



APPROVED AUGUST 10, 2022

HISTORIC DISTRICT COMMISSION HYBRID IN-PERSON/REMOTE ONLINE MEETING
July 13, 2022
Room 267 + WebEx

MINUTES

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

MEMBERS ABSENT: Mr. Scott Whitlock

OTHERS PRESENT: Ms. Kristi Harpst, Administrator Historic District Commission
Ms. Candice Leite, Staff to the Historic District Commission
Ms. Cindy Kochanek, Staff to the Historic District Commission
Ms. Linda Keich, Clerk to the Historic District Commission
Ms. Jill Sanchez-Myers, Senior Assistant City Attorney
Ms. Candy Thomas, Court Reporter

With a quorum present Chairperson Parati called to order the July 13, 2022, hybrid in-person, remote online meeting at 1:17 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 JUNE 8 MEETING:

| | |
|---|----------|
| HDCRMA 2022-00333, 1817 S Mint Street | Wilmore |
| HCRMA 2022-00378, 465 W. Worthington Avenue | Wilmore |
| HDCRMA 2022-00218, 1921 Park Road | Dilworth |

CONSENT AGENDA:

| | |
|--|----------|
| HDCRMA 2022-00565, 1748 Merriman Avenue | Wilmore |
| HDCCMI 2022-00541, 1621 Dilworth Road E. | Dilworth |
| HDCRMA 2022-00582, 1141 Linganore Place | Dilworth |

CONTINUED FROM JUNE 8 MEETING

| | |
|--|----------------|
| HDCRMA 2021-00917, 816 Walnut Avenue | Wesley Heights |
| HDCRMA 2022-00069, 901 Berkeley Avenue | Dilworth |
| HDCRMA 2021-01114, 814 East Boulevard | Dilworth |

NEW CASES

| | |
|--|----------------|
| HDCRMA 2022-00262, 1501 S. Mint S. Mint Street, 317 S. Summit Avenue | Wilmore |
| HDCRMI 2022-00253, 628 S. Summit Avenue | Wesley Heights |
| HDCRMI 2022-00344, 400 E. Worthington Avenue | Dilworth |
| HDCRMA 2022-00387, 808 Brookside Avenue | Dilworth |
| HDCRDEMO 2022-00459, 1528 Jennings Street | Oaklawn |

CLOSED SESSION

Prior to the regularly scheduled HDC monthly meeting a closed session was held in pursuant to 143-318.11(a)(3).

CASES NOT HEARD JUNE 8

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: WHITLOCK

APPLICATION:

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

EXISTING CONDITIONS:

The existing site is a vacant lot. The lot measures approximately 50' x 200'. Adjacent historic structures are 1 and 1.5 single-family structures.

PROPOSAL:

The proposal is new construction of a single-family structure. Setback is not provided. Total height is approximately 22'- 4 3/4" at the front gable over the porch and 23'- 4 3/4" to the primary ridge as measured from grade. Siding material is proposed to be fiber cement siding with a 5 1/2" reveal and the foundation will be brick. Fiber cement trim will be used on the windows. Windows proposed to be wood or aluminum clad, double-hung or casement with Simulated True Divided Lights (STDL) in a 6/1 pattern.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Setback/Context and the rhythm of the street
 - a. Setback of new house compared to all other houses on the street, including 453-455 West Boulevard
2. Left Elevation
 - a. Fenestration and rhythm
3. Roofs
 - a. Dormer ridges tie in at the main ridge, should be dropped 4"-6"
4. Materials + Details
 - a. Manufacturer and specifications for proposed fiber cement siding, windows, and doors
 - b. Note brick foundation to remain unpainted
 - c. Front and rear porch column dimensions
 - d. Full porch section from roof to foundation
 - e. Trim materials noted as cementitious, wood trim is typically required by the Commission
5. Site Plan
 - a. HVAC screening needed from front and side with evergreen plant material or HDC compliant fence
 - b. Provide front and side walkway dimensions
 - c. Provide concrete parking pad dimensions
6. Trees
 - a. Location/size/species of all mature canopy trees on the property
 - b. Identify which trees are remaining, which are to be removed and which will be protected during construction
 - c. Provide tree protection plan for trees to remain

SPEAKERS FOR OR AGAINST:

Mr. Justin Bell, neighborhood resident, spoke on this application.

MOTION: CONTINUED

1ST: HINDMAN

2ND: HENNINGSON

Ms. Hindman moved to continue this application for further study of the following: choose a stylistic expression that is consistent through the detailing of the project. Have a setback exhibit noting the streetscape and relative setbacks that informs the placement of the proposed house on the site. Applicant to provide rear yard calculations that are based on the Sanborn maps. Consider shifting the proposed house location on this site to meet the spacing of the context and to reference the Zoutewelle surveys. Restudy the height relative to the context and restudy the context for additional height reference points. Make an effort to reconsider the ridge height of the front dormer relative to the immediate surroundings. The brick foundations are to remain unpainted. The proposal of open eaves or boxed eaves be consistent and related to the stylistic expression of the proposed house. The lap siding and trim and corner boards reference minimum thicknesses, the doors are wood, the window STDL proportions be consistent throughout. The front dormer window be smaller than the main-level windows per the Build (Get) Your House Right pattern book. The porch be a minimum of eight feet deep. Applicant to provide porch column dimensions, and a porch section from roof to foundation referencing the relationships between the elements. If the porch finished floor height to grade is close to the code requirement for a railing, applicant provide a proposed railing detail, with the hope there will be no railing. Applicant to restudy the massing relative to the height of the main side-to-side gable and the flat roof shed dormers in the back, their relationship to the main level wall planes, their relationship for overhangs, the relationship of the window head heights to the eaves, and the depth of the eaves. Applicant to provide a site plan that includes location of trees to remain, HVAC screening, front and side walkway dimensions, and parking pad dimensions. Applicant to provide tree protection plan for the trees that will remain, including fencing to minimize parking and material storage via alley access on the tree roots. Staff can work with the applicant on the material specifications. The application should include minimum dimensions and should accurately represent the relationship between trim and corner boards to the double thickness of lap siding. Staff to work with applicant for door selections, public right of way are typically wood, and glassy openings on the back of the house we typically allow aluminum-clad wood.

VOTE: 10/0

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

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: WHITLOCK

APPLICATION:

HDCRMA-2022-00378, 465 W WORTHINGTON AV/1901 S MINT ST (PID: 11907601) – ACCESSORY DWELLING UNIT

EXISTING CONDITIONS:

The property is an American Small House with Colonial Revival elements constructed in 1946. Architectural features include a symmetrical three-bay façade with a central entry portico, central chimney, 8/8 double-hung wood windows, and a decorative cornice. The shutters are appropriately sized for the windows. Materials are painted brick with wood siding in the gable ends. Lot size is approximately 68 x 130 x 42 x 154. Adjacent structures are 1, and 1.5 story single-family structures. The lot is located at the edge of the Wilmore local historic district abutting the Wilmore Walk Townhome development which is located outside of the district. A rear addition to the primary structure and the construction of a new Accessory Dwelling Unit (ADU) accessed from the alley was previously approved by the Commission on January 27, 2021, under application number #HDCRMA-2020-00479.

PROPOSAL:

During construction it was discovered that the foundation of the ADU was constructed much higher than shown on the approved plans. The applicant is proposing design changes to the approved ADU due to grade issues. The shed roof slope will be reduced from a 3/12 to 2/12 pitch and material changed from asphalt to standing seam metal. The overall height and relationship to the primary house has also changed. The ADU was approved at a height of 14'-0" from finished floor; 19' total height from grade to ridge, which is approximately 1'-6" shorter than the primary structure when topography is considered. The ADU height is now proposed to be 21'-10" from grade to ridge and equal to the height of the primary structure. The original presentation and approved plans are attached.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Height as compared to primary structure.
2. Due to grade issues, the HDC may want to confirm that no other changes are needed to the primary house or site, such as deck height, new driveway, HVAC locations, etc. are needed.
3. Minor changes may be approved by staff.

SPEAKERS FOR OR AGAINST:

Mr. Justin Bell, neighborhood resident, spoke on this application.

MOTION: CONTINUED

1ST: WALKER

2ND: HENNINGSON

Ms. Walker moved to continue this application for the following: Applicant to revisit the height of the ADU as it relates to the primary structure. To further study of the impact of both the alley and driveway pavements, vis-à-vis curb cutouts; and to provide a clearer understanding of how the applicant has abided by TPP (Tree Protection Plan) guidelines as given. Per Standards 8.2 & 8.10, numbers three and seven for the driveway & walkways, and Standard 8.5 for the trees.

VOTE: 10/0

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

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY DWELLING UNIT CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: WHITLOCK

RECUSED: PARATI

LEFT: MURYN, 4:59PM

APPLICATION:

HDCRMA-2022-00218, 1921 PARK ROAD (PID: 12108821) - ADDITION/ACCESSORY BUILDING DEMOLITION AND NEW CONSTRUCTION

EXISTING CONDITIONS:

The existing structure is a 1.5-story Bungalow building built c. 1920. Architectural features include a front gable roof with a six-light fixed window flanked by vents, engaged front porch supported by tapered wood columns and brick piers, small side gable bump outs on both the left and right elevations, a wood shingle exterior, and painted brick foundation. There is a hipped roof, brick, one-bay historic garage located in the rear. The lot size is approximately 50' x 223'. Adjacent structures are a mixture of 1 and 1.5-story residential buildings.

PROPOSAL:

The proposed project is a rear addition of heated living space, removal of an existing one vehicle garage and construction of a new accessory building, and site work, including retaining walls. The existing historic accessory building will be demolished. The new rear addition steps out from the original right corner of the house and steps out on the left elevation slightly in front of the original left rear corner. The new roof of the addition ties in beneath the original ridge. Changes to windows are proposed on the left elevation. The garage portion of the new accessory structure will be accessed from the rear alley. Height is noted at 20'-7 5/8" for the new accessory structure. Lot topography slopes slightly upward toward the rear of the lot. The height of the primary structure is approximately 24'-0 5/8" from grade to ridge at the front elevation, and approximately 21'-9 1/2" from grade to ridge of the new rear addition. Materials are not noted for any portion of the existing structure or for the proposed new construction. Trees proposed for removal are shown on A-2.1. Post-construction rear yard impermeable area will be 40%.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Accessory building
 - a. Massing, roofs, and overall form; does not appear secondary to the main house
 - b. Materials and details needed, including windows and doors
 - c. Provide setback dimensions from rear property line
2. Addition
 - a. Fenestration size and rhythm on right elevation
 - b. Curved walls on the rear elevation
 - c. Materials and details needed, including windows and doors
 - d. The addition of stone foundation and walls at the rear of the main house (house foundation is brick)
3. Site Plan
 - a. Provide comprehensive manufacturer specs for the permeable pavers and rate of flow for the selected material
 - b. Curved retaining wall and fencing
 - c. Provide fence and stone wall detail with dimensions, both in elevation and section

SPEAKERS FOR OR AGAINST:

No one accepted Mr. Henningson's invitation to speak either for or against this application.

MOTION: CONTINUED

1ST: BARTH

2ND: HADEN

Mr. Barth moved to continue this application for the following: Applicant to restudy the windows on the addition to be more in keeping with the style and proportion of the windows on the original historic house per Standard 6.15. For materials the roof and siding are to match the existing house, per Standard 6.18. The general roof form of the addition to be simpler in geometry, per Standard 6.13. Provide additional dimensions, details, and a better explanation of the transition between the atypical diamond shingles to the traditional cedar shingles, and indicate that the foundation shall be brick, unpainted, per Standard 6.12. For the accessory structure, request that the applicant restudy its complexity of form and go to a simpler design as it relates to the existing historic structure, per Standard 6.13. Request that the applicant study the -- minimize the width of the accessory structure as it relates to the existing house and provide additional scale-reducing techniques to minimize its massing on the site, per Standard 6.8. Again, provide additional dimensions, details with window trim, cornices, and siding, especially in regard to diamond shaped to regular shingle transitions. Clarification on the topography change from the front of the house to the accessory structure to verify its height relationship. And as it relates to the building massing for the accessory structure, request that the applicant avoid coplanar dormers and simplify the roof forms. For site features, we would like to see additional information as it pertains to the pergola, requesting an elevation from the streetscape, as well as height

dimensions and material details and callouts. Request that the applicant analyze the pergola and pull the encroachment into the setback towards the property line. Also request full permeability specs with the materials being used on paved services. More accurate site plan as it pertains to trees to remain as well as new tree placement. Provide a tree protection plan for the trees to remain. Provide dimensions of the driveway length and width as well as a dimension from the house to the property line. Indicate the location of the pool equipment, condensing units, and trash cans on the site plan as well as additional fence details and examples from within the historic districts, Historic examples.

VOTE: 8/0

AYES: BARTH, GOODWIN, HADEN, HAWKINS, HENNINGSON,
HINDMAN, LINEBERGER, WALKER

NAYS: NONE

DECISION: APPLICATION FOR ADDITION/ACCESSORY BUILDING NEW CONSTRUCTION CONTINUED.

CONSENT AGENDA

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: WHITLOCK

RECUSED: PARATI

APPLICATION:

HDCRMA-2022-00565, 1748 MERRIMAN AVENUE (PID: 11909406) - ADDITION

EXISTING CONDITIONS:

The existing structure is one-story, American Small House with Colonial Revival elements constructed c. 1940. Architectural features include an asymmetrical façade with a projecting front gable with a smaller gable roof over the front entry, a partial width front-stoop, and 6/1 windows. Adjacent structures are one-story American Small Houses. The lot size is approximately 50' x 139'.

PROPOSAL:

The proposal is a new rear addition and a front porch roof addition. The rear addition footprint measures approximately 22' x 29'-9" and ties in approximately 4" below the main ridge. A new 12 x 16 wood deck will also be constructed. The existing concrete front patio is failing and will be replaced with a new concrete patio with a brick rowlock in dimensions to match existing. A new shed roof will be added and supported by simple 8" square columns trimmed out at the cap and base. Columns will be wood wrapped in Miratec. The existing front gable will be removed and replaced with a new gable connected to the new shed roof. Proposed materials include wood German lap siding to match existing, Jeld-Wen wood double-hung 6/1 windows, wood trim and roof details to match existing. Other than the new front porch, not other changes are proposed to the original house. The project increased the heated square footage more than 50% and includes changes to the front elevation which requires full Commission 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, with the following Conditions:
 - a. Provide rear yard permeability calculations.

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 OR AGAINST:

No one accepted Chairperson Henningsen’s invitation to speak for or against for or against this application.

MOTION: APPROVED WITH CONDITIONS 1ST: HINDMAN 2ND: HADEN

Ms. Hindman moved to approve this application because it is not incongruous with district and meets the Standards for additions and new construction with the stipulation the dormers cannot remain coplanar with the main level walls and must be pulled in a minimum of six inches and preferably 12 inches from any main level wall.

VOTE: 9/0

AYES: BARTH, GOODWIN, HADEN, HAWKINS, HENNINGSON,
HINDMAN, LINEBERGER, MURYN, WALKER

NAYS: NONE

DECISION: APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: WHITLOCK

RECUSED: PARATI

APPLICATION:

HDCCMI-2022-00541, 1621 DILWORTH ROAD EAST/ST PATRICKS RECTORY (PID: 12312502) - ADDITION

EXISTING CONDITIONS:

The existing structure is a two-story Colonial Revival brick building constructed in 1938, located on the campus of Saint Patrick’s Cathedral. Architectural features include a side gable roof with parapet detail, a recessed central entrance, decorative corbelled cornice, and brick quoins at the corners. All windows and doors are replacements and not original to the structure. The left elevation features a much later carport/sunroom addition. Adjacent structures include the Gothic Revival Cathedral and two-story single-family houses across the street.

PROPOSAL:

The proposal is changes to a non-original carport/sunroom addition on the left elevation, and changes to a small one-story, non-original rear entry addition. The carport/sunroom will be converted to heated living space. The roof will also be changed to a pitch roof with parapet details to match the original structure. Proposed ridge height is 24’-11 ½”, which will tie in well below the main ridge. The one-story rear addition will be slightly expanded to a footprint of approximately 8’- 6 ½” x 13’-8 ½” and changed to a screen porch. The existing shallow pitched roof will change to a new sloped metal roof to match an existing metal roof on the right elevation. Materials include brick to match existing, wood siding on the second level and all trim and roof details to match existing. New windows will be aluminum clad to match the existing replacement windows. No trees are impacted by the proposed project.

The project was previously reviewed by the Commission under application number HDCCMI-2019-00516. On October 9, 2019, the Historic District Commission voted to approve the project with the condition that additional detail drawings on the screen porch were provided to staff for review. Minor changes to the project scope are outlined below. The COA was not issued, and the approval has expired. The applicant is requesting the HDC reaffirm its previous decision with the project scope changes listed below.

Revisions from prior approval

- Screen porch details and dimensions provided.
- The areas of wood siding at the addition have been changed to brick. These areas were on the front and rear elevation on the upper-level wall going into the corner of the existing building. By changing this to brick, it can better tie into the existing building.
- The representation of the screened door going into the screened porch has been clarified to show how it swings and how it's set in the screen panels.
- Rear windows (C1 and C2) have a thickened limestone sill that was not included in the original approved submission.
- The exact size and location of the skylight on the roof shown in the rear elevation has been slightly shifted and made to be a bit narrower.

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, with the following Conditions:
 - a. Work with staff on 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.

MOTION: APPROVED WITH CONDITIONS

1ST: MURYN

2ND: WALKER

Mr. Muryn moved to approve this application, as the project is not incongruous with the district and meets the Standards for additions and new construction, Chapter 6, with one recommendation that staff will work with the applicant on door and window specs.

VOTE: 9/0

AYES: BARTH, GOODWIN, HADEN, HAWKINS, HENNINGSON,
HINDMAN, LINEBERGER, MURYN, WALKER

NAYS: NONE

DECISION: APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: WHITLOCK

RECUSED: PARATI

APPLICATION:

HDCRMA-2022-00582, 1141 LINGANORE PLACE (PID: 12310406) ADDITION

EXISTING CONDITIONS:

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

PROPOSAL:

The proposed project is multi-part which includes 1.) a side and rear addition to the main house, 2.) construction of a carport attached to the main house 3.) construction of a new garage and pool house structure in the rear

yard, and 4.) landscape and site changes including a new 12' wide concrete driveway, cobblestone auto court, a new 5'-6' tall brick wall along the entire right property line to the street, and extending the existing brick walk to the street, and a new concrete slab in front of the former garage space.

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

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

The project was previously reviewed by the Commission under application number HDCRMA-2020-00471. On May 12, 2021, the Historic District Commission voted to approve the project with the conditions that:

- 1.) The painted brick and roof on the right-hand addition should match existing per 7.2, number 6, and the relocated window as it responds to federal guideline number 3; and
- 2.) The applicant was directed to work with staff to soften the driveway's visibility from the street and meet the driveway guidelines.

There are no changes to the project scope from the originally approved project. The COA was not issued, and the approval has expired. The applicant is requesting the HDC reaffirm its previous decision.

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, with the following Conditions:
 - a. Work with staff on window and door specifications that meet HDC Standards.
 - b. Work with staff to soften the driveway's visibility from the street and meet the driveway 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 OR AGAINST:

No one accepted Chairperson Henningson's invitation to speak for or against this application.

MOTION: APPROVED WITH CONDITIONS 1ST: MURYN 2ND: HINDMAN

Mr. Muryn moved to approve this application with the conditions because the project is not incongruous with the district and meets the standards for additions and new construction, Chapter 6., Recommend the applicant work with staff for door and window specs that meet HDC standards. Applicant to work with staff to soften the driveway visibility from the street and meet the driveway standards. Lastly continue the conditions from May 12, 2021, for painted brick, for the roof on the right-hand addition to match existing per 7.2, number 6, and for the relocated window as it responds to the Federal guidelines, number 3, as well as number 2.

VOTE: 8/1

AYES: BARTH, GOODWIN, HADEN, HAWKINS, HENNINGSON, HINDMAN, LINEBERGER, MURYN, WALKER

NAYS: HENNINGSON

DECISION: APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

CONTINUED FROM JUNE 8 MEETING

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: WHITLOCK

RETURNED: PARATI, 3:40 PM

APPLICATION:

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

This application was continued from the June 8, 2022, meeting for the following items:

- Massing and Complexity of Form, Standard 6.8. Provide examples where there are large expanse of unbroken brick walls on the side elevations on multi-family homes, or step in the side walls to further differentiate the front and rear of the house.
- Fenestration, Standard 6.15, number 1.
 - Restudy the fenestration on the right elevation of the first floor.
- Porches, Standard 6.14. Increase the size of the columns and update the beam and column alignment. Refer to the Get Your House Right pattern book on the minimum dimension of the column relative to the height of the column.
- Materials, Standard 6.18.
 - Use staff-approvable materials for bannisters, doors, windows and all of the trim and paneling detail on the porch and side entry.
 - For the brick, provide a brick sample and description of the color of mortar that will be used.
- Private Sites, Standard 8.7, number 10. Provide examples of historic walls in the immediate area that abut directly up to the sidewalk and where there is no planting strip between the sidewalk and the wall.

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.

Revised Proposal – July 13, 2022

- Examples provided of multi-family buildings without step-ins.
- Right elevation windows added in front rooms, first floor.
- Porch details provided, A-500 and A-700.
- Materials updated to be wood for railings, columns, cornice, and windows.
- Window specifications provided for new proposed window.
- Brick sample provided.
- Retaining wall examples provided

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. A decision is required at the July 13, 2022, meeting.
2. Brick sample color is more appropriate for mid-century architecture than a colonial revival style building
3. Site Plan
 - a. Will lighting be installed in the rear for the parking area?

SPEAKERS FOR OR AGAINST:

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

MOTION: APPROVE WITH CONDITIONS 1ST: HENNINGSON 2ND: WALKER

Mr. Henningson moved to approve this application because it meets Standards 6 for new construction with the following conditions: Materials. Brick. We select brick 51-delta delta x-ray with the applicant to work with staff on a contrasting mortar color.

VOTE: 7/3

AYES: BARTH, GOODWIN, HADEN, HAWKINS, HENNINGSON, PARATI, WALKER

NAYS: HINDMAN, LINEBERGER, MURYN

DECISION: APPLICATION FOR NEW CONSTRUCTION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: WHITLOCK

RETURNED: PARATI, 5:31 PM

LEFT: HADEN, 5:35 PM, MURYN, 4:59 PM

APPLICATION:

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

This application was continued from the June 8, 2022, meeting for the following items:

1. Accessory Buildings, Standard 8.10. Provide more detail on the accessory building hood.

2. Doors and Windows, Standard 6.15.
 - a. Restudy the fenestration of the left elevation of the addition.
 - b. Provide more detail on the brick rowlocks over the new rear elevation windows of the porch addition and primary addition to the house.
3. Materials, Standard 6.18.
 - a. Restudy the connection on the left elevation of the addition between the old brick and the new brick. Consider a line of demarcation and a technique to not have to tooth in the brick.
 - b. Provide a brick sample that matches existing brick.
4. Cornices and Trim, Standard 6.14. Provide more detailing at the porch and accessory building cornices, including details of those cornices, the frieze, the crown.
5. Trees, Standard 8.5. Provide a tree protection plan, that needs to be provided eventually on the permitted drawings. Include the letter from the arborist.
6. Roof Forms and Materials, Standard 6.13
 - a. Restudy the shed roof connector and specifically provide a section through that shed roof and looking toward the new porch to see how those two roofs will intersect.
 - b. Provide more clarity on the slate and ensure that reclaimed slate could be used since the existing slate has such an aged look.
 - c. Provide additional chimney cap details.
7. Sidewalks and Parking, Standard 8.2.
 - a. Provide dimensions of materials for the driveway and the walkway.
 - b. If a walkway is to be added between the house and the accessory building, that should be shown on the site plan.
8. Provide a section showing beam and column detail for the porch addition.
9. Provide rear yard permeability calculations.

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.

Revised Proposal – June 8, 2022

- Accessory building: mullion trim added, bracket and hood detail provided, wood garage doors, height proposed at 22'-8 ¼".
- Addition: Jeld-Wed Sitrine 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)

Revised Proposal – July 13, 2022

- Accessory building hood details provided
- Main house addition, right elevation, second level: windows enlarged
- Main house addition, rear elevation, second level: windows enlarged, new vent and trim band details
- Main house addition, left elevation: no change to windows
- Brick rowlock detail provided
- Offset addition ¾" on left elevation
- Brick sample provided
- Cornice detail provided
- Tree protection letter from arborist provided
- Tree protection plan shown on site plan
- Shed roof connector detail provided
- Slate information provided
- Chimney cap details provided
- Driveway and walkway materials and location provided on site plan. Dimensions not specified.
- Beam and column detail for the porch addition provided.
- Overall rear yard permeability calculations provided.

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 elevation.
3. Materials
 - a. Confirm new mortar to match existing.
4. Site Plan
 - a. HVAC location/screening for accessory building.
 - b. Provide dimensions for driveway and new walkway.
 - c. Provide detailed break-down of rear yard permeability calculations.

SPEAKERS FOR OR AGAINST:

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

MOTION: APPROVED WITH CONDITIONS 1ST: GOODWIN 2ND: HINDMAN

Mr. Goodwin moved to approve this application because it is not incongruous with the district and meets the Standards for new construction and additions, Chapter 6, and Standards for accessory buildings, Chapter 8, with the following conditions: Applicant to provide the HVAC location and screening for the accessory building. Applicant to provide details on the belly band to ensure proper flashing and the front left corner of the porch to return the half wall back to the house.

VOTE: 8/0

AYES: BARTH, GOODWIN, HAWKINS, HENNINGSON,
HINDMAN, LINEBERGER, PARATI, WALKER

NAYS: NONE

DECISION: APPLICATION FOR ADDITION/ACCESSORY BUILDING APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: WHITLOCK, MURYN, HADEN

APPLICATION:

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

This application was continued from the June 8, 2022, meeting for the following items:

Per Standards 6.12, 6.14, and 6.15:

1. The front gable over the porch, show the batten configuration on the plans to match the renderings.
2. Provide additional clarification as to the materiality of the panels inside the gable ends between the battens.
3. For the dormer on the second floor, front elevation, re-analyze the size and its relationship to the front porch roof, taking into consideration its adjacency to the roof line with the suggestion that the applicant might look at the previous house in this location for inspiration.
4. Provide additional details for the cornice, trim, beam-to-column alignment, and railing.
5. HDC is in favor of Option 3 for the sky bridge.
6. On the rear elevation, restudy the casement window to be more in keeping with the window style on the rest of the new construction.

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

Revised Proposal – July 13

- Front gable over porch – batten design configuration updated to match renderings
- Materials for gable panels provided (fiber cement panels)
- Dormer proportions changed
- Cornice, trim, beam/column alignment and railing details provided
- Rear elevation casement window resized in proportion to the other windows.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Railing detail is changed from previous submissions. The railing now ties in at the concrete cap instead of below as traditionally accurate.
2. Height dimension shown from finished floor. Total height as measured from grade to ridge on both the right and left side at front elevation should be provided on the final drawings for the COA.
3. Minor revisions may be reviewed by staff.

SPEAKERS FOR OR AGAINST:

No one accepted Chairperson Parati ‘s invitation for or against this application.

MOTION: APPROVED WITH CONDITION 1ST: BARTH 2ND: HINDMAN

Mr. Barth moved to approve this application with the following conditions: applicant to disengage main rail from the pedestal cap down three feet with a secondary jump rail to be worked out with staff. The applicant to work with staff on the front-facing dormer to minimize the high-hatted head condition by increasing the window size and header height, reengaging the brackets with the barge rafter as a graphical note as well as the band board being engaged with the header trim.

VOTE: 8/0

**AYES: BARTH, GOODWIN, HAWKINS, HENNINGSON,
HINDMAN, LINEBERGER, PARATI, WALKER**

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION APPROVED WITH CONDITIONS.

NEW CASES

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: WHITLOCK, MURYN, HADEN

APPLICATION

HDCRMA 2022-00262, 1501 SOUTH MINT STREET AND 317 WEST SUMMIT AVENUE (PID: 11908314, 11908313)- NEW CONSTRUCTION (MIXED USE: RETAIL, OFFICE)

EXISTING CONDITIONS:

There are three existing structures on the parcel. The lot size is approximately 154' x 158' x 199' x 150'. Adjacent structures are commercial buildings, parking lots and single family residential to the rear along Westwood Avenue and Southwood Avenue.

Building 1: Constructed c. 1953, the building is a one-story, concrete building with brick water table on the front elevation. Originally constructed as an automobile repair shop with gas pumps, it was converted to retail use in 2018. On the front elevation there are two garage bays, a man-door and large storefront window that wraps around the left elevation.

Building 2: Constructed c. 1955, the building is a one-story, concrete building with simple stretcher bond brick facades on the street facing elevations (front and right). Originally constructed as an automobile repair shop, the front elevation has two garage bays, a man-door and square, 6-light aluminum window. The building sits sideways on the lot, with the front elevation facing building 1. The right elevation facing S. Mint Street has a 6-light aluminum window that matches the one on the front elevation.

Building 3: Constructed c. 1957, the building is a one-story, concrete and brick building. The street facing elevations, front and right, have brick facades with an American bond pattern. The left and rear facades are concrete block. The front façade faces S. Summit Avenue and features a brick parapet. It has a symmetrical façade with a central entry flanked by two rectangular picture window openings. The windows are metal with 20-square panes. The front and right elevations also feature painted signage advertising "Branch Office, Southern Elevator Co., Passenger and Freight Elevators". The right elevation facing S. Mint Street has an entry-door and three small metal windows. The building also has two brick chimneys.

The Commission approved Demolition of all three structures with a 365-day stay on March 9, 2022.

PROPOSAL:

The proposal is new construction of a mixed-use commercial building located on two parcels at the corner of South Mint Street and West Summit Avenue. The new structure measures approximate 78'-0" from grade to ridge at the thermal wall along S. Mint Street. Overall height to the topmost level is not provided for S. Mint Street. Topography slopes upwards from S. Mint Street along W. Summit Avenue toward Southwood Avenue. The building height along W. Summit abutting the Kask property (301 W. Summit Av) is a total of 94'-0" inclusive of the roof terrace and stepped-back office/amenity level. A materials list is provided, but details and dimensions are not indicated. Renderings are provided, however, detailed elevation drawings, including a storefront elevation detail, is not provided.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Context, Setback, Spacing, Orientation (along W. Summit Avenue in particular), Massing and Complexity of Form, Height and Width, Scale, Directional Expression (excepting first two levels), Foundations.
2. Loss of alley and existing parcel division
3. Lack of information on Streetscape survey
4. Additional information needed for proposed site plan

5. Materials and architectural details needed

Application Checklist Summary:

1. Written description – provided
2. Materials description – overview provided. Samples not provided; additional information will be needed about all materials.
3. Photos of Existing Conditions – provided
4. Context Photos - provided
5. Property survey – provided
6. Site Plans, Existing + Proposed:
 - a. Existing Property Survey – provided
 - b. Proposed site plan – provided
 - i. No grading plan provided
 - ii. No fences/walls indicated
 - iii. No existing trees indicated (W. Summit Av parcel), no tree protection plan provided (before, during, after construction)
 - iv. Tree replanting plan not provided (size, location, species)
 - v. Setback dimensions of Kask building at 301 W. Summit not provided
 - vi. Transformer and backflow preventer screening to residential properties needed.
7. Elevation Drawings
 - a. Existing elevations - provided
 - b. Proposed – Not provided, renderings only.
 - i. Height as measured from grade-to-ridge is shown on “5 Proposed Section,” labeled as page 14 at the bottom of the document.
 - ii. Loss of alley and existing parcel division
 - c. Materials not indicated on renderings.
 - d. Foundation height not indicated on sections, renderings, or Zoutewelle surveys.
8. Architectural details
 - a. Railing detail drawing – not provided
 - b. Window and door details, including storefront window sample, upper-level window sample – not provided
 - c. Lighting details – not provided
 - d. Signage details – not provided
 - i. Locations + dimensions of areas where signage is proposed to be installed
 - e. Storefront elevation(s) detail – not provided
 - f. Wall section/Storefront section – Top Terrace and Brick base/Storefront/Loggia sections shown, without dimensions, on “6 Architectural Details,” labeled as page 15 at the bottom of the document.
9. Streetscape
 - a. Zoutewelle Surveys for S. Mint, W. Summit, Westwood and Southwood Avenues shown on “7 Streetscape,” labeled as pages 15-20 at the bottom of the document.
 - i. Building outline does not depict height of foundation, storefronts, windows, cornice, etc.
 - b. Renderings shown on “8 Schematic Rendering” and “Google Earth/Street Views” labeled as pages 20-26 at the bottom of the document.

SPEAKERS FOR OR AGAINST:

Andrew Kitchen, neighborhood resident, spoke in opposition of this application.

Camden Orville, neighborhood resident, spoke in opposition of this application.

MOTION: DENIED

1st: BARTH

2nd: LINEBERGER

Mr. Barth moved to deny this application because it does not meet the Standards, Chapter 7 - new construction for commercial buildings. The Preamble 7.2 for context, specifically with regards to the Wilmore district. Standard 7.3, number one through five, context. Standard 7.4, number one and two, setback. Standard 7.5, spacing. Standard 7.6, orientation. Standard 7.7 for massing and complexity of form, numbers one, two, and three. Standard 7.8 for height and width, numbers one, two, three, four, six and seven. Standard 7.9 for scale, number one, two, and four. Standard 7.10, number one, directional expression. Standard 7.11 roof form and material. Standard 7.12 cornices and trim. Standard 7.13, doors and windows. Standard 7.14, Storefronts. Lastly, Standard 7.15 for materials.

VOTE: 8/0

**AYES: BARTH, GOODWIN, HAWKINS, HENNINGSON,
HINDMAN, LINEBERGER, PARATI, WALKER**

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION DENIED.

Due to time constraints the following cases will be heard on August 10, 2022, at 1:00 pm.

HDCRMI 2022-00253, 628 S Summit Avenue

HDCRMI 2022-00344, 400 E. Worthington Avenue

HDCRMA 2022-00387, 808 Brookside Avenue

HDCRDEMO 2022-00459, 1528 Jennings Street

Mr. Henningson moved to approve the March minutes. The motion was seconded by Mr. Goodwin and the vote was unanimous 8/0.

Mr. Goodwin moved to approve the June minutes. The motion was seconded by Ms. Walker and the vote was unanimous 8/0

With no further business to discuss, Ms. Parati adjourned the meeting at 8:25 PM

Linda Keich, Clerk to the Historic District Commission