



APPROVED OCTOBER 12, 2022

HISTORIC DISTRICT COMMISSION HYBRID IN-PERSON/REMOTE ONLINE MEETING
September 14, 2022
Room 267 + WebEx

MINUTES

MEMBERS PRESENT: Ms. Kim Parati (Chairperson)
Ms. Nichelle Hawkins (Vice Chairperson)
Ms. Noelle Bell
Mr. Phil Goodwin
Mr. P.J. Henningson
Ms. Jessica Hindman
Ms. Christa Lineberger
Ms. Jill Walker
Mr. Scott Whitlock
Ms. Heather Wojick

MEMBERS ABSENT: Mr. Chris Barth (2nd Vice-Chairperson)

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 September 14, 2022, hybrid in-person, remote online meeting at 1:04 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 August 10th MEETING:

HDCRMA 2022-00128, 255 W. Park Avenue Wilmore

CONSENT AGENDA:

HDCRMI 2022-00714, 415 Walnut Avenue Wesley Heights
 HDCCMA 2022-00780, 427 East Boulevard Dilworth
 HDCRMI 2022-00753, 1024 Isleworth Avenue Dilworth

CONTINUED FROM AUGUST 10TH MEETING

HDCRMA 2022-00218, 1921 Park Road Dilworth

APPLICANT DEFERRED FROM AUGUST 10TH MEETING

HDCRMI 2022-00334, 400 E. Worthington Avenue Dilworth
 HDCRMI 2022-00376, 330 West Boulevard Wilmore

NEW CASES

HDCRMI 2022-00174, 310 W. 8TH Street Fourth Ward
 HDCRMA 2022-00524, 1740 Merriman Avenue Wilmore
 HDCRMI 2022-00539, 2112 Wilmore Drive Wilmore
 HDCRMA 2022-00546, 2301 Charlotte Drive Dilworth
 HDCRDEMO 2022-00552, 501 N. Poplar Street Fourth Ward
 HDCRDEMO 2022-00575, 1953 Wilmore Drive Wilmore
 HDCRMA 2022-00474, 1901 The Plaza Plaza Midwood

CASE NOT HEARD AUGUST 10th MEETING

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HAWKINS, HENNINGSON

APPLICATION:

HDCRMA 2022-00253, 255 W. PARK AVENUE (PID: 11908924) – ADDITION/ACCESSORY BUILDING

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

- 1. Landscaping and Yards, 8.4.*** More information is needed about the pool and impervious area calculations, and the location of the pool equipment.
- 2. Trees, 8.5.*** Provide a better tree plan/save initiative for the tree that is to remain in close proximity to new construction.
- 3. Materials, 6.15, number 2.*** Provide a material sample of the Boral product.

EXISTING CONDITIONS:

The existing structure is a 2-story American Four Square constructed c. 1928. Architectural features include a hipped roof, symmetrical façade, a central entry with an 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 and a 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%.

Revised Proposal – September 14, 2022

- Pool equipment location, size and materials provided.
- Rear yard impervious area calculations updated to include pool equipment.
- Tree protection information provided on L-1.0, and driveway changed to pervious material.
- Proposed siding material changed to lap siding, cementitious fiber board 1/2" thick minimum with 6" exposure. Nichiha - Savannah Smooth or other HDC approved material.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Addition
 - a. New brick foundation proposed to be painted to match existing
2. Accessory building
 - a. Window trim detail with dimensions needed
3. Minor revisions may be reviewed by staff, including foundation and window trim details.

SPEAKERS FOR OR AGAINST:

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

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

Mr. Whitlock moved to approve this application because it meets our Standards for Context and Secretary of Interior Standards page 2.5, Additions, Chapter 7, and Design Standards for Accessory Buildings, Chapter 8.9 with the following conditions: The new brick foundation will not be painted, and applicant will provide window specification of the window trim with dimensions.

Ms. Hindman made a friendly amendment the lap siding exposure is to align with the existing in lieu of the six-inch node.

VOTE: 8/0

AYES: BELL, GOODWIN, HINDMAN, LINEBERGER, PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

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

CONSENT AGENDA

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON

ARRIVED: HAWKINS, 1:22 PM

APPLICATION:

HDCRMI 2022-00714, 415 WALNUT AVENUE (PID: 07101313) - ADDITION

EXISTING CONDITIONS:

The existing structure is a one-story Bungalow style house constructed in 1926 with a front porch that continues on the left side. Other features include a hipped roof, wood siding, a hipped front dormer, brick chimney, side gables, and paired windows on the front. A one-story rear addition was added c. 2007/2008.

PROPOSAL:

The project is a one-story addition to the left elevation and the rear. The rear addition is not visible from the street, will tie in below the existing ridge, and will measure approximately 16' x 17'-4". The addition to the left elevation will be located behind an existing wrap-around front porch and is no taller than the existing house. The addition is +/- 8' in width and will extend 3' past the front porch. No changes to the front of the house, including the front porch and original front dormer. New materials are wood siding and trim to match existing. New roof and window trim details will match the house. No impacts to mature canopy trees.

The project was previously approved by the Commission on February 13, 2019, under case number HDCRMI-2018-00702 and a COA was issued but expired before permits were pulled. The Commission reaffirmed the project with minor changes on May 13, 2020, under case number HDCRMI-2020-00222. Final permit-ready plans were not received, and the COA was not issued. The property changed ownership and the applicants are requesting re-affirmation of the previous approvals with minor modifications to the fenestration on the left, right and rear elevations.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets the Standards for Additions and New Construction, Chapter 6 and except for minor fenestration changes, the overall project is unchanged from the plans previously presented to and approved by the Commission on February 13, 2019 and reaffirmed on May 13, 2020.
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 window and door specifications that meet HDC requirements.
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’s Parati’s invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS 1ST: WALKER 2ND: HAWKINS

Ms. Walker moved to approve this application because it meets the Standards for New Construction for Additions, 6.20 through 6.24 with the following conditions: permit ready drawings be submitted to staff for final review and the applicant to provide window and door specs that meet HDC requirements.

VOTE: **9/0**

AYES: BELL, GOODWIN, HAWKINS, HINDMAN, LINEBERGER, PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR ADDITION APPROVED WITH CONDITIONS

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON

APPLICATION:

HDCCMA-2022-00780, 427 EAST BOULEVARD (PID: 12308310) - NEW CONSTRUCTION, COMMERCIAL

EXISTING CONDITIONS:

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

The Commission approved the new construction of a commercial building on May 11, 2022, under application number HDCCMA-2022-00090 with the following Conditions:

- a. Per Standard 6.12, the ganged window mull trim to be six inches and a continuous gang, with the upper casing and the sill continuous.
- b. Per Standard 6.14, the narrow dimension at the bay, provide similar cases of that condition with a 12-inch variance from the three feet as proposed.
- c. Provide dimensions on items included in the staff memo.

Approved project summary:

The construction of a new commercial building. Building height is proposed to be 37.0’ as measured from grade to ridge. Setback is shown from back of curb to the front porch at approximately 41’-11” and the front

thermal wall at approximately 49'-6". The bay window on the first and second floor projects 3'-8" onto the porch. The building footprint and width dimensions are not shown. Proposed siding materials are traditional wood lap siding, individually applied wood staggered shake siding, wood porch and railing, and an unpainted brick foundation. Proposed windows are to be double-hung 1/1 sash; materials are not noted. Roofing is asphalt shingle. The building design is inspired by the historic Victorian architecture along East Blvd.

PROPOSAL:

The proposal is a change in proportions and roof form, to maintain approved height, to better related to the existing structure at 429 East Boulevard. The "original" and "proposed" front elevation are shown in context on the Zoutewelle streetscape survey. A comparative chart showing original, approved difference and proposed height difference of dormer ridge, second floor roof eave, and front porch roof between 427 and 429 East Blvd is also provided.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets the Standards for New Construction, Chapters 6 and 7.
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 conditions of the previously approved project are to remain in effect.
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's Parati's invitation to speak either for or against this application.

MOTION: APPROVED

1ST: HINDMAN

2ND: WOJICK

Ms. Hindman moved to approve this application as submitted because it meets the Standards Chapters 6 and 7 for eaves, porches, heights, and foundation.

VOTE: 9/0

AYES: BELL, GOODWIN, HAWKINS, HINDMAN, LINEBERGER, PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION, COMMERCIAL APPROVED AS SUBMITTED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON

APPLICATION:

HDCRMI-2022-00753, 1024 ISLEWORTH AVENUE (PID: 12311115) – RETAINING WALL

EXISTING CONDITIONS:

The existing structure is a two-story, Dutch Colonial Revival House constructed c. 1930. Architectural features include a side gambrel roof with shed dormers flanking a central steeply pitched gable projection on the front elevation. The gable projection contains the front entry. The front elevation also features a first level bay window (replacement). Windows are double-hung, 6/1 and the front door appears to be a replacement.

The house and trim are wrapped in vinyl/aluminum. Lot size is 55' x 200'. Surrounding structures are one and two story residential buildings.

PROPOSAL:

The proposed project is the addition of two new stone retaining walls in the front yard. The proposed walls will be new block retaining walls with mortared stone face and cap, approximately 84 linear feet. The walls will be 12" wide with a 24"-30" wide planting bed of mixed ferns between them. The visible height of the walls will be approximately 18"-20". See attached photo of wall at 917 Berkeley Ave showing approximate size and style of stone and cap planned. The walls will be set back 12" from the existing sidewalk planted with mondo grass. The walls will curve at the driveway and have an 18" planting area from the walls to the drive, planted in liriopie muscari to match that existing planting up the drive to the house. There is an existing gas light at the top of the existing stairs from the sidewalk. The walls will stop at the top of the stairs to avoid interference with the yard and the lamppost/gas line

Staff note: The stone walls shown in the attached presentation at 1716 Lyndhurst, 625 E Tremont, 729 Romany, 1202 Berkeley, 820 Lennox, 601 E Tremont, 1641 Dilworth Rd W. are thin stacked stone appropriate for mid-century architecture and under the current Design Standards would only be approvable for mid-century architecture.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets the Standards for Fences and Walls, 8.6 – 8.8.
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 the following Conditions:
 - a. Work with staff on the dimensions of the stone to be used. The wall should appear to be a traditional cut stone wall similar to the wall on page 8.6 of the Design Standards, instead of a thin stacked stone.
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's Parati's invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS 1ST: BELL 2ND: WALKER

Ms. Bell moved to approve this application because it is not incongruous with the district and meets the Standards for Fences and Walls in Chapter 8, 8.6 and 8.8 with the following conditions: applicant to work with staff on the dimensions of the stone that will be used and the walls should appear to be traditional cut stone instead of a thin stack stone, per the conditions in 8.6 of the Design Standards.

VOTE: 9/0

AYES: BELL, GOODWIN, HAWKINS, HINDMAN, LINEBERGER, PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR RETAINING WALL APPROVED WITH CONDITIONS.

APPLICATION:

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

Applicant deferred to the October 12th meeting.

the document in Standards, Chapter 8. The application needs to accurately show the relationship between the driveway and the garage door.

Ms. Wojick made a friendly amendment that Standard 8.2, number 3 notes retain existing historic driveways.

VOTE: 9/0

AYES: BELL, GOODWIN, HAWKINS, HINDMAN,
LINEBERGER, PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY BUILDING CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

ARRIVED: HENNINGSON, 3:15 PM

APPLICATION:

HDCRMI-2022-00376, 330 WEST BOULEVARD (PID: 11907925) – FRONT PORCH CHANGES

EXISTING CONDITIONS:

The existing 1-story Bungalow constructed c. 1931. The building has a three-bay symmetrical façade with a hip roof and side gables. Architectural features including a three-quarter width gable roof front porch supported by replacement metal columns, a painted brick foundation and unpainted brick chimney. The 1/1 windows appear to be replacements and the house is wrapped in vinyl/aluminum including the decorative brackets. The lot size is approximately 50' x 200'. Adjacent structures are 1 and 1.5-story single-family buildings and two-story multi-family buildings.

PROPOSAL:

The proposed project is for changes to the front porch. The existing concrete floor will be removed and replaced. The brick foundation will also be replaced. The front steps will be removed and replaced. The project is already underway and considered an After-the-Fact review, with the Commission reviewing the project on its merits as if work has not yet occurred.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Will the brick rowlock be reinstalled?
2. What will the porch columns look like?
 - a. Dimensions, materials, details are needed.
3. A section drawing, from roof to foundation, that shows the beam/column/foundation alignment is needed.
4. Will the front walkway be changed?
5. Will a railing be installed?
 - a. If so, a railing detail with dimensions is needed.
6. Steel front doors are incongruous with the district and do not meet the Design Standards for Front Doors and Entrances.
7. Minor changes may be approved by staff.

SPEAKERS FOR OR AGAINST:

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

MOTION: CONTINUED

1ST: LINEBERGER

2ND: HENNINGSON

Ms. Lineberger moved to continue this application because it does not meet the Standards 4.8 Rehabilitation of Building Elements for Porches. The applicant needs to provide the front elevation that retains the original gable and provide a section of the foundation through the roof which includes the column and railing details and materials per Standard 4.8, Rehabilitation of the Building Elements for Porches, and Secretary of Interior Standards 2.5, Standards for Private Sites, 8.2. Standards 5.5 and 5.6 for Masonry, provide a brick sample and drawing details for the original brick foundation and steps and porch floor replacement detail for the reconstruction of the pre-existing brick foundation and steps and porch floor replacement detail.

VOTE: 10/0

AYES: BELL, GOODWIN, HAWKINS, HENNINGSON, HINDMAN
LINEBERGER, PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR FRONT PORCH CONTINUED.

NEW CASES

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HENNINGSON

APPLICATION:

HDCRMI-2022-00174, 310 WEST 8TH STREET (PID: 07803609) - ADDITION/DOOR CHANGE

EXISTING CONDITIONS:

The existing structure is a Shed-style building c. 1982. The structure is a duplex on a L-shaped lot, with the other half facing N. Poplar Street. Architectural features of the Shed-style (1965-1985) include overall asymmetrical with strong lines; recessed entrances obscured from the street; 1, 1.5 or 2-story height; seamless roof and wall intersection. Exterior walls are covered with flush T1-11 board siding, applied horizontally. Long narrow windows in a variety of sizes and directions are common. Adjacent structures are a mixture of 2 and 3-story residential buildings.

PROPOSAL:

The proposed project is changes to the front elevation, including fenestration, garage doors, roof form, and the addition of access stairs to the new porch above the garage. The shed roof of the garage will become a flat membrane roof to create a porch. An exterior stair will be constructed to the right of the garage to access the porch. The two existing vertical slider windows on the front elevation will be removed and new French doors flanked by fixed window panels will be installed.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Garage door design/directional expression.
 - a. The panes of glass are horizontally oriented.
 - b. Given the verticality of the structure, siding, windows, and existing garage door design, a more vertically oriented glass pattern would be a better fit with the vertical nature of the structure.

height as measured from grade to ridge ranges from 21.7' – 22.4'. Setback is 37' – 8 ¼" from to front thermal wall, not inclusive of the 6' deep front stoop. Exterior material is proposed to be brick with the dormers on the second level proposed as fiber cement lap siding with 7" reveal and 4" corner boards. The foundation will be brick with a rowlock. Windows are proposed to be double-hung with Simulated True Divided Lights (STDL) in a 6/6 pattern. Post-construction the rear yard will be 83% permeable.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Height as measured from grade to ridge needed for both left and right side due to topography changes.
2. Details needed:
 - a. Beam/column section from roof to foundation, including column dimensions.
 - b. Window trim detail for both siding and brick.
 - c. Fiber cement siding. Brand and thickness needed.
 - d. Wood trim typically required for cementitious siding.
3. Mullion trim:
 - a. Front elevation. 8" is too wide. 5.5"-6" is typical.
 - b. Rear Elevation. Mullion trim needed between paired windows on bump out.
4. Windows:
 - a. Left elevation. Window "E" beside door, pane proportions should be vertical to match other windows, not horizontal.
 - b. Rear Elevation. Relationship between square dormer windows and roof trim.
 - c. Window manufacturer specifications not provided but approvable by staff.
5. Shutters
 - a. Typically, Design Standards would require shutters to be sized appropriately to appear operable and close over the entire window. In the American Small House style, it is not uncommon to see affixed shutters that would not close over the windows if they could.
6. Minor changes may be approved by staff (Beam/column detail, window trim detail, mullion trim, window size/location adjustments, etc.).

SPEAKERS FOR OR AGAINST:

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

MOTION: CONTINUED

1ST: WOJICK 2ND: HAWKINS

Ms. Wojick moved to continue this application for the followings: One being the complexity of the rear roof form. It will be Standard 6.13 number 4 and 5, Standard 5.5, number 3 for painted brick. The concrete drive extending to the rear per Standard 2.6. Restudy the fenestration with the window sizes per Standard 6.15 number 1, B and C when the sizes are addressed make sure the rhythm is appropriate. Standard 6.14 address the pork chop style, soffit detail.

VOTE: 10/0

**AYES: BELL, GOODWIN, HAWKINS, HENNINGSON, HINDMAN
LINEBERGER, PARATI, WALKER, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH

LEFT: HINDMAN, 4:40 PM

APPLICATION

HDCRMI-2022-00539, 2112 WILMORE DRIVE (PID: 11906414) - PORCH AND FRONT WALKWAY CHANGES, AFTER-THE-FACT

EXISTING CONDITIONS:

The existing structure is a one-story American Small House with Colonial Revival elements built c. 1940. Architectural features include a nearly full width front porch with square wood columns, a wide decorative beam and a shallow pitch shed roof, 8/8 and 6/6 windows, interior brick chimney, and brick foundation. The lot size is approximately 65' x 160'. Adjacent structures are primarily 1 and 1.5 story American Small Houses. Previous changes to the structure were approved under the old design guidelines, see attached COA #2016-239.

PROPOSAL:

The proposed project is for changes to the front porch and front walkways. The entire foundation including cheek walls and stairs will be removed. The new foundation will be stone instead of brick. New stone piers will be constructed around the existing wood columns. The porch floor will be concrete to match existing. A new primary and secondary stone walkway will be installed in the same dimensions and location as the existing concrete walkways. The project is an After-the-Fact review, with the Commission reviewing the project on its merits as if work has not yet occurred.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. A building permit was not obtained for the project and HDC staff is working to verify if a permit is needed for this project.
2. Change in foundation material from brick to stone.
3. The following properties shown in the presentation are either new construction or projects completed prior to the 2010 designation of the Wilmore Local Historic District
 - a. 1812 Wickford (c. 2005)
 - b. 401 W Blvd (c. 2006)
 - c. 405 W Blvd (c. 2007)
 - d. 1756 Wilmore (c. 2007)
 - e. 1539 Merriman (c. 2008)
 - f. 1543 Merriman (c. 2008)
 - g. 1604 Wilmore (c. 2007)
4. 1617 Wilmore, unclear if the stone front porch is original or not. 1553 Wilmore Drive has a brick foundation on the main house and stone on the front porch. Both properties are Craftsman bungalows.

SPEAKERS FOR OR AGAINST:

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

MOTION: CONTINUED **1ST:** HENNINGSON **2ND:** HAWKINS

Mr. Henningson moved to continue this application to give the applicant more time to find historic examples within the historic boundaries of Wilmore where there are historic stone porches and stone columns according to Standard 4.8 number 2.

VOTE: 9/0

AYES: BELL, GOODWIN, HAWKINS, HENNINGSON,
LINEBERGER, PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR PORCH AND FRONT WALKWAY CHANGES, AFTER-THE-FACT CONTINUED

NEW CASES

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HINDMAN

APPLICATION:

HDCRMA-2022-00546, 2301 CHARLOTTE DRIVE (PID: 12112613) – ADDITION/WINDOW + SIDING REPLACEMENT

EXISTING CONDITIONS:

The existing structure is a 2-story Picturesque Revival building built c. 1925. Architectural features include a steep side gable roof with shed dormer pierced by lower central steeply gabled entry projection, 8/8 and 6/6 windows, wood shingle siding, central interior brick chimney, and brick foundation. A one-story hip roof side porch runs the length of the left elevation. The lot size is approximately 51’ x 159’ x 86’ x 157’. Adjacent structures are a mixture of 1.5 and 2-story residential buildings.

PROPOSAL:

The proposed project in four parts: 1.) siding replacement, 2.) original window replacement, and 3.) rear addition with fenestration changes on the rear elevation, and 4.) side addition of an attached garage.

- 1.) New siding proposed to be shingles to match existing.
- 2.) New windows proposed to be sash-only replacements with all trim remaining. New windows will be wood, double-hung in a 6/6 pattern to match existing. Exact manufacture and specifications, including putty profile size, not provided.
- 3.) Rear addition of a second level deck and stair. The existing access stairs will be removed. Traditional materials proposed. New window and door openings will be added.
- 4.) Side addition of attached single-vehicle garage. Due to lot topography the garage is completely below grade and not visible from the street. The existing driveway is accessed from Ordermore Avenue, which is the edge of the Dilworth district.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Replacement Siding
 - a. Siding specifications including dimensions needed.

- b. New siding should be wood, individually applied shakes, not panels of shakes.
- 2. Replacement windows
 - a. Dimensions of top and bottom rails and muntins needed.
 - b. Evaluation from a window restoration specialist needed.
- 3. Rear addition/fenestration changes
 - a. Deck rail detail.
 - b. Manufacturer specifications for proposed new windows and doors.
- 4. Side addition of attached single vehicle garage.
 - a. Manufacturer specifications for proposed new garage door.
 - b. Distance from stone wall?
 - c. Will the foundation need to be engineered to prevent damage to the historic stone wall?
 - d. New brick and mortar should be of a color and dimension similar to existing and to remain unpainted according to the Design Standards, Masonry 5.5 – 5.6 and Paint 5.8.

SPEAKERS FOR OR AGAINST:

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

MOTION 1: CONTINUED

1ST: HAWKINS

2ND: HENNINGSON

Ms. Hawkins moved to continue this application for a restudy of the original windows per Standards 4.1, number 4, through 4.12, through 4.14, focusing only on historic or original windows. Restudy the replacement of the cedar shake and do a further examination of repairing the existing cedar shake per Standards 5.2, numbers 3 and 7. Also requesting applicants to provide updated elevation, showing the original windows and the right elevation. Applicant to get additional opinions for window restoration.

VOTE: 9/0

AYES: BELL, GOODWIN, HAWKINS, HENNINGSON, LINEBERGER
PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

MOTION 2:

Ms. Hawkins moved to amend a previously adopted motion to require at least, two additional restoration specialists who have had to adhere to the Secretary of the Interior Standards, to evaluate the historic windows.

VOTE: 9/0

AYES: BELL, GOODWIN, HAWKINS, HENNINGSON, LINEBERGER
PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR ADDITION/WINDOW + SIDING REPLACEMENT

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BARTH, HINDMAN

APPLICATION

HDCRDEMO-2022-00552, 501 N. POPLAR STREET (PID: 07803623) - DEMOLITION

EXISTING CONDITIONS:

The existing structure is two-story, duplex constructed c. 1978. Architectural features a flat roof, wide vertical T1-11 siding with a wide trim band separating the first and second levels, vertically oriented windows, a cantilevered front patio with solid vertical sidewalls, and a brick foundation. A covered stair provides access to the second level at the rear. A solid wall in the same material as the house partially encloses the rear yard and provides screening for parking. The lot size is approximately 56’ x 100’. Adjacent structures 2 and 3-story residential structures.

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
- Tree protection plan for trees to remain

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 Fourth Ward Local Historic District. With affirmative determination, the Commission can apply up to a 365-Day Stay of Demolition and require a 90-day waiting period to review new construction plans.
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 OR AGAINST:

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

MOTION 1: APPLICATION COMPLETE

1ST: HENNINGSON

2ND: HAWKINS

Mr. Henningson moved to determine the application is complete with all the required documentation provided by the applicant, which includes clear digital photos of all sides of the building, clear digital photos of significant and insignificant architectural details site features, including, but not limited to, windows, front doors, brackets, columns, trim, etcetera; a stamp and sealed property survey with setbacks and building dimensions with width and length clearly labeled, as well as a Zoutewelle survey to document height.

VOTE: 9/0

AYES: BELL, GOODWIN, HAWKINS, HENNINGSON, LINEBERGER, PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

MOTION 2: SPECIAL SIGNIFICANCE

1ST: HENNINGSON

2ND: WALKER

Mr. Henningson moved to determine that the building does not have special significance and value towards maintaining the character of the Fourth Ward Local Historic District, because it does not meet any of the HDC’s criteria for special significance which includes: It is not listed as a contributing property in the National

Register of Historic Places. It is less than 50 years old. The architectural style does not have special significance. There is no associative history associated with this property and the property is not designated as a local historic landmark.

VOTE: 9/0

AYES: BELL, GOODWIN, HAWKINS, HENNINGSON, LINEBERGER, PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

MOTION 3: APPROVED DECONSTRUCTION IMMEDIATELY 1ST: HENNINGSON 2ND: WALKER

Mr. Henningson moved to approve the immediate deconstruction, of this house since the building does not have special significance or value towards maintaining the character of the district. The deconstruction may take place sooner than the approval of the new construction plans. The Commission is authorizing the immediate deconstruction because the applicant intends to recycle, repurpose, and deconstruct as much of the house as possible versus demolishing it, waving the 90-day waiting period to submit new construction plans.

VOTE: 9/0

AYES: BELL, GOODWIN, HAWKINS, HENNINGSON, LINEBERGER, PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

DECISION: .APPLICATION FOR IMMEDIATE DECONSTRUCTION IS APPROVED

APPLICATION

HDCRDEMO-2022-00575, 1953 WILMORE AVENUE (PID: 11907413) – DEMOLITION

EXISTING CONDITIONS

The existing structure is two-story, side-gable house with Colonial Revival elements constructed c. 1940. Architectural features include a symmetrical façade, with replacement windows and doors on the front elevation. Exterior is brick with siding wrapped in vinyl on the second level of the front elevation. The side elevations retain the original 6/6 double-hung wood windows with brick rowlock and soldier course headers. The interior brick chimney is located off-center in the front slope of the gable roof. At the front elevation lot topography slopes slightly down toward the right. Height is 22.1' – 22.2'. The lot size is approximately 58' x 155'. Adjacent historic structures 1 and 1.5-story American Small Houses and Bungalows. New infill construction is 1.5 and 2-story Craftsman-style structures.

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 and require a 90-day waiting period to review new construction plans.
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 OR AGAINST:

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

MOTION 1: APPLICATION COMPLETE

1ST: WHITLOCK

2ND: LINEBERGER

Mr. Whitlock moved to determine the application is complete with all the required documentation provided by the applicant, which includes clear digital photos of all sides of the building, clear digital photos of significant and insignificant architectural details site features, including, but not limited to, windows, front doors, brackets, columns, trim, etcetera; a stamp and sealed property survey with setbacks and building dimensions with width and length clearly labeled, as well as a Zoutewelle survey to document height.

VOTE: 9/0

AYES: BELL, GOODWIN, HAWKINS, HENNINGSON, LINEBERGER, PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

MOTION 2: SPECIAL SIGNIFICANCE

1ST: HENNINGSON

2ND: GOODWIN

Mr. Whitlock moved to determine that the building has special significance and value toward maintaining the character of the Wilmore Local Historic District, because years of construction are over 50 years.

VOTE: 9/0

AYES: BELL, GOODWIN, HAWKINS, HENNINGSON, LINEBERGER, PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

MOTION 3: APPROVED DECONSTRUCTION IMMEDIATELY

1ST: HENNINGSON

2ND: WALKER

I move to approve the project with a 365-day stay of demolition on the building due to its special significance and value towards maintaining the character of the district. Receipt of accurate measured drawings of the building to be demolished are required for HDC records before plans for new construction will be considered by this commission.

VOTE: 9/0

AYES: BELL, GOODWIN, HAWKINS, HENNINGSON, LINEBERGER, PARATI, WALKER, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR DEMOLITION APPROVED WITH A 365 DAY STAY OF DEMOLITION.

Mr. Whitlock moved to approve the August 10, 2022 minutes. The motion was seconded by Ms. Lineberger and the vote was unanimous 9/0

Due to time constraints HDCRMA 2022-00474, 1901 The Plaza will be heard at the October 12, 2022 meeting.

With no further business to discuss, Ms. Parati adjourned the meeting at 7:12 PM.

Linda Keich, Clerk to the Historic District Commission