towards maintaining the character of the district. Receipt of accurate measured drawings of the building to be demolished are required for HDC records before plans for new construction will be considered by the commission. Trees cannot be removed and need to be added to the site plan of record.

VOTE: 6/0 AYES: BONAPARTE, GOODWIN, HADEN, HINDMAN, PARATI, WALKER

NAYS: NONE

APPLICATION:

HDCRMI 2021-00827, 705 E. KINGSTON AVENUE (PID: 12311530) – WINDOW CHANGES/CHIMNEY REBUILD

The applicant deferred to the February 9, 2022 meeting.

Ms. Hindman moved to approve the December 8, 2021 minutes It was seconded by Mr. Haden and the vote was unanimous.

With no further business to discuss, Ms. Parati adjourned the meeting at 5:08 PM.

Linda Keich, Clerk to the Historic District Commission