



APPROVED JUNE 8, 2022

HISTORIC DISTRICT COMMISSION HYBRID IN-PERSON/REMOTE ONLINE MEETING
May 11, 2022
Room 280 + WebEx

MINUTES

MEMBERS PRESENT: Ms. Kim Parati, (Chairperson)
Mr. P.J. Henningson (Vice Chairperson)
Ms. Jessica Hindman (2nd Vice Chairperson)

Ms. Nichelle Bonaparte
Mr. Phil Goodwin
Mr. Jim Haden
Ms. Christa Lineberger
Mr. Chris Muryn
Ms. Jill Walker
Mr. Scott Whitlock

MEMBERS ABSENT: Mr. Chris Barth

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

PUBLIC HEARING

KIMBERLEE APARTMENTS

START: 12:50 PM

END: 2:26 PM

Chairperson Parati called the Public Hearing for Kimberlee apartments at 12:50 PM with a quorum present.

Ms. Harpst gave a brief overview of the Kimberlee apartments for the National Register nomination and the public was asked to comment.

Mr. Jack Thomson, Executive Director for Charlotte-Mecklenburg Historic Landmarks Commission, spoke in support of the National Register nomination.

Mr. Muryrn moved to support the National Register nomination for the Kimberlee Apartments. It was seconded by Ms. Bonaparte and the vote was unanimous. 9/0

COMMISSION VACANCIES

WILMORE SEAT

Ms. Hindman moved to recommend Sarah Wheat to the Mayor for the Wilmore seat of the Historic District Commission. It was seconded by Ms. Lineberger and the vote was unanimous. 10/0

With a quorum present Chairperson Parati called to order the May 11, 2022, hybrid in-person, remote online meeting at 1:05 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. Lastly, use the "raise your hand" tool, and 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

HDCRMA 2022-00219, 1001 Mt. Vernon Avenue Dilworth

CONTINUED FROM MARCH 9 MEETING

HDCRMA 2021-01114, 814 East Boulevard Dilworth

HDCRMI 2021-01047, 1712 Wickford Place Wilmore

CONTINUED FROM APRIL 13 MEETING

HDCCMA 2022-00090, 427 East Boulevard Dilworth

HDCRMA 2022-00150, 729 Mt. Vernon Avenue Dilworth

NEW CASES

HDCRMA 2022-00333, 1817 S. Mint Street Wilmore

HDCRMA 2022-00186, 324 W. Kingston Avenue Wilmore

HDCRMA 2022-00298, 417 W. Park Avenue Wilmore

HDCRMA 2022-00294, 2100 The Plaza Plaza Midwood

HDCRMA 2022-00378, 465 W. Worthington Ave/1901 S. Mint Wilmore

HDCRMI 2022-00293, 616 S. Summit Avenue Wesley Heights

HDCRMA 2022-00322, 1552 Merriman Avenue Wilmore

HDCRMA 2022-00128, 255 W. Park Avenue Wilmore

HDCRMI 2022-00300, 808 Woodruff Place Wesley Heights

CONSENT AGENDA

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

APPLICATION:

HDCRMA 2022-00219, 1001 MT. VERNON AVENUE (PID: 12314141) – ACCESSORY BUILDING

EXISTING CONDITIONS:

The existing structure is a 2-story Colonial Revival building c. 1925. Architectural features include a symmetrical façade, side gabled block with pent eave returns and dentil cornice, columned side porch, 6/1 wood double-hung windows, and arched entry hood supported by round columns. The house is unpainted brick, including the exterior chimney on the right elevation. The lot size is approximately 75' x 150'. Adjacent structures are a mixture of 1, 1.5, 2-story single-family and multi-family buildings.

PROPOSAL:

The proposed project is the construction of a new accessory structure. Proposed height is 24'-5 ¾". The building footprint measures approximately 24' x 28'. Materials proposed to be unpainted brick to match the primary structure, wood trim, and wood windows and doors to match the primary structure. No trees are proposed for removal as part of this project. The existing landscaping along the rear property line is to remain as a buffer between the garage and the house at 1105 Lexington Avenue. No other site features are proposed

for approval as part of this project.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets the Standards for 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, including the garage doors.
 - b. Provide updated drawings that show total height as less than 24' to comply with setbacks.
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: BONAPARTE

2nd: GOODWIN

Ms. Bonaparte moved to approve this application, as it is not incongruous with the district and meets the standards for Accessory Buildings 8.10 and New Construction, Chapter 6, with the following conditions: Applicant to provide manufacturer specification that meet HDC standards for the new windows and doors including the garage doors, and updated drawings that show the height of the accessory building will be less than 24'.

VOTE: 10/0

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

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY BUILDING APPROVED WITH CONDITIONS.

CONTINUED FROM MARCH 9 MEETING

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

APPLICATION:

HDCRMA 2021-01114, 814 EAST BOULEVARD (PID: 12108211) – NEW CONSTRUCTION, COMMERCIAL

This application was continued from the March 9, 2022, meeting for the following items:

1. *Per Standard 6.10 numbers 1, 2, 3, and 4 and Standard 6.11, number 1, study the roof form and the materials as it responds to the intended architectural style with regard to overhangs, bracket and trim details, and roof pitch.*

2. *Per Standard 6.10 number 2, and Standard 6.12, Rhythm, study the front dormer massing as it relates to the rest of the house, including its fenestration.*
3. *Per Standard 6.14, number 2 and 3, and 6.5, study the rear sleeping porch, as inspired from the original structure, to be less of a formal and asymmetrical element with regard to the rear elevation.*
4. *Per Standard 6.12 and comments from the applicant, the window lite patterns should mimic the original structure with potentially eight-over-one or even ten-over-one lite configurations. Also, study different window types for smaller window openings.*
5. *Per Standards, page 2.5, study the connector to be more of a light connector skywalk between both buildings, more in keeping with the style as presented from the precedent image. Provide a three-dimensional study of the connector piece as it relates to both buildings, including the historic one on the left. Show how the bridge connector attaches to the historic building, the materials, how window or door openings are impacted.*
6. *Provide additional details in regard to trim, porch beam and columns, eaves and cornices, and window mull conditions, which should be six inches or greater, for ganged windows.*
7. *Site plan, include all required components.*
8. *Show the proposed building and connector in the Zoutewelle streetscape.*

EXISTING CONDITIONS:

The site is a vacant lot. The former building was a 1.5 story Craftsman bungalow constructed c. 1915. Architectural features included a full-width engaged shed-roof front porch supported by piers and square columns, a central dormer, brackets, shingle siding and double-hung wood windows in 8/1 and 6/1 patterns. Lot size is approximately 66' x 200'. There is a solid asphalt driveway located to the left of the parcel and a 10' alley in the rear. Demolition was approved with a 365-day delay by the Commission on July 8, 2020, under application number HDCRDEMO-2020-00208.

PROPOSAL:

The proposal includes the construction of a new structure and connector to the adjacent 820 East Blvd. The new building's footprint dimensions are 39' – 3 ¼" by 57' - 3". The plans note the building height at 25'-4¾" as measured from finished first floor and the elevation at 752.5, which would place the height as measured from grade to ridge at approximately 29.2'. Setback is approximately 49'-0" to align with the setback of 820 East Blvd. The building width is approximately 39'-3 ¼" and with the front porch width is approximately 45'-4". Proposed siding materials are wood lap siding with wood trim, wood board and batten, wood decorative brackets, wood porch railing with a brick foundation. Proposed column material is not noted. Proposed windows appear to be double hung; materials are not noted. Roofing is asphalt shingle. Many of the building elements, including window design/location, front porch design, and rear dormer design are inspired by the original historic building. The glass connector will begin halfway back on both buildings.

Revised Proposal – May 11

- *Eaves and overhangs enlarged*
- *Front dormer massing and fenestration changed*
- *Rear sleeping porch design changed*
- *Front elevation fenestration added*
- *Window light pattern changed to 8/1*
- *Additional information provided about bridge connector, including building sections and renderings*

- *Architectural details page provided*
- *Updated site plan provided*

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Windows
 - a. Right elevation
 - i. 8/8 pattern of second level double-hung window. Casement window with a light pattern that matches the rest of the windows might work better in this location.
 - b. Rear elevation
 - i. Proportions, sill height, and light pattern of tall, skinny window.
2. Height.
 - a. Confirm total height as measured from grade to ridge.
3. Further details are needed for the following:
 - a. Column size
 - b. Porch section showing beam/column detail
 - c. Railing detail/section
 - d. HVAC screening
 - e. Dimensions & materials for site work including driveways/walkways
 - f. Total height/width of connector and more information about materials/dimensions.
4. 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: MURYN

2nd: HADEN

Mr. Muryn moved to continue this application because the project does not meet the following design standards: 6.12 and 6.15 for gable and front dormers, and 6.12 for the rhythm of these pieces. Consistency of heights and patterns on windows, Standard 6.12, windows. Also, for continued items from the last meeting, number six, seven and eight. Number six, provide additional details regarding the trim, porch beam and columns, eaves, and cornices, and window mull conditions which should be six inches for ganged windows; number seven, site plan to include all required components; and number eight, show the proposed building and connectors of the Zoutewelle streetscape. Lastly, for the further details ask for in the staff analysis, column size, porch section showing beam/column detail, railing detail/section, HVAC screening, dimensions & materials for site work including driveways/walkways, total height/width of connector and more information about materials/dimensions.

Ms. Hindman made a friendly amendment to table number five so applicant can provide the renderings that were supposed to be a part of this package.

VOTE: 10/0

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

NAYS: NONE

DECISION: APPLICATION FOR COMMERCIAL NEW CONSTRUCTION CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

LEFT: HINDMAN 2:26 PM

APPLICATION:

HDCRMI 2021-01047, 1712 WICKFORD PLACE (PID: 11907809) – SIDING REPLACEMENT

This application was continued from the March 9, 2022, meeting for the following items:

Provide wood material samples to replace the wood siding at this location based on Standard 5.2. Salvaged material would be worth considering, or, if not, find reclaimed in-kind material of the same vintage to have the siding and the trim to match. Provide corner board details, window trim, door trim, etc.

EXISTING CONDITIONS:

The existing is one-story Bungalow with Colonial Revival elements constructed c. 1931. Architectural features include a hip roof full width engaged front porch with a small front gable supported by round columns, exposed rafter tails, brackets, and an exterior brick chimney (unpainted). With the exception of the window in the front gable, all windows and doors are replacements. The lot size is small measuring approximately 50' x 100'. Adjacent historic structures 1, 1.5, and 2-story single-family buildings.

PROPOSAL:

The proposed project is replacement siding. Approximately, 20% of the original siding will be re-installed. New siding is to be wood lap in dimensions to match the original siding. The application is an After-the-Fact review, with the Commission reviewing the project on its merits as if the siding removal has not yet occurred.

Revised Proposal

- *Replacement siding will be reclaimed wood c. 1900 milled to dimensions to match existing.*

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: APPROVED WITH CONDITIONS

1st: BONAPARTE

2nd: HADEN

Ms. Bonaparte moved to approve this application based on Standards 5.2 - Building Materials [wood], and for the Standards 4.11 - Trim. Any minor change can be approved by staff.

VOTE: 9/0

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

NAYS: NONE

DECISION: APPLICATION FOR SIDING REPLACEMENT APPROVED WITH CONDITIONS.

CONTINUED FROM APRIL 13 MEETING

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HINDMAN

APPLICATION:

HDCCMA 2022-00090, 427 EAST BOULEVARD (PID: 12308310) - NEW CONSTRUCTION, COMMERCIAL

This application was continued from the April 13, 2022 meeting for the following items:

1. **Setback.** Needs to be in keeping with surrounding (historic) properties and needs to be studied, per Standard 6.2, number 1.
2. **Foundation.** Provide more information about the height and how it relates to adjacent (historic) properties, per Standard 6.9, numbers 1 and 2.
3. **Materials.** Exterior trim components overall need to be larger, studied, and in-keeping with the adjacent (historic) properties. For materials and detailing, provide more accurate drawings that omit trim applied to the gutters. Provide finish material and soffits. Consider wood siding and materials in lieu of cementitious. Restudy the change in material in the upper gables to be more defined to individual architectural elements or being divided by band board material, requesting the applicant reference historical examples from the district. Standard 6.11.
4. **Doors and Windows.** Provide wider mullions, at least six inches on the ganged windows, and consider the proportion of windows on the side elevations, per Standard 6.12.
5. **Porches.** Consideration for the porch as it relates to the left-hand side where the bay protrudes, as it appears un-occupiable, per Standard 6.14, numbers 1-4.
6. **Landscaping and rhythm** were not reviewed.

EXISTING CONDITIONS:

The site is currently paved with asphalt and used for parking. There is a 10' alley in the rear. Lot size is approximately 50' x 140'. Adjacent structures are a mixture of 1.5, 2, and 2.5-story multi-family and commercial buildings.

PROPOSAL:

The proposal includes the construction of a new building. Building height is proposed to be 37.9' as measured from grade to ridge. Setback is shown from back of curb to the front porch at approximately 41'-11" and the front thermal wall at approximately 49'-6". The building footprint and width dimensions are not shown. Proposed siding materials are Hardie lap siding, Hardie staggered shake siding, accent areas of decorative shingles, wood porch railing, and a painted brick foundation. Proposed column material is not noted. Proposed windows are to be double hung; materials are not noted. Roofing is asphalt shingle. The building design is inspired by the historic Victorian architecture along East Blvd.

Revised Proposal

- Setback exhibits revised (HDC-3).
- Foundation height revised (HDC-4 and HDC-5).
- Materials now proposed as traditional wood siding and wood shakes and unpainted brick (HDC-6 and HDC-7).
- Exterior trim components updated, changed in gables, trim omitted on gutters, soffit detail provided (HDC-7).

- Proportions of windows changed on side elevations (HDC-5).
- Area between bay and edge of porch is 3' (HDC-4).

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Windows
 - a. There should be mullion trim between paired windows instead of siding.
 - b. Window materials and specifications (HDC-5 and HDC-6).
2. Further details are needed for the following:
 - a. Column materials, dimensions, & details.
 - b. Porch section provided is not at a scale to show adequate details related to beam/column detail and dimensions (HDC-7).
 - c. Skirtboard trim dimensions.
3. Site Plan
 - a. Confirmation where all setbacks are measured from: back of curb or property line?
 - b. Provide dimensions & materials for all site work including, but not limited to, driveway and front walkway.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED WITH CONDITIONS

1st: WHITLOCK

2nd: BONAPARTE

Mr. Whitlock moved to approve this application with the following conditions: the ganged window mull trim to be six inches and be a continuous gang, the upper casing and the sill will be continuous per Standard 6.12. At the porch the narrow dimension at the bay, applicant to provide a similar case of that condition with a twelve-inch variance from the three feet that they have proposed, Standard 6.14.

Ms. Parati made a friendly amendment to call out dimensions on the items staff included in the memo.

VOTE: 9/0

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

NAYS: NONE

DECISION: APPLICATION FOR COMMERCIAL NEW CONSTRUCTION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HINDMAN

APPLICATION:

HDCRMA 2022-00150, 729 MT. VERNON AVENUE (PID: 12305105) - NEW CONSTRUCTION

This application was continued from the April 13, 2022, meeting for the following items:

1. **Front Porch.** Per Standard 6.17, number 2, provide a more historic column and beam detail on the porch.

2. **Materials.**

- Per Standard 6.18, number 2, no faux grain cementitious siding. The applicant should use wood unless they can find a cementitious product that matches the dimensions the Commission requires; i.e., matches the actual dimensions of wood that is common on a Tudor house.
- Provide mockups and samples of the brick. Sample should include ones of the applicant's choice as well as a traditional brick that is lighter in color.
- Provide metal roof sample that shows color and connection detail.
- Restudy the vertical siding on the front elevation and provide a different option or provide precedent where the vertical siding has been used in the Charlotte historic district on a Tudor house. If precedent is found, then also provide vertical siding sample.

3. **Rear yard.** Restudy or confirm the calculations of the impervious area in the rear yard.

4. **Accessory Structure.** Clarify what the actual heights is, provide materials information, and provide specifications for the garage doors. Provide more information on the beam and column alignment, as well as reviewing and adding fenestration to ensure there are no big, long, blank walls.

EXISTING CONDITIONS:

The existing site is a vacant lot. The former structure was a Colonial Revival 1.5-story single family house constructed in 1951. Demolition of the house was Approved with a 365-Day Stay at the February 13, 2019, HDC meeting (HDCRDEMO-2019-00009). An application for new construction at this site was Denied in March 2021 for the project's scale, height (32'-1"), width (53'+ open Porte cochere), rhythm, massing, and foundation, a spacing and setback (32'-7") exhibit, design feature review, landscape and tree protection plan, material data or specifications, and review of the guidelines referencing spacing, rhythm, massing as it responds to the context of the street. An application for new construction at this site was Denied in October 2021 for the proposed project's spacing, rhythm, massing and form, setback (44'-6"), design conformity, fenestration, height (28'-4") and width (56'-7"), roof form, and the Secretary of Interior's Standards numbers 9 and 10.

PROPOSAL:

The proposal includes the construction of a primary structure and accessory building.

1. The proposed primary structure has a height of 34.4" at its tallest point as measured from grade to ridge, according to the Zoutewelle Survey (SP2.1/SP3.0).
2. The total house width is approximately 65'-6 ¾.
3. Setback to front thermal wall, at the closest point, is 40'-6".
4. Setback to front porch edge is 39'-4" and 39'-10" to the roof.
5. Proposed siding materials are gray brick, fiber cement faux-grain wood lap siding, nickel gap siding. Proposed windows are aluminum-clad with either a 5/8" traditional or putty profile with cast stone sills. Roofing is asphalt shingle and standing seam metal.
6. The proposed accessory building with a height of 23'-9". Materials are proposed to be the same as the main structure.

Revised Proposal

- Beam and column detail provided (A4.01).
- Wood siding proposed with Hardie or equal trim (A3.01).
- Brick samples provided (A3.00).

- Metal roof connection detail provided (A3.02).
- Siding changed to traditional lap, stained cedar.
- Rear yard calculations provided showing 49.52% impervious post-construction (SP1.0 and SP1.1).
- Accessory building design updated; height noted as 23'-9" from grade to ridge at front elevation (A2.03).

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Accessory Structure
 - a. Height. Grade to ridge measurements need to be provided from lowest grade (rear), not highest grade (front). If taller than 24' in height on any of the four sides, then Zoning requires the rear yard setback to be 15' from the rear property line.
 - b. Rear elevation, window sizes and number on first level.
 - c. Are windows fixed, casement or double-hung?
 - d. Beam/column alignment not accurate. The neck of the column needs to align with the edge of the beam.
 - e. Additional detailing on garage door to appear as two, separate doors.
2. Materials + Details
 - a. Driveway/motor court noted as permeable asphalt and permeable concrete pavers, depending on which diagram is reviewed; clarification needed on which material is proposed. (SP1.1)
 - b. Window details needed that shows the trim design and dimensions for both individual and ganged in fields of siding and masonry.
 - c. Beam/column not aligned accurately. The neck of the column needs to align with the edge of the beam.
 - d. Wood trim typically required.
 - e. Stain should be opaque, so no visible knots or markings are visible.
3. Site Plan
 - a. HVAC screening needed. Either evergreen or HDC-approved wood fence design.
 - b. Details and materials about the hot tub, swimming pool, retaining wall, and other site features are needed.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED WITH CONDITIONS

1st: HENNINGSON

2nd: HADEN

Mr. Henningson moved to approve this application because it meets the Design Standards for new construction, Chapter 6 and Standard 8.10 for accessory buildings. Applicant will provide approved construction drawings to staff with the following conditions, neck and beam on the columns to align. The applicant will provide the window detail and ensure that all ganged windows have got a trim of six inches wide. The applicant will submit a separate application for staff to review the pool, hot tub, hardscape, fence, retaining walls, and/or any of the material of the back hardscape. The Taylor Executive Grade Modular Blade is approved and the applicant to work with staff on selecting a mortar color that is neutral, lighter, and complementary to the brick. Lastly, the height of the accessory dwelling will be no taller than 24 feet from the lowest point on grade.

VOTE: 7/2

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

MURYN, WHITLOCK
NAYS: PARATI, WALKER

DECISION: APPLICATION FOR NEW CONSTRUCTION APPROVED WITH CONDITIONS.

NEW CASES

APPLICATION:

HDCRMA 2022-00333, 1817 S. MINT STREET (PID: 11907703) – NEW CONSTRUCTION

NOT HEARD - APPLICANT DEFERRED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

RETURNED: HINDMAN, 4:13 PM

LEFT: WALKER, 4:16 PM

RECUSED: HENNINGSON

APPLICATION:

HDCRMA 2022-00186, 324 W. KINGSTON AVENUE (PID: 11908602) – ADDITION/PORCH CHANGES/TREE REMOVAL

EXISTING CONDITIONS:

The existing structure is a 1.5-story American Small House built c. 1948. Architectural features include Tudor revival elements such as the large front chimney, and asymmetrical roof over the projecting front entry bay. Exterior materials include German lap wood siding with corner boards, original 8/8 and 6/6 double-hung wood windows, and unpainted brick foundation. The front door is either original or a mid-century replacement likely done at the same time the metal columns and awning were added. The lot size is approximately 50' x 145'. Adjacent historic structures are a mixture of 1 and 1.5-story residential buildings.

PROPOSAL:

The proposed project is a rear addition, a new front addition, changes to windows, and tree removal.

Rear Addition

The existing house is approximately 19'-7" in height, the new addition proposes to raise the ridge 4' for a new ridge height of 23'-7". The new rear addition steps in 8" from the original left corner of the house and the roof is off-set on both sides. Materials are not noted.

Front Addition

For the proposed front addition, the applicant has provided two options. In both options, the front door is proposed for replacement. Option A is keeping the existing front façade intact and extending the existing front stoop and adding a railing. Front Addition Option A is shown on the site plan, but setbacks are not provided. A new arched standing seam metal roof supported by brackets will be added over the front door. Option B extrudes the front entry bay over the existing front stoop to create a deeper front entry. Both the half-round and square historic windows will be re-used. Materials are not noted.

Other Changes

On the left elevation a paired window will be shortened. On the right elevation an existing vent (which looks to be later infill), will be replaced with a new double-hung window to match existing. There are two trees in the rear yard proposed for removal, a 22" Pecan and a 24" Ash. A Certified Arborist report is provided. Post-construction rear yard permeable area, including a future shed that is not part of this request, is 48.8%.

The dilapidated shed and metal carport as well as the awnings and shutters were approved for removal at the Administrative level under COA# HDCADMRM-2022-00165.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Rear Addition
 - a. Height, massing, co-planer two-story wall.
2. Front Addition
 - a. Dimensions of proposed stoop, Option A.
 - i. Option A is similar to front porches found on other American Small Houses in Wilmore, such as 1812 and 1813 Merriman Avenue.
 - b. Dimensions of proposed enclosed entry, Option B
3. Details
 - a. Provide materials details for all components (siding, trim, foundation, doors, screen porch, etc.)
 - b. Provide manufacturer specifications that meet HDC standards for the new windows
 - c. Column materials, dimensions, & details
 - d. Full section showing beam/column/foundation detail
4. Site Plan
 - a. Provide setback to thermal wall and proposed new front porch on site plan
 - b. Show setback thermal wall and front porch dimensions of neighboring historic properties
 - c. Are changes proposed to the front concrete walkway?
 - d. New trees species and size noted on site plan
 - e. Retaining wall details, height, materials, etc.
 - f. HVAC location/screening

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED

1st: LINEBERGER

2nd: WHITLOCK

Ms. Lineberger moved to continue this application for the applicant provide a restudy of the rear elevation to include the stoop, rear corner detail, and coplanar two-story wall. Restudy the window detail at the left elevation gable so that it is secondary to the first level windows. Per Standard 4.8, number 2, retain the original steps and concrete walk at the front elevation. Provide a site plan that includes the setback detail and dimensions to the porch and to the thermal wall; and indicate the HVAC location. Provide a tree replacement plan and note it on the site plan, per Standard 8.5 numbers 5 and 6.

VOTE: 8/0

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

NAYS: NONE

DECISION: APPLICATION FOR ADDITION/PORCH CHANGES/TREE REMOVAL CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, WALKER

RECUSED: HENNINGSON

LEFT: MURYN, 5:17 PM

APPLICATION:

HDCRMA 2022-00298, 417 W. PARK AVENUE (PID 11908517) – ADDITION/PORCH CHANGES/TREE REMOVAL

EXISTING CONDITIONS:

The existing structure is a 1-story Bungalow building built c. 1929 per Sanborn Maps. Architectural features include a front gable roof with hipped roof partial width porch that wraps around the right elevation. Exterior materials include replacement 6/6 windows, replacement doors, vinyl siding/trim, and rough-cut stone block foundation. The lot size is approximately 50' x 195'. Adjacent structures are a mixture of 1 and 1.5-story residential buildings.

PROPOSAL:

The proposed project is a one-story rear addition, front porch changes, exterior material changes, fenestration changes, and site changes including tree removal.

Rear Addition

The new addition extends the existing ridge and is delineated from the original house on the right and left elevations by vertical trim and by the new foundation which will be smooth finish stucco. Exterior materials include Nichiha Savannah smooth siding and wood trim. The new windows are proposed to be aluminum clad double-hung Simulated True Divided Light (STDL) in a 3/1 pattern.

Original House Materials Changes

The applicant proposes to remove the existing vinyl windows, siding and trim to install new Nichiha Savannah smooth siding and wood trim. The new windows are proposed to be aluminum clad double-hung Simulated True Divided Light (STDL) in a 3/1 pattern.

Front Addition

The existing front porch is proposed for removal and a new partial-width front porch will be constructed. Porch will be concrete with a brick rowlock border and brick foundation. The front gable roof will have board and batten details and will be supported by brick piers and 12" x 12" wood columns.

Other Changes

On the right elevation of the original house an entry door will be enclosed. The existing concrete drive will be extended to the new rear of the house; driveway material proposed to be gravel. Due to site topography a retaining wall will be constructed at the rear. Two mature canopy trees are proposed for removal with replanting shown on the attached site plan. Post construction the rear yard impermeable area will be 17.5%.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Rear addition
 - a. Lack of fenestration on left and right elevations at rear

2. Details
 - a. Provide window materials and specifications
 - b. Remove apron trim from windows
 - c. Provide accurate window trim dimensions for siding and in stucco
 - d. Column trim
 - e. Section showing beam/column/pier/foundation detail
 - f. Retaining wall detail

3. Site Plan
 - a. Provide setback to thermal wall and proposed new front porch on site plan
 - b. Show setback thermal wall and front porch dimensions of neighboring historic properties
 - c. Clarify front walkway changes, including dimensions or materials
 - d. For proposed new trees, indicate the species, size, and distance from existing trees and each other
 - e. Retaining wall details, height, materials, etc. on both left and right elevations
 - f. Will there be a patio outside the French doors at the rear elevation?

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 for a restudy of the front porch massing and beam/column condition. Applicant to add fenestration at the left and right elevations at the rear. Window and door materials and specifications to go to staff. The removal of the apron trim from the windows. Retaining wall details to go to staff. All site plan details as outlined on staff notes to be added to the site plan. Approve the removal of the two trees with one replacement in the front yard and one replacement in the backyard. Approve the Nichiha because there is no evidence of historic siding material or historic framing material in that area, and this lessens the nonconformance of the existing vinyl siding

VOTE: 7/0

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

NAYS: NONE

DECISION: APPLICATION FOR ADDITION/PORCH CHANGES/TREE REMOVAL CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, WALKER, MURYN

RETURNED: HENNINGSON, 5:56 PM

APPLICATION:

HDCRMA 2022-00294, 2100 THE PLAZA (PID: 09503505) – ADDITION/ACCESSORY BUILDING/TREE REMOVAL

EXISTING CONDITIONS:

The existing structure is a two-story single-family house constructed in 1915, with a blend of Colonial Revival and Craftsman elements. Located at the corner of The Plaza and Belvedere Avenue, the house is known as the Bishop John C. Kilgo House and is a designated Local Historic Landmark. Adjacent structures are 1-2 story single family residential and commercial uses. The lot size is 96' x 170' and there is an existing garage in the rear yard.

PROPOSAL:

The proposal is the addition of a roof over an existing non-permeable rear patio, the demolition of an existing one-story, two vehicle accessory building, and the construction of a new two-story, three-vehicle accessory building. The new structure has a height of 22'-10", as measured from grade to ridge. All materials and details are traditional to match the primary structure. A new open breezeway will connect the new accessory building to the primary structure. Post-construction the rear yard impermeable area will be 39%. Behind the existing garage there is a leaning canopy tree, which is proposed for removal.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Size, scale, and massing
2. Provide examples of historic, two-story three vehicle accessory buildings in the Plaza Midwood local historic district
3. Lack of fenestration on the first level of the left and rear elevations
4. Provide window and door specifications that meet HDC requirements
5. Will a replacement tree be planted?
6. 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: APPROVED WITH CONDITIONS

1st: GOODWIN

2nd: WHITLOCK

Mr. Goodwin moved to approve this application because it is not incongruous with the district, and it meets the Standards for new construction, Chapter 6, accessory buildings Standard 8.10, and the Secretary of Interior Standards 2.5; with the condition the applicant provide window and door specs that meet HDC Standards.

VOTE: 6/2

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

NAYS: BONAPARTE, HENNINGSON

DECISION:

APPLICATION FOR ADDITION, ACCESSORY BUILDING AND TREE REMOVAL APPROVED WITH CONDITIONS.

APPLICATION:

HDCRMA 2022-00378, 465 W. WORTHINGTON AVENUE/1901 S. MINT STREET – HEIGHT CHANGE
NOT HEARD - APPLICANT DEFERRED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, WALKER, MURYN
RECUSED: PARATI

APPLICATION:

HDCRMI 2022-00293, 616 S. SUMMIT AVENUE (PID: 07102330) -WINDOW REPLACEMENT

EXISTING CONDITIONS:

The existing one-story Craftsman Bungalow, known as the Poole House, was constructed c. 1926. The building has a three-bay façade with a front facing gable roof and side-gabled front porch that wraps around the right elevation. All gables are wrapped in vinyl/aluminum siding and trim. The main body of the house is unpainted running bond brick exterior with a row of basketweave separating the main body of the house from the foundation. Architectural details include brackets, original front door with a 3-light window, and 4/1 double-hung wood windows on the right and left elevations. An original fixed window in the front gable is also still present. The windows on the first-floor front elevation were replaced with large plate glass fixed windows and the front porch columns replaced with metal prior to the designation of Wesley Heights as a local and National Register historic district. The lot size is approximately 55' x 197.5'. Adjacent structures 1, 1.5, and 2-story single family and multi-family buildings.

PROPOSAL:

This project is for a full window replacement. The application is an After-the-Fact review, with the Commission reviewing the project on its merits as if the work has not yet occurred.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed window removal meets the Standards.
2. Minor changes may be approved by staff.

SPEAKERS [FOR | AGAINST]:

Ms. Parati, neighborhood resident spoke in favor of this application.

MOTION: APPROVED

1st: LINEBERGER

2nd: GOODWIN

Ms. Lineberger moved to approve this application for replacement windows per Standard 4.14, numbers ten to twenty-one with the Jeld Wen Solid Wood as presented. An exception has been made in this case because of the deterioration of the windows due to termite damage and rot, in addition to the current windows not being available.

VOTE: 7/0

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

NAYS: NONE

DECISION:

APPLICATION FOR WINDOW REPLACEMENT APPROVED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, WALKER, MURYN

RETURNED: PARATI, 7:09 PM

APPLICATION:

HDCRMA 2022-00322, 1552 MERRIMAN AVENUE (PID: 11910309) – PAINTED BRICK

EXISTING CONDITIONS:

The existing property is a one-story brick bungalow constructed c. 1962. Formerly a duplex the building is now a single-family structure. Architectural features include a low hip roof with wide eaves. The front porch addition was approved by the HDC in 2015. The lot size measures approximately 50' x 150'. Adjacent structures are 1 and 1.5-story single and multi-family buildings.

PROPOSAL:

The property owner is requesting to paint the entire exterior of the building. The application is an After-the-Fact review, with the Commission reviewing the project on its merits as if the painting has not yet occurred.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Refer to Standards for Masonry, 5.5 and Paint, 5.8.
2. The Commission will determine if the proposed project meets the Standards.

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED

1st: HADEN

2nd: GOODWIN

Mr. Haden moved to continue this application so the applicant can provide previous existing photographs documenting the extent of the damage and to find flaws that might still be evident, per Standard 5.5 number three.

VOTE: 8/0

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

NAYS: NONE

DECISION: APPLICATION FOR PAINTED BRICK CONTINUED.

Due to time constraints the following cases will be heard on June 8, 2022 at 1:00 pm.

HDCRMA 2022-00128, 255 W. Park Avenue

HDCRMI 2022-00300, 808 Woodruff Place

Mr. Haden moved to approve the January minutes with minor edits to page 10 and 14. Ms. Bonaparte seconded, and the vote was unanimous 8/0.

With no further business to discuss, Ms. Parati adjourned the meeting at 7:34 PM

Linda Keich, Clerk to the Historic District Commission