



APPROVED JULY 13, 2022

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**HISTORIC DISTRICT COMMISSION HYBRID IN-PERSON/REMOTE ONLINE MEETING**  
**June 8, 2022**  
**Room 267 + WebEx**

**MINUTES**

**MEMBERS PRESENT:** Ms. Kim Parati, (Chairperson)  
Mr. P.J. Henningson (Vice Chairperson)  
Ms. Jessica Hindman (2<sup>nd</sup> Vice Chairperson)  
Mr. Chris Barth  
Mr. Phil Goodwin  
Mr. Jim Haden  
Ms. Christa Lineberger  
Mr. Chris Muryn  
Ms. Jill Walker  
Mr. Scott Whitlock

**MEMBERS ABSENT:** Ms. Nichelle Bonaparte

**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

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With a quorum present Chairperson Parati called to order the June 8, 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:**

**NOT HEARD AT MAY 11 MEETING**

HDCRMA 2022-00128, 255 W. Park Avenue	Wilmore
HDCRMI 2022-00300, 808 Woodruff Place	Wesley Height

**CONSENT**

HDCRMI 2022-00395, 305 W. Park Avenue	Wilmore
HDCRMI 2022-00397, 2019 Dilworth Road E	Dilworth
HDCRMI 2022-00379, 304 W. 10 <sup>th</sup> Street	Fourth Ward
HDCRMI 2022-00181, 1712 Merriman Avenue	Wilmore

**INCOMPLETE FROM APRIL 13 MEETING**

HDCRDEMO 2022-00168, 1740 Merriman Avenue	Wilmore
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**CONTINUED FROM APRIL 13 MEETING**

HDCRMA 2021-00917, 816 Walnut Avenue	Wesley Heights
HDCRMA 2022-00069, 901 Berkeley Avenue	Dilworth

**CONTINUED FROM MAY 11 MEETINGBU**

HDCRMA 2021-O1114, 814 East Boulevard	Dilworth
HDCRMA 2022-00186, 324 W. Kingston Avenue	Wilmore
HDCRMA 2022-00298, 417 W. Park Avenue	Wilmore

**DEFERRED FROM MAY 11 MEETING**

HDCRMA 2022-00333, 1817 S. Mint Street	Wilmore
HDCRMA 2022-00378 465 W. Worthington	Wilmore

**NEW CASES**

HDCRMI 2022-00151, 711 Romany Road	Dilworth
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**CONSENT AGENDA**

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**ABSENT | RECUSE | LEFT | RETURNED:**

ABSENT: BONAPARTE, BARTH, HINDMAN

RECUSED: HENNINGSON

**APPLICATION:****HDCRMA 2022-00128, 255 W. PARK AVENUE (PID: 11908924) – ADDITION/ACCESSORY BUILDING****EXISTING CONDITIONS:**

The existing structure is a 2-story American Four Square constructed c. 1928. Architectural features include a hipped roof, symmetrical façade with a central entry with original front door, and original 1/1 wood windows. The full-width front porch hip roof is supported by brick piers and square wood columns that wraps around the right elevation to cover a side entry door. The front porch railing was added in 2016. The rear porch has been enclosed. Exterior materials include wood lap siding, painted brick foundation. The lot size is approximately 50' x 125'. Adjacent structures are a mixture of 1 and 1.5-story residential buildings. This project was submitted prior to the adoption of the new Design Standards and will be evaluated under the 2017 Standards.

**PROPOSAL:**

The proposed project is a rear addition and a new one-story accessory building. The footprint of the new addition measures approximately 25' x 24'-8". The project removes the one-story infilled porch to create a new two-story addition that is inset from both the right and left elevation. The new roof of the addition is aligned with the original ridge. A new bay window is proposed for the rear elevation on the second level. Proposed materials for the addition include lap siding or Boral cementitious fiber board 3/4" thick minimum 6" exposure. New trim proposed to be wood, windows proposed as Pella Reserve Traditional aluminum clad 1/1 windows, and brick foundation proposed to be painted to match existing. A standing seam metal roof proposed in some areas on the left and right elevations. The project also includes the removal of the aluminum siding and trim and restoration of all original exterior materials. The proposed accessory structure measures 24'-11" square. Materials proposed to be traditional to match the original house. One large mature canopy tree is proposed for removal and will be replaced with a new maturing canopy tree. Post construction the rear yard impervious area will be 49.6%.

**STAFF ANALYSIS**

Staff has the following comments about the proposal:

1. Addition
  - a. Fenestration on rear and left elevation
  - b. Roof ties in at original, primary ridge
  - c. New brick foundation proposed to be painted to match existing
  - d. Boral siding material sample needed
2. Accessory building
  - a. Blank wall on right elevation
  - b. Window trim detail with dimensions needed

3. Minor revisions may be reviewed by staff

**SPEAKERS [FOR | AGAINST]:**

Linda Clark-Flick, neighborhood resident spoke in opposition of this application.  
Don Flick, neighborhood resident spoke in opposition of this application.

**MOTION: CONTINUED**

**1<sup>st</sup>: MURYN    2<sup>nd</sup>: HADEN**

Mr. Muryn moved to continue this application for more information under the following points; One, more information need for the pool/pool equipment and impervious area calculations per Standard 8.4 Landscaping and Yards. Two, a better tree plan/save initiative like we’ve seen in the past for the tree that are to remain in close proximity to new construction per Standard 8.5 Trees. Three, provide a Boral material sample per Standard 6.15, number two.

**VOTE:** 7/0

**AYES:** GOODWIN, HADEN, LINEBERGER, MURYN, PARATI, WALKER, WHITLOCK

**NAYS:** NONE

**DECISION:** APPLICATION FOR ADDITION/ACCESSORY BUILDING CONTNUED.

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**ABSENT | RECUSE | LEFT | RETURNED:**

ABSENT: BONAPARTE, HINDMAN  
JOINED: BARTH, HENNINGSON 2:22 PM

**APPLICATION:**

**HDCRMI 2022-00300, 808 WOODRUFF PLACE (PID: 07103503) – ADDITION**

**EXISTING CONDITIONS:**

The existing structure is a one-story American Small house with Tudor Elements constructed c. 1943. The building has a three-bay façade with a front gable main roof. Architectural features include an asymmetrical façade with a cross gable over an entry bay, a prominent front chimney, and 8/8 and 6/6 double-hung wood windows. The original side porch has been screened. The exterior is unpainted brick. The lot size is approximately 82’ x 150’. Adjacent structures 1, 1.5, and 2-story single family buildings. A rear addition was previously approved by the Commission on July 14, 2021, under application number #HDCRMI-2021-00257.

**PROPOSAL:**

The proposed project the addition of a small, shed dormer to the front elevation. Proposed materials are Nichiha Savannah smooth lap or wood lap siding with wood trim. New window is proposed to be Jeld-Wen Sitrine aluminum clad wood with putty-glaze Simulated True Divided Lights (STDLS).

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. The proposal is not incongruous with the District and meets the guidelines for Additions, Chapter 6 as outlined above.
2. 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**

**1<sup>st</sup>: HADEN**

**2<sup>nd</sup>: WALKER**

Mr. Haden moved to approve this project because it is not incongruous with the district and meets the Standards for Additions and Chapter 6 and the Secretary of Interior Standards 2.5; and that minor revisions may be reviewed by staff. The elements that are being approved are the front dormer, the pergola and the right side offset window with the shutter.

**VOTE:** 9/0

**AYES:** BARTH, GOODWIN, HADEN, HENNINGSON,  
LINEBERGER, MURYN, PARATI, WALKER, WHITLOCK

**NAYS:** NONE

**DECISION:** APPLICATION FOR ADDITION APPROVED.

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**CONSENT**

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**ABSENT | RECUSE | LEFT | RETURNED:**

ABSENT: BONAPARTE

JOINED: HINDMAN 2:35 PM

RECUSES: HENNINGSON

**APPLICATION:**

**HDCRMI 2022-00395, 305 W. PARK AVENUE (PID: 11908612) – ADDITION (SOLAR PANELS)**

**EXISTING CONDITIONS:**

The existing structure is a 1.5-story, new construction in the Craftsman-style built c. 2015. The lot size is approximately 50’ x 195’. Adjacent structures are a mixture of 1, 1.5, and 2-story residential buildings.

**PROPOSAL:**

The proposal is the addition of solar panels to the asphalt shingle roof of the main structure. The panels will be flush mounted, no-tilt. Proposed locations are the left elevation dormer roof, and a portion of the left elevation main roof at the rear. There are no changes proposed to the historic structure itself, and the solar panels are completely reversible. The project requires full Commission review due to visibility but for this circumstance the project would be an Administrative review.

**STAFF RECOMMENDATION:**

1. The project is not incongruous with the district and meets the Standards for Rehabilitation of Building Elements, Roofs, page 4.5 number 6; Additions, Chapter 6; and Guidelines for Private Sites, Site Appurtenances, page 8.9, number 1.
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.

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**                      **1<sup>st</sup>: BARTH**      **2<sup>nd</sup>: GOODWIN**

Mr. Barth moved to approve this project because it is not incongruous with the district and meets the standards for Rehabilitation of Building Elements, Roofs, page 4.5, number six, Additions - Chapter 6 and Standards for Private Sites, 8.9, number 1.

**VOTE:** 9/0

**AYES:** BARTH, GOODWIN, HADEN, HINDMAN,  
LINEBERGER, MURYN, PARATI, WALKER, WHITLOCK

**NAYS:** NONE

**DECISION:** APPLICATION FOR ADDITION (SOLAR PANELS) APPROVED.

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**ABSENT | RECUSE | LEFT | RETURNED:**

ABSENT: BONAPARTE

RETURNED: HENNINGSON, 2:38 PM

**APPLICATION:**

**HDCRMI 2022-00397, 2019 DILWORTH ROAD E. (PID: 12111111) – ADDITION**

**EXISTING CONDITIONS:**

The existing structure is a 1.5-story Colonial Revival built c. 1925. Architectural features include a symmetrical façade, a nearly full façade shed dormer, one-story side wing, engaged full-width front porch supported by paired round columns, exterior brick chimney, and paired 6/6 double-hung windows. The lot size is approximately 66' x 159'. Adjacent structures are a mixture of 1.5 and 2-story residential buildings.

**PROPOSAL:**

The proposed project is a rear addition that ties in beneath the original ridge. The addition consists of extending an existing porch, extending an addition on the right elevation toward the rear approximately 3'-4 ¼", and relocating the steps to the rear yard from the right side to the rear. The open porch extension measures approximately 13'-3" x 13'-2". All materials and details are proposed to match existing, including unpainted brick foundation, with some components being reused, such as the porch columns. No trees are impacted by the proposed project. Post-construction, the rear yard will be 38.5 % impermeable. The project requires full Commission review due to location on a corner lot but for this circumstance the project would be an Administrative review.

**STAFF RECOMMENDATION:**

1. The project is not incongruous with the district and meets the Standards for Additions 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.
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**

**1<sup>st</sup>: LINEBERGER**

**2<sup>nd</sup>: WHITLOCK**

Ms. Lineberger moved to approve this project because it is not incongruous with the district and meets the Standards for Additions and New Construction, Chapter 6

**VOTE:** 10/0

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

**NAYS:** NONE

**DECISION:** APPLICATION FOR ADDITION APPROVED.

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**ABSENT | RECUSE | LEFT | RETURNED:**

ABSENT: BONAPARTE

RECUSED: HENNINGSON

**APPLICATION:**

**HDCRMI 2022-00379, 304 W. 10<sup>TH</sup> STREET (PID: 07808124) - ADDITION**

**EXISTING CONDITIONS:**

The existing structure is a 2.5 story townhouse constructed in 1981. Original windows were wood. The lot size is approximately 18' x 75.5'. Adjacent structures are a mixture of 2, 2.5 and 5-story multi-family residential buildings.

**PROPOSAL:**

The proposed project is an addition to the roof to provide access. The addition will be behind the existing chimney centrally located on the roof. The required railing for code will be visible from the front and rear elevations. Materials and details are stated to match existing but information about existing materials is not provided. The project requires full Commission review due to front elevation changes with the addition of the railing.

**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. Work with staff on materials and details for the addition, including window and door specifications, that meet HDC Standards.
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**

**1<sup>st</sup>: MURYN**

**2<sup>nd</sup>: HADEN**

Mr. Muryn moved to approve this application because it is not incongruous to the district and meets the Standards for New Construction, Chapter 6. The applicant will work with staff on materials and details for the addition, including new doors and door specs that meet HDC Standards.

**VOTE:** 9/0

**AYES:** BARTH, GOODWIN, HADEN, HINDMAN, LINEBERGER, MURYN, PARATI, WALKER, WHITLOCK

**NAYS:** NONE

**DECISION:** APPLICATION FOR ADDITION APPROVED.

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**ABSENT | RECUSE | LEFT | RETURNED:**

ABSENT: BONAPARTE

RETURNED: HENNINGSON 2:43 PM

**APPLICATION:**

**HDCRMI 2022-00181, 1712 MERRIMAN AVENUE (PID: 11909415) – ADDITION (FRONT PORCH CHANGES)**

**EXISTING CONDITIONS:**

The existing structure is a one-story, American Small House with Colonia Revival/Tudor elements built c. 1945. Architectural features include a side-gable roof with two front-facing cross gables, the smaller of which shelters the projecting central entry bay with an asymmetrical roof, painted brick exterior with half-timbering and stucco in the gable ends, and paired 1/1 replacement windows. The lot size is approximately 60' x 86' x 50' x 106'. Adjacent structures are a mixture of 1 and 2-story single-family and multi-family American Small Houses and Bungalows.

**PROPOSAL:**

The proposed project is a new front porch roof. A storm damaged the existing metal porch roof and columns, requiring the porch to be rebuilt. If the project was rebuilt to match the damaged porch, HDC staff could have issued an Emergency COA for the reconstruction. The applicant is proposing to rebuild the porch roof and supports with wood instead of metal, which requires the review and approval the Full Commission due to the change in materials and location of the project on the front elevation of the house. The asphalt shingle shed roof will only be attached to the roof of the house and will not connect with the projecting front entry. The porch roof will be supported by 8" square wood columns. The new porch railing will either be metal similar to the existing railing or a traditional wood railing. The existing concrete porch floor is to remain. The



project is completely reversible. 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.

**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. The porch and design details may be finalized with staff.
  - b. Either a metal or wood railing may be used.
  - c. The use of non-traditional materials, including vinyl and aluminum, is not approved.
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**

**1<sup>st</sup>: HINDMAN**

**2<sup>nd</sup>: LINEBERGER**

Ms. Hindman moved to approve this application because it is not incongruous with the district and meets the Standards for New Construction, Chapter 6; and is reducing a non-historic nonconformance and bringing the project closer to compliance with the standards. The porch design details can be finalized with staff, either a metal or wood railing may be used, and nontraditional materials are not approved.

**VOTE:** 10/0

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

**NAYS:** NONE

**DECISION:** APPLICATION FOR ADDITION/PORCH CHANGES APPROVED.

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**INCOMPLETE FROM APRIL 13 MEETING**

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**ABSENT | RECUSE | LEFT | RETURNED:**

ABSENT: BONAPARTE

**APPLICATION:**

**HDCRDEMO 2022-00168, 1740 MERRIMAN AVENUE (PID: 11909408) -DEMOLITION**

*This application was not heard at the April 13, 2022, meeting for being incomplete.*

**EXISTING CONDITIONS:**

The existing structure is one-story, American Small House constructed c. 1948. Architectural features include

a symmetrical façade with a projecting front gable supported by replacement metal columns, exterior brick chimney and 1/1 replacement windows. The entire house is wrapped in vinyl and aluminum. The lot size is approximately 50' x 141'. Adjacent structures one-story American Small Houses.

**PROPOSAL:**

The proposal is full demolition of the building. The following information is presented for the Commission's review and consideration:

- Zoutewelle survey
- Property survey
- Digital photos of all sides of building
- Digital photos of significant architectural details
- Elevation drawings

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. The Commission will determine if the application is complete.
2. The Commission will determine whether or not the building has special significance to the Wilmore Local Historic District. With affirmative determination, the Commission can apply up to 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: COMPLETE**

**1<sup>st</sup>: GOODWIN**

**2<sup>nd</sup>: HADEN**

Mr. Goodwin moved to determine that the application is complete with all required documentation.

**VOTE:** 10/0

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

**NAYS:** NONE

**DECISION:** APPLICATION COMPLETE.

**MOTION 2: SPECIAL SIGNIFICANCE**

**1<sup>ST</sup>: GOODWIN**

**2<sup>ND</sup>: LINEBERGER**

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

**VOTE:** 10/0

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

**NAYS:** NONE

**DECISION:** STRUCTURE HAS SPECIAL SIGNIFICANCE

**MOTION 3: APPROVE**

**1<sup>ST</sup>: GOODWIN**

**2<sup>ND</sup>: LINEBERGER**

Mr. Goodwin moved to approve the project with a 365-day stay of demolition on the building due to its special significance and value toward maintaining the character of the district and waive the 90-day waiting period to submit new construction plan.

**VOTE:** 9/1

**AYES:** BARTH, GOODWIN, HADEN, HINDMAN,  
LINEBERGER, MURYN, PARATI, WALKER, WHITLOCK

**NAYS:** HENNINGSON

**DECISION:** APPROVED WITH A 365 DAY STAY OF DEMOLITION WAIVING THE 90 DAY PERIOD TO SUBMIT NEW PLANS.

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**CONTINUED FROM APRIL 13<sup>TH</sup> MEETING**

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**ABSENT | RECUSE | LEFT | RETURNED:**

ABSENT: BONAPARTE

**APPLICATION:**

**HDCRMA 2021-00917, 816 WALNUT AVENUE (PID: 07102126) – NEW CONSTRUCTION (MULTI-FAMILY)**

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

- **Foundation.** Provide more detail in the form of wall sections at the foundation showing brick extending to the grade line, per Standard 6.9, number 2.
- **Trim.** More articulation with regard to cornice and trim at the eave lines, per Standard 6.11.
- **Doors and Windows.**
  - Provide further details with regard to door and windows, asking that the applicant indicate soldier course brick headers and rowlock brick sills, per Standard 6.12.
  - Provide a physical sample for the window specification indicated in the application for approval, per Standard 6.12.
  - Provide symmetrical window rhythm and layout on the right elevation at the front, per Standard 6.12.
- **Porches.** Look inward to the community and architectural examples similar to this style of architecture, providing adequate column-to-beam-to-eave connections in the porch area, per Standard 6.14.
- **Massing.** Provide adequate differentiation between the front and back of the structure. Requesting that the applicant step back the exterior wall at least six inches along the left and right elevations, per Standard 6.5.
- **Site plan.** Provide adequate HVAC locations and screening, as well as dumpster location and screening, per Standard 8.8.
- **Trees.** Replace the tree being removed with a new tree from the City of Charlotte large maturing shade tree list and that replacement tree be a minimum of two-and-a-half-inch caliper, per Standard 8.5.

**EXISTING CONDITIONS:**

The existing structure is one-story, multi-family building constructed c. 1950. The front-gabled building has a concrete stoop, 1/1 windows, and a painted brick exterior. Adjacent structures 1, 1.5 and 2-story single-family

and multi-family buildings. The lot size is approximately 55' x 150'. The Commission approved demolition with a 365-day stay on July 14, 2021. This project was submitted prior to the adoption of the new Design Standards and will be evaluated under the 2017 Standards.

**PROPOSAL:**

The proposal is the new construction of a multi-family building. The new structure is approximately 29.3' in height as measured from grade to ridge at its tallest point. Exterior materials are brick with concrete windowsills. The trim, window, door and column materials are not specified. Setback is 20' from property line to the front porch. A full-width 8' deep front porch faces Walnut Avenue.

*Revised Proposal – April 13, 2022*

- All four (4) elevations re-designed; height is unchanged.
- Setback changed
- Site details reconfigured
- Tree at front left corner proposed for removal
- Non-traditional materials requested for windows, doors and all areas of trim.

*Revised Proposal – June 8, 2022*

- Foundation changed to brick and foundation detail provided on A-500.
- Roof trim detail provided on A-500.
- Window specifications and sample provided.
- Window and door detail drawings provided on A-700.
- Porch design revised and details provided on A-700.
- HVAC and dumpster screening provided on C-001 and C-101.
- New sugar maple proposed at front left corner as shown on C-101

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Right elevation fenestration and rhythm, windows needed in front two rooms of first level.
2. Windows:
  - a. Fiberglass windows and doors proposed; Commission has not previously approved this material and will review for compliance.
3. Details needed:
  - a. Composite railing proposed on rear elevation. The Commission has not approved composite railings.
  - b. Beam/column alignment does not look correct
  - c. Window and door trim/panels proposed as Hardie
  - d. Front porch pediment inset panel material?
  - e. Brick sample
4. Site Plan
  - a. Information about the existing retaining wall
  - b. Will lighting be installed in the rear for the parking area?

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION: CONTINUED**

**1<sup>st</sup>: HENNINGSON**

**2<sup>nd</sup>: HADEN**

Mr. Henningson moved to continue this application for the following: per Standard 6.8, massing and complexity of form. Provide some examples of where there are large expanse of unbroken brick walls on the side elevation on multi-family homes or step in the side walls to further differentiate the front and rear of the house. Per Standard 6.15 number one, restudy the fenestration on the right side on the first floor. Per Standard 6.17 for porches, increase the size of the columns and revisit the beam and column alignment. Per Standard 6.18 for materials, use staff approvable materials for the bannisters, the doors, the windows, all of the trim and paneling detail on the porch and side entry. For the brick, please provide a brick sample and description of the color of the mortar that will be used. Lastly, per Standard 8.7, number 10, please provide examples of historic walls in the immediate area that abut directly up to the sidewalk and there is no planting strip between the sidewalk and the wall.

Mr. Barth made a friendly amendment add eight inches to the column sizing.

Ms. Hindman made a friendly amendment refer to the book Get Your House Right pattern book on the minimum dimension of the column relative to the height of the column, also to be abundantly clear no polymer based substations.

**VOTE:** 10/0

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

**NAYS:** NONE

**DECISION:**

APPLICATION FOR NEW CONSTRUCTION MULTI FAMILY CONTINUED.

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**ABSENT | RECUSE | LEFT | RETURNED:**

ABSENT: BONAPARTE

LEFT: MURYN, 5:03 PM

**APPLICATION:**

**HDCRMA 2022-00069, 901 BERKELEY AVENUE (PID: 12309205) – ADDITION/ACCESSORY BUILDING**

***This application was continued from the May 11, 2022, meeting for the following items:***

1. All of the items mentioned in the staff analysis with regard to the accessory building, the addition, and the site plan.
  - a. Accessory building
    - i. Massing
    - ii. Window mullion trim needed on paired windows
    - iii. Provide a window trim detail with dimensions
    - iv. Bracket and roof hood materials and details
    - v. Door(s) design, materials, and specifications, including garage doors
  - b. Addition
    - i. Provide manufacturer specifications that meet HDC standards for the new windows
    - ii. Window materials and specifications
    - iii. Material underneath inset windows on rear and left elevations

- iv. Column materials, dimensions, & details
  - v. Section showing beam/column detail
- c. Site Plan
- i. Tree species, size, location on site plan. Note trees to stay and trees to be removed.
  - ii. HVAC location/screening
  - iii. Dimensions & materials for site work including driveways/walkways
  - iv. Provide rear yard permeability calculations
2. Photographs documenting the condition of the existing accessory building.
  3. Add the elevations to the Zoutewelle streetscape so that the Commission can assess all of the heights, and the relation of the proposed building and addition to others in the area.
  4. Provide the gate details, materials, and design.
  5. Provide a tree protection plan.
  6. Restudy the fenestration on the accessory structure.
  7. Restudy any large expanses of metal roofing on the accessory structure.
  8. Restudy the fenestration on the main house addition, West elevation.
  9. The new windows as proposed seem to be rather undersized as they relate to the window style and proportion of the existing house.
  10. Provide a more logical presentation of the slides and provide existing side-by-side proposed (house elevations, accessory building elevations, and site plan).

**EXISTING CONDITIONS:**

The existing structure is a 2-story Colonial Revival building built c. 1929. Architectural features include a symmetrical façade with a central single-bay flat roof portico supported by round columns and pilasters, paired 6/1 double-hung wood windows, front door with transom and sidelights and rear ell. The broken terracotta tile front porch wraps around the right side of the house and terminates in a one-story covered side porch that matches the front portico in design and details. The house is unpainted brick, with a large exterior brick chimney. There is a hipped roof, brick, two-bay historic garage located in the rear. The lot size is approximately 75' x 150' x 108' x 172'. Adjacent structures are a mixture of 1.5, 2, and 2.5-story residential buildings. This project was submitted prior to the adoption of the new Design Standards and will be evaluated under the 2017 Standards.

**PROPOSAL:**

The proposed project is a rear addition of heated living space, screen porch, and a new accessory building. The existing historic accessory building will be demolished. The new rear addition steps in from the original right rear corner of the house and the roof ties in below the original ridge. On the left elevation the new screen porch element bumps out beyond the existing left corner of the house. Some materials are proposed as traditional to match existing, including brick exterior and wood roof trim. A standing seam metal roof proposed for one-story screen porch element of addition; slate roof to match existing is proposed on the rest of the addition.

- Accessory building: mullion trim added, bracket and hood detail provided, wood garage doors, height proposed at 22'-8 ¼".
- Addition: Jeld-Wed Sitaline aluminum clad windows proposed
- Site Plan: Trees shown to remain and removed shown, HVAC shown for main house, driveway + gate details provided.
- Photos of existing accessory building provided
- Zoutewelle streetscape provided
- Gate details provided
- Fenestration changed on accessory structure
- Accessory structure roof to be slate to match the main house
- Fenestration changed on West/Right Elevation of main house addition
- Presentation order updated
- Materials details provided (existing and proposed)

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Accessory building
  - a. Provide a window trim detail with dimensions
2. Addition
  - a. Fenestration on second level, left and right elevations
3. Porch Addition
  - a. Beam/column alignment
4. Site Plan
  - a. Will there be a new walkway between accessory building and main house?
  - b. HVAC location/screening for accessory building
  - c. Provide rear yard permeability calculations

**SPEAKERS [FOR | AGAINST]:**

Ms. Gay Jordan, neighborhood resident, spoke in opposition of this project.

Mr. Don Cinnamond, neighborhood resident, spoke in favor of this project.

**MOTION: CONTINUED**

**1<sup>st</sup>: GOODWIN**

**2<sup>nd</sup>: HENNINGSON**

Mr. Goodwin moved to continue this application for the following: more detail on the accessory building hood. Restudy the fenestration of the left elevation. Restudy the connection on the left elevation between the old brick and the new brick. Consider a line of demarcation without having to tooth it in. Restudy the shed roof connector and provide a section through that shed roof and looking toward the new porch to see how those two roofs will intersect. More detail at the porch and accessory building cornice. Details of those cornices, the frieze, the crown and the column and beam at the new porch. Provide a section showing the column and beam details. Provide more detail at the brick rowlocks over the new rear elevation windows. Provide additional chimney cap details. On the site plan provide rear yard permeability calculations. If the walkway will be added between structures show it on the site plan. Provide a tree protection plan on the permitted drawings. Clarity on the slate that will be used, reclaimed slate is preferred. Dimensions of materials for the driveway and the walkway. Lastly, provide an approved match for the brick. Per, Standards 6.13 for roof

forms and materials. 6.14 for cornices and trim, 6.15 for the windows, 6.18 for materials, 8.2 for parking and driveway, 8.5 for trees, and 8.10 accessory buildings.

**VOTE:** 9/0

**AYES:** BARTH, GOODWIN, HADEN, HENNINGSON, HINDMAN,  
LINEBERGER, PARATI, WALKER, WHITLOCK

**NAYS:** NONE

**DECISION:** APPLICATION FOR ADDITION/ACCESSORY STRUCTURE CONTINUED.

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**CONTINUED FROM MAY 11 MEETING**

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**ABSENT | RECUSE | LEFT | RETURNED:**

ABSENT: BONAPARTE, MURYN

LEFT: HINDMAN, 5:48 PM

**APPLICATION:**

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

***This application was continued from the May 11, 2022, meeting for the following items:***

- 1. Per Standard 6.12 and 6.15, for the gable and front dormers and rhythm of these pieces.*
- 2. Per Standard 6.12, consistency of heights and patterns on windows.*
- 3. 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.*
- 4. Site plan, include all required components.*
- 5. Show the proposed building and connector in the Zoutewelle streetscape.*
- 6. Per Secretary of the Interiors Standards, page 2.5 reevaluate option two and its strengths and weaknesses of the modeling within the context of the old and new.*
- 7. Further detailing for column size; porch sections, showing beam/column detail; railing details and section; HVAC screening; dimensions and materials for site work, including driveways and walkways; and total height and width of connector and more information about materials and dimensions.*

**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. This project was submitted prior to the adoption of the new Design Standards and will be evaluated under the 2017 Standards.

**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

#### *Revised Proposal – June 8*

- Window design changed in front gable
- Windows changed on right and rear elevations
- Details provided for trim, porch beam and columns, eaves and cornices, and window mull conditions
- Zoutewelle survey provided with connector options shown
- Porch section provided

#### **STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Windows
  - a. Rear elevation
    - i. Proportions, sill height, and light pattern of tall, skinny window.
2. Height.
  - a. Height dimension shown from finished floor. Confirm total height as measured from grade to ridge on both the right and left side at front.
3. Connector
  - a. Site Plan:
    - i. Red page numbers 8 and 9, show site plan Option 2 and 3. These site plans both appear to be Option 2.
    - ii. Red page number 30, Option 3 site plan is missing the front left porch – is this a drawing error or design change specific for Option 3?
  - b. Renderings.

- i. Red page numbers 13 and 14 show Option 2. These same rendering views do not appear to have been provide for Option 3.
4. Further details are needed for the following:
  - a. Column dimensions
  - b. Porch section beam/column alignment
  - c. Railing detail/section
  - d. Dimensions & materials for site work including driveways/walkways
5. Minor revisions may be reviewed by staff.

**SPEAKERS [FOR | AGAINST]:**

Chris Muryn, neighborhood resident, spoke in favor of this application.

**MOTION: CONTINUED**

**1<sup>st</sup>: BARTH**

**2<sup>nd</sup>: GOODWIN**

Mr. Barth moved to continue this application for the following, the front dormer over the porch to show batten configuration reflected as indicated in the renderings. Clarification as to the materiality of the panels inside the gable ends between these battens. For the dormer on the second floor, front elevation, requesting that the applicant re-analyze the size and its relationship to the front porch roof taking into consideration its adjacency to the roof line. Suggest the applicant might look at the previous house in this location for inspiration. Provide additional cornice, trim, beam to column details, railing details and beams aligned with the columns per Standards 7.6 number eleven, 6.14, 6.15 and 6.12 for windows. The preference for option 3 bridge. The applicant to restudy the casement on the rear elevation to be more in keeping with the window style on the rest of the new construction per standard 6.12.

**VOTE:** 7/0

**AYES:** BARTH, GOODWIN, HENNINGSON, LINEBERGER, PARATI,  
WALKER, WHITLOCK

**NAYS:** NONE

**DECISION:** APPLICATION FOR NEW CONSTRUCTION COMMERCIAL CONTINUED.

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**ABSENT | RECUSE | LEFT | RETURNED:**

ABSENT: BONAPARTE, MURYN, HINDMAN

RECUSE: HENNINGSON

**APPLICATION:**

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

***This application was continued from the May 11, 2022, meeting for the following items:***

1. Provide a restudy of the rear elevation to include the stoop, rear corner detail, and coplanar two-story wall.
2. Restudy the window detail at the left elevation gable so that it is secondary to the first-level windows.
3. Per Standard 4.8, number 2, retain the original steps and concrete walk at the front elevation.
4. Provide a site plan that includes the setback detail and dimensions to the porch and thermal wall and the HVAC location.

5. Per Standard 8.5, numbers 5 and 6, provide a tree replacement plan and also note it on the site plan.

**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.

*Revised Proposal – June 8, 2022*

- Rear and left elevation restudy provided
- Left elevation gable window restudy provided
- Original steps and concrete walk shown to remain site plan, 1.0
- HVAC, front porch/thermal wall setback dimensions, and tree replacement shown on site plan, 1.0

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Details
  - a. Provide materials details and dimensions 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 (traditional materials are staff approvable)
  - d. Full section showing beam/column/foundation detail
2. Site Plan
    - a. Retaining wall details, height, materials, etc.
  3. Minor revisions may be reviewed by staff.

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION: APPROVED WITH CONDITIONS**

**1<sup>st</sup>: LINEBERGER**

**2<sup>nd</sup>: HADEN**

Ms. Lineberger moved to approve this project because it is not incongruous and meets the standards for rehabilitation of building elements for Porches, 4.8 and 4.12 and 4.14 for Windows. The applicant can choose to restudy the rear elevation whether to do option B or C. Final details and materials can be approved by staff. This approval does not include a review of the retaining wall detail at this time.

**VOTE:** 6/1

**AYES:** BARTH, GOODWIN, HADEN, LINEBERGER,  
WALKER, WHITLOCK

**NAYS:** PARATI

**DECISION:** APPLICATION FOR ADDITION/PORCH HANGES/TREE REMOVAL APPROVED WITH CONDITIONS.

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**ABSENT | RECUSE | LEFT | RETURNED:**

ABSENT: BONAPARTE, MURYN, HINDMAN

RECUSE: HENNINGSON

**APPLICATION:**

**HDCRMA 2022-00298, 417 W. PARK AVENUE (PID: 11908517) - ADDITION**

***This application was continued from the May 11, 2022, meeting for the following items:***

1. Restudy front porch massing and beam/column condition.
2. Add fenestration to the left and right elevations at the rear.
3. Remove apron trim from the windows.
4. All site plan details as outlined on staff notes need to be added to site plan, including the locations of one replacement tree in the front yard and one in the backyard.

**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%.

#### *Revised Proposal – June 8, 2022*

- Front porch beam/columns redesigned, A2.1 and A5.1
- Windows added on left and right elevations at the rear
- Apron trim removed
- Front walkway to drive shown on A1.0 and A1.1
- Replacement trees noted as Sugar Maple (front yard) and Eastern Redbud (rear yard)

#### **STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Details
  - a. Provide window materials and specifications
  - b. Retaining wall detail
2. Site Plan
  - a. Front walk should also be connected to the public sidewalk.
  - b. Concrete patio width dimension
3. Minor revisions, including all items listed above, 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**

**1<sup>st</sup>: WHITLOCK**

**2<sup>nd</sup>: GOODWIN**

Mr. Whitlock moved to approve this application because it is not incongruous with the standards.

Ms. Parati made a friendly amendment for the applicant to provide detailed materials and specifications, retaining wall detail, the front walk to connect to the public sidewalk and to provide concrete patio dimensions.

**VOTE:** 7/0

**AYES:** BARTH, GOODWIN, HADEN, LINEBERGER, PARATI  
WALKER, WHITLOCK

**NAYS:** NONE

**DECISION:** APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

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Due to time constraints the following cases will be heard on July 13, 2022, at 1:00 pm.

HDCRMA 2022-00333, 1817 S. MINT STREET

HDCRMA 2022-00378, 465 W. WORTHINGTON AVENUE/1901 S. MINT STREET

HDCRMI 2022-00151, 711 ROMANY ROAD

HDCRMA 2022-00218, 1921 PARK ROAD

Mr. Whitlock moved to approve the April 13, 2022 minutes. Seconded by Mr. Haden and the vote was unanimous. 8/0.

Ms. Lineberger moved to approve the May 11, 2022 minutes. Seconded by Mr. Whitlock and the vote was unanimous. 8/0

With no further business to discuss, Ms. Parati adjourned the meeting at 7:08 PM

Linda Keich, Clerk to the Historic District Commission