



APPROVED JANUARY 11, 2023

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**HISTORIC DISTRICT COMMISSION HYBRID IN-PERSON/REMOTE ONLINE MEETING**  
**October 12, 2022**  
**Room 267 + WebEx**

**MINUTES**

**MEMBERS PRESENT:** Ms. Kim Parati (Chairperson)  
Mr. Chris Barth (2<sup>nd</sup> Vice-Chairperson)  
Ms. Noelle Bell  
Mr. Phil Goodwin  
Mr. P.J. Henningson  
Ms. Jessica Hindman  
Ms. Jill Walker  
Mr. Scott Whitlock  
Ms. Heather Wojick

**MEMBERS ABSENT:** Ms. Nichelle Hawkins (Vice Chairperson)  
Ms. Christa Lineberger

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

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With a quorum present Chairperson Parati called to order the October 12, 2022, hybrid in-person, remote online meeting at 1:06 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 2022-00474, 1901 The Plaza Plaza Midwood

**CONSENT AGENDA:**

|                                       |                |
|---------------------------------------|----------------|
| HDCRMI 2022-00592, 1532 Dilworth Road | Dilworth       |
| HDCRMI 2022-00768, 509 N. Pine Street | Fourth Ward    |
| HDCRMI 2022-00804, 224 Grandin Road   | Wesley Heights |
| HDCRMI 2022-00322, 720 Grandin Road   | Wesley Heights |

**CONTINUED FROM MAY 11<sup>TH</sup> MEETING**

HDCRMA 2022-00322, 1552 Merriman Avenue Wilmore

**APPLICANT DEFERRED FROM AUGUST 10<sup>TH</sup> MEETING**

HDCRMA 2022-00218, 1921 Park Road Dilworth

**APPLICANT DEFERRED FROM SEPTEMBER 14<sup>TH</sup> MEETING**

HDCRMA 2022-00546, 2301 Charlotte Drive Dilworth

**NEW CASES**

|  |             |
|--|-------------|
| HDCRMA 2021-01060, 306 N. Graham Street, 430 W. 6 <sup>th</sup> Street | Fourth Ward |
| HDCCMA 2022-00596, 300 E. Worthington Avenue                           | Dilworth    |
| HDCCMA 2022-00577, 801 East Boulevard                                  | Dilworth    |
| HDCRMI 2021-01057, 600 E. Worthington Avenue                           | Dilworth    |
| HDCRMI 2022-00587, 1547 Merriman Avenue                                | Wilmore     |

**CASE NOT HEARD SEPTEMBER 14th MEETING**

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

ABSENT: HAWKINS, LINEBERGER

RECUSED: HINDMAN

**APPLICATION:**

**HDCRMA-2022-00474, 1901 THE PLAZA (PID# 08119702) – ACCESSORY BUILDING**

**EXISTING CONDITIONS:**

The existing 1.5 story Craftsman Bungalow constructed c. 1934. Architectural features include 8/1 double-hung wood windows and a full-width front porch with a gable roof supported by paired square wood columns atop stone piers (the single columns atop the piers flanking the front porch steps appear to be later additions). The front porch also features a wide decorative trim band. Exterior features include wood lap siding and an unpainted stone foundation, chimney, and porch piers. The lot size is approximately 66' x 170'. Adjacent structures are 1, 1.5, and 2-story single family and institutional buildings. A rear addition and window changes to the primary structure were approved by the Commission on July 9, 2021, under COA# HDCRMI-2021-00256.

**PROPOSAL:**

The proposed project is a new accessory structure in the rear yard. Proposed height at lowest point of grade is 21'-8" as measured from grade to ridge, which is 3'-5 1/2" below the primary ridge of the main structure. Footprint dimensions are not provided. Siding, corner boards, window/door/roof trim and decorative elements, such as brackets, are traditional to match the main structure. The garage doors will be wood and authentically separate. New windows proposed to be either Jeld-Wen or Kolbe double-hung, awning or fixed aluminum clad wood with Simulated True Divided Light (STDL) in an 8/1 and 8-lite pattern to match the main structure. Foundation will be smooth coat parge with a wood skirt and drip cap separating the foundation from the wood lap siding. A tree protection plan is provided for the 48" canopy tree. A floating foundation designed to span the tree's structural root zone is proposed. Post-construction, rear yard impermeable area will be 38%.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. The proposed project appears to meet all standards for Accessory Buildings, page 8.10 and New Construction, Chapter 6.
2. Details needed:
  - a. Accessory building footprint
  - b. Dimensions & material for driveway apron
3. Window trim detail needed, including paired and ganged windows.
4. Minor changes may be approved by staff.

**SPEAKERS FOR OR AGAINST:**

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

**MOTION: CONTINUED**

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

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

Ms. Walker moved to continue this application with the following conditions: a tree protection plan incorporating more detail as to the four-foot distance of a 48-inch tree to be smaller, protection from the ADU structure, the upper-level windows of the ADU be revised in accordance with the smaller detailing. The applicant provides the lowest and highest heights for both the ADU and the main structure. The applicant to include the accessory building's footprint dimensions and window trim details. Applicant to include the height elevations for the north, east and south.

**VOTE: 8/0**

**AYES:** BARTH, BELL, GOODWIN, HENNINGSON  
PARATI, WALKER, WHITLOCK, WOJICK

**NAY:** NONE

**DECISION: APPLICATION FOR ACCESSORY BUILDING CONTINUED.**

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### CONSENT AGENDA

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

ABSENT: HAWKINS, LINEBERGER  
RETURNED: HINDMAN 1:55

**APPLICATION:**

**HDCRMI-2022-00592, 1532 DILWORTH ROAD (PID# 12309713) - PORCH ADDITION**

Ms. Wojick moved to Remove this application from the consent agenda. It was seconded by Mr. Goodwin and the vote was unanimous 9/0.

**VOTE: 9/0**

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

**NAYS:** NONE

**EXISTING CONDITIONS:**

The existing structure is infill construction built in 1996. The 2.5-story building has a wrap-around front porch, paired 6/1 windows and is of unpainted brick construction. Lot size is an irregular pie shape measuring approximately 175' x 121 x 25' x 150'. Adjacent structures are two-story single-family structures.

**PROPOSAL:**

The addition of a screen porch to the left side of the house, which is highly visible due to the shape of the lot and orientation of the structure. The addition will tie in approximately 4' behind the front thermal wall of the house. The footprint measures approximately 12' x 14'. Total height is approximately 11' with the ridge tying in below the windowsill on the second level of the main house. The chimney will extend approximately 2' taller than the ridge to meet code. An existing window on the left elevation will be replaced with a door. There is a mature canopy tree close to the structure. Additional project details include:

- Structural support posts in treated lumber 6x6 and/or 8x8 posts packed out & wrapped replicating the existing columns on the front porch and painted to match house, along with all trusses and sheathing for roof as designed per engineer.
- Footers to be dug at the perimeter of the porch; concrete 3300 psi with rebar. A stem wall to be built with block to allow for crawlspace access adequate for HVAC system service and allow the floor to level to match that of house. The exterior of the foundation walls will be faced in brick to match existing.

- Roof to be shingles to match the existing roof color and style.
- All boxing to be done in James Hardie and painted and trimmed out to match existing house boxing.

**STAFF RECOMMENDATION**

1. The project is not incongruous with the district and meets the Standards for New Construction, Chapter 6.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting the Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to staff for final review, with the following Conditions:
  - a. Work with staff on final design to include a tree protection plan, a rear elevation of the porch showing the stair/entrance detail, provide a brick/mortar sample, and the new chimney should be the same brick to match existing, instead of the proposed 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:**      **CONTINUED**                      **1<sup>ST</sup>:** BELL              **2<sup>ND</sup>:** WOJICK

Ms. Bell moved to continue this application for accurate drawings, brick column sizes, the chimney/fireplace changing in the drawings from stone to brick. The tree location guidelines and the protection plan. Roofing material, site survey and a placement of the screened in porch storm windows, railing detail, deed restrictions and accurate elevations. Additional photography, and a brick mortar sample, all the requirements of the checklist.

**VOTE:** 9/0

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

**NAYS:** NONE

**DECISION:** APPLICATION FOR PORCH ADDITION CONTINUED.

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

ABSENT: HAWKINS, LINEBERGER

**APPLICATION:**

**HDCRMI-2022-00768, 509 N PINE STREET (PID# 07807460) – ADDITION**

Mr. Barth moved to remove this application from the consent agenda. It was seconded by Ms. Wojick and the vote was unanimous 9/0.

**EXISTING CONDITIONS:**

The existing structure is a one-story Queen Anne Cottage constructed c. 1900. The building was moved from a block away onto this site in 1983 and turned sideways to fit its new location. The bay window, decorative railings, window changes, a rear addition, and other decorative details were added during 1970s/80s era renovations. Some original architectural features include wood lap siding with corner boards, an unpainted brick chimney, and cross gable roof. Lot size is approximately 47’ x 124’. Adjacent structures are a mix of 1, 1.5, 2 and 2.5-story single-family and multi-family residential.

**PROPOSAL:**

The project is a rear addition which will have the same footprint as the existing deck. New access stairs and walk will be added along the left elevation behind the existing bay window. The only visible part of the project is the new stair on the left elevation. All new materials and details (trim, siding, windows, etc.) will be traditional to match existing. An original window on the right elevation will be switched to a casement for egress purposes. There are no impacts to mature canopy trees.

**STAFF RECOMMENDATION:**

1. The project is not incongruous with the district and meets the Standards for New Construction, Chapter 6.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting the Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to staff for final review, with the following Conditions:
  - a. Add vertical trim piece to indicate original rear corner of the building.
  - b. Align window header heights on left elevation.
  - c. Provide window specifications that meet HDC standards.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

**SPEAKERS FOR OR AGAINST:**

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

**MOTION: APPROVED WITH CONDITIONS                      1<sup>ST</sup>: BARTH    2<sup>ND</sup>: HINDMAN**

Mr. Barth would like to make a motion to approve this project with the following conditions, request the applicant work with staff on the following items: Number one, for the rear addition, requesting the applicant move the shed roof wall at least 12 to 18 inches toward the front of the house so that it's not coplanar with the existing rear gable. Additionally, regarding to the addition of the roof, request the applicant to move the inner section of the shed roof with the main rear gable, down at least six inches. The second item, we would request the applicant to align new window heads with the existing windows. Draw attention to the handrail design that the applicant referenced certain head standards per Standards 6.20 for additions.

Ms. Hindman made a friendly amendment to reference the Secretary of Interior Standards, number 10 this is not a programmatic or floor plan change, it is a roof configuration change to comply with the Secretary of Interior standards number 10 so it is visible and can be removed in the future and returned to the historic house.

Mr. Barth added a friendly amendment for the applicant to place a demising trim board at the existing rear of the building.

**VOTE: 9/0**

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

**NAYS: NONE**

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

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

ABSENT: HAWKINS, LINEBERGER

RECUSED: HINDMAN

**APPLICATION:**

**HDCRMI-2022-00804, 224 GRANDIN ROAD (PID# 07101201) – RETAINING WALL**

**EXISTING CONDITIONS:**

The existing structure is a 1.5 story bungalow constructed c. 1933. Architectural features include a massive front-facing cross gable with pent eaves that spans three of the four bays of the front façade, a smaller cross gable over the front entry, and 6/6 double-hung windows. The exterior cladding is brick. Lot size measures approximately 54' x 162'. Surrounding structures are 1, 1.5, and 2-story single family buildings. The HDC approved an addition, accessory building and retaining wall during the April and June 2021 meetings under COA #HDCRMA-2021-00070.

**PROPOSAL:**

The proposed project is the addition of two new brick retaining walls in the front yard, in the same location as an existing single keystone block retaining wall. The existing wall measures approximately 17' long x 30" tall. The lower wall will measure approximately 17' long x 18" tall and the upper wall approximately 10' long x 18" tall. There will be a 3' planting strip between the walls. The lower wall appears to be set back from the existing sidewalk; exact setback dimension is not provided.

**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. The lower wall should be set back a minimum of 24" from the existing sidewalk.
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**            1<sup>ST</sup>: **WHITLOCK**            2<sup>ND</sup>: **BELL****

Mr. Whitlock move to approve this application because it is not incongruous with the district and meets the standards for fences and walls 8.6 through 8.8 with the condition the lower wall should be set back a minimum of 24 inches from the existing sidewalk.

**VOTE: 8/0**

**AYES:** BARTH, BELL, GOODWIN, HENNINGSON,  
PARATI, WALKER, WHITLOCK, WOJICK

**NAYS:** NONE

**DECISION: APPLICATION FOR RETAINING WALL APPROVED WITH CONDITIONS.**

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

ABSENT: HAWKINS, LINEBERGER

RETURNED: HINDMAN 2:47

**BELL BARTH**

**APPLICATION:**

**HDCRMI-2022-00847, 720 GRANDIN ROAD (PID# 07102229) - FRONT PORCH CHANGES**

**EXISTING CONDITIONS:**

The existing building is a multi-family Colonial Revival structure known as the Grandin Apartments constructed in 1930. The two-story quadruplex has an unpainted brick exterior with a hipped roof. Architectural features include decorative roof brackets, a single-bay front porch supported by paired Tuscan columns and the repetition of the bracketed eaves. Original windows are 6/1 and 4/1 grouped; however, some of the windows appear to be replacement. The lot size is approximately 53' x 202'. Adjacent structures are 1, 1.5 and 2-story single-family and multi-family buildings.

**PROPOSAL**

The proposed project is the addition of a railing to the top of the front porch roof. Survey photos from the 1990s show ghost lines of a former railing. The door providing access to the porch roof suggests that a railing would have been original to the structure. The photos from 2014 show that a replacement railing was added at some point in a design that is incongruous with the structure. The design of the original railing is unknown, so the project cannot be staff reviewed as a restoration and full Commission approval is needed to install a new railing since it's a front elevation change.

The application is proposing a metal railing, but in email correspondence with staff indicated a willingness to use whichever railing material and design is preferred.

Staff recommends that the new railing be the appropriate historic height, as indicated by the ghost lines in the survey file photo, with a booster rail to meet code. Either a wood or metal railing, but not a combination of the two materials, is appropriate for the Colonial Revival style of the building.

**STAFF RECOMMENDATION**

1. The project is not incongruous with the district and meets the Standards for Porches, 4.8.
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 permit-ready construction drawings submitted to staff for final review, with the following Conditions:
  - a. Either a simple metal or wood railing may be used.
  - b. The new rail will be at the historic height as indicated by ghost lines in district file photo. A booster rail may be used to meet code.
  - c. Applicant to work with staff on the final design.
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 CONDIITON                    1<sup>ST</sup>:    BELL    2<sup>ND</sup>:    BARTH**

Ms. Bell moved to approve this application with the following staff recommendation: Either a simple metal or wood railing may be used. The new rail will be at the historic height as indicated by ghost lines in district file photo. A booster rail may be used to meet code. Applicant to work with staff on the final design

**VOTE: 9/0**

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

**NAYS: NONE**



**DECISION: APPLICATION FOR FRONT PORCH CHANGES APPROVED WITH CONDITIONS.**

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**CONTINUED FROM MAY 11<sup>TH</sup>**

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

ABSENT: HAWKINS, LINEBERGER

RECUSED: HENNINGSON

**APPLICATION:**

**HDCRMA-2022-00322, 1552 MERRIMAN AVENUE (PID# 11910309) - PAINTED BRICK**

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

- Per Standard 5.5, number 3, document either through previous existing photographs from some of the real estate sales agencies and Zillow and similar, and/or document the extent of damage that's been covered up where obvious flaws might still be evident. Recognizing that if this information is not satisfactory, there are other steps the HDC will require.

**EXISTING CONDITIONS:**

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

**PROPOSAL:**

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

*Revised Proposal – October 12, 2022*

- Photos documenting pre-paint conditions provided.
- Masonry preservation report provided.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

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

**SPEAKERS FOR OR AGAINST:**

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

**MOTION: DENIED**

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

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

Mr. Whitlock moved to deny this application based on Standard 5.8, number 3, 5.8 the preamble number 7 and 5.5 number 3.

**VOTE: 7/1**

**AYES: BARTH, BELL, GOODWIN, HINDMAN**

**NAYS:** WALKER

**DECISION:** APPLICATION FOR PAINTED BRICK DENIED.

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**CONTINUED FROM AUGUST 10<sup>TH</sup> MEETING**

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

ABSENT: HAWKINS, LINEBERGER

**APPLICATION:**

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

***This application was continued from the August 10, 2022, meeting for the following items:***

- *Materials, per Standard 6.18, provide section detail on the transition between the square and diamond shingles. Also, per Standard 6.18 for materials, more detail is needed on the materials, including materials and trim on windows and doors.*
- *Fenestration, per Standard 6.15, on the right elevation of the rear addition, the window on the far right needs to move more towards the front of the house.*
- *Restudy the complexity of form and go to a simpler design on the accessory structure as it relates to the historic structure per Standard 6.13.*
- *Minimize the width of the accessory structure as it relates to the existing house and provide additional scale-reducing techniques to minimize massing on the site per Standard 6.8. Provide additional details, dimensions on window trim, cornices, and siding.*
- *Per standard 8.10, number 3 and 7, for height of the ADU, please document the difference in height between the ridge line on the ADU and the ridge line on the main house.*
- *Garage doors, per Standard 8.10, number 6, provide more information, including dimensions on the garage doors and ensure that they are of residential scale.*
- *Site features, per Standard 8.9, number 1, ensure that the pool equipment if outside the fence is properly screened, and the HVAC is properly screened.*
- *Fencing, per Standard 8.6, please provide elevation drawings of the fence and not just a cross section.*

**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%.

*Revised Proposal – August 10, 2022*

- Addition, rear elevation window configuration and roof design changes
- Accessory structure design changed, including roof forms
- Topography exhibit provided
- Permeability specs provided
- Trees to remain, new tree placement shown on A-2.1
- Pool equipment, HVAC units and trash cans shown on A-2.0

*Revised Proposal – October 12, 2022*

- Fenestration changes on right elevation shown on A-3.3
- Height comparison between primary structure and new accessory structure shown on A-3.5 – A-3.9
- Accessory structure design changed, see A-8.1 and A-8.2
- Accessory structure width minimized, see A-8.2
- Hardware added to garage doors, see A-8.2
- Pool equipment shown inside fence on A-2.0
- Fencing detail shown on A-5.0
- HVAC wood screen detail shown on A-2.0
- Shingle pattern detail provided
- Shingle pattern plan provided for both addition and accessory structure

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Details for both Addition and Accessory Building
  - a. Provide dimensions, materials, and details on window trim, cornices, roof eave, and siding.
  - b. Materials and details needed, including windows and door specifications.

**SPEAKERS FOR OR AGAINST:**

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

**MOTION: CONTINUED**

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

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

Mr. Henningson moved to continue this application with the following conditions: more information on the height between the main house and the ADU. Applicant to provide the dimensions from all of the ridge lines to grade on the ADU to ensure the ADU is secondary to the main house. If there are any change in height there could be impacts to complexity of form, roof forms, design of the ADU. Approval of the use of diamond shingles in this specific application because it is not visible from the street because it terminates at an interior corner that is separated from the rectilinear wall and it is historic material and the use is not incongruous with

the curved wall on the rear elevation per the Secretary of Interior Standards numbers 9 and 10 for the diamond shingles and curved wall, and Standard 6.20 number 1. And 3

**VOTE:** 8/1

**AYES:** BARTH, BELL, GOODWIN, HENNINGSON, HINDMAN, WALKER, WHITLOCK, WOJICK

**NAYS:** PARATI

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

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CONTINUED FROM SEPTEMBER 14<sup>TH</sup>

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

ABSENT: HAWKINS, LINEBERGER

**APPLICATION**

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

*This application was continued from the September 14, 2022, meeting for the following items:*

- *Per Standards 4.12-4.14, restudy of the original windows focusing only on historic or original windows.*
- *Provide an evaluation of the historic windows by at least two additional restoration specialists who have done work according to the Secretary of the Interior Standards.*
- *Per Standards 5.2, numbers 3 and 7, restudy the cedar shake with a further examination of repairing the existing cedar shake.*
- *Provide updated elevations, particularly to show the original windows, and provide a right elevation.*

**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 manufacturer 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.

*Revised Proposal – October 12, 2022*

- Window information is being collected and not available at this time.
- Additional information about cedar shake siding provided.
- Updated photographs of rear, right and front elevation provided.
- Right elevation drawing not provided.

**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. Rear addition/fenestration changes
  - a. Deck rail detail.
  - b. Manufacturer specifications for proposed new windows and doors.
  - c. Right elevation of house and new stair needed.
  - 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: APPROVE WITH CONDITIONS                      1<sup>ST</sup>: WOJICK                      2<sup>ND</sup>: GOODWIN**

Ms. Wojick moved to approve the addition of the deck with railings and materials specified per Standard 6.20. Approval of the construction of the new side stairs to integrate into the existing retaining wall on the right side of the property. Approval of the addition of the one-car garage on the left side of the property because there is evidence that there was a structure attached to the house at some past point. Work with staff on the location and size of the deck once construction drawings are complete per Standard 8.3 number 9 for parking located in the rear of the property, for the garage addition. The garage addition is also approved because it is below grade and cannot be seen from the front of the house and it is accessible from the rear property line that faces the non-historic area.

Ms. Hindman made a friendly amendment, capture the changes to the door and show them in the elevation.

**VOTE: 8/0**

**AYES: BARTH, BELL, GOODWIN, HINDMAN  
PARATI, WALKER, WHITLOCK, WOJICK**

**NAYS: NONE**

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

**MOTION 2: CONTINUED                      1<sup>ST</sup>: WOJICK    2<sup>ND</sup>: GOODWIN**

Ms. Wojick moved to continue the following application covering the cedar shake replacement and German siding replacement on the house. Applicant to provide a visual presentation either a video or in person what the cedar shake condition is in. Applicant to provide an evaluation of the existing German siding to determine its condition per the Secretary of Interior Standards number 2.5 number 6.

Ms. Hindman made a friendly amendment the windows were not reviewed at this time.

**VOTE: 8/0**

**AYES: BARTH, BELL, GOODWIN, HINDMAN  
PARATI, WALKER, WHITLOCK, WOJICK**

**NAYS: NONE**

**DECISION: APPLICATION FOR CEDAR SHAKE SIDING CONTINUED.**

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

ABSENT: HAWKINS, LINEBERGER

RETURNED: HENNINGSON 6:24

**APPLICATION**

**HDCRMA-2021-01060, 306 N. GRAHAM ST, 420 W. 6TH STREET (PID# 07806401 & 07806402) - NEW CONSTRUCTION (COMMERCIAL/MULTI-FAMILY)**

**EXISTING CONDITIONS:**

There are two parcels with three structures that are all connected and form a u-shape. The lot size of 306 N. Graham Street is approximately 309' x 197'. The lot size of 420 W. 6<sup>th</sup> Street is approximately 68' x 194'. Adjacent structures are commercial and multi-family buildings.

306 N. Graham Street (PID# 07806401): Constructed c. 1928, the two-story structure is a classic historic commercial building with a storefront on the first level, windows on the upper façade, and decorative cornice. The storefront windows are replacements but the highly decorative brick and cast stone detailing remain intact.

A one-story brick building with a decorative stepped parapet connects the two-story commercial building with the one-story building located at 420 W. 6<sup>th</sup> Street.

420 W 6<sup>th</sup> Street (PID# 07806402): One structure, constructed c. 1950. The building is a one-story, brick building with an American bond brick pattern in the front section, the middle section of the building has a running bond brick pattern, and the rear section of the building is concrete block. The front elevation fronts N. Graham Street and architectural features include a brick wing wall and large storefront windows that wrap around the right elevation.

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

**PROPOSAL:**

The proposal is new construction of a mixed-use multi-family and commercial building. The front portion of the historic commercial building at 306 N. Graham St will be retained and incorporated into the new building. Along N. Graham Street the new structure setbacks will be 23—7 ¾" to the thermal wall and 21'-5 ¾" to the stairs which is behind the front thermal wall of 306 N. Graham (13'-10 ½"). The new structure measures approximately 79'-8" from grade to parapet along W. 7<sup>th</sup> Street and 88' along W. 6<sup>th</sup> street. Exterior materials are brick and corrugated metal panels on the first two-three levels and EIFS and fiber cement siding on the upper levels. Renderings, sections, partial elevations, and elevation details are provided. Proposed windows are vinyl/fiberglass with a brick rowlock and 8" precast concrete headers. There are 7 trees noted for removal.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. As Condition of the March 9, 2022, decision to approve demolition with a 365-day delay, the Commission required the receipt of accurate measured drawings of the buildings to be demolished for HDC records before plans for new construction will be considered by the Commission. The Commission will determine if the information provided for the existing buildings meets their documentation requirement.

Application Checklist Summary:

1. Written description – not provided
2. Materials description – materials are labeled on A32—A35, A37, A38, A39, A40. Materials specifications and product information is not provided.
3. Photos of Existing Conditions – provided
4. Context Photos - provided
5. Property survey –provided
6. Site Plans, Existing + Proposed:
  - a. Existing Site Plan – survey provided with 7 trees noted for removal.
  - b. Proposed site plan – provided
    - i. No grading plan provided
    - ii. No fences/walls indicated
    - iii. Existing trees shown on property survey
    - iv. Dumpsters/mechanical units/backflow preventer locations?
7. Elevation Drawings
  - a. Existing elevations – street view elevations provided in the Zoutewelle survey
  - b. Proposed – Not provided, renderings only
  - c. Floor levels indicated on A33 – A35, 6<sup>th</sup> St, 7<sup>th</sup> St, and Rear Elevations
  - d. A32 – N. Graham Street elevation, height labels not provided
  - e. A36 – partial N. Graham Street elevation and wall section
  - f. A37 – partial elevation and partial section showing typical details of stoop on Graham St
8. Architectural details
  - a. Railing detail drawing – not provided
  - b. Window and door details shown on A38, A39, A40.
  - c. 306 N. Graham storefront, additional restoration details needed
  - d. Lighting details – not provided
  - e. Signage details – not provided
  - f. Storefront elevation(s) detail – not provided
  - g. Wall section/Storefront section – not provided
9. Streetscape
  - a. The concept elevations shown on the Zoutewelle Streetscapes

**SPEAKERS FOR OR AGAINST:**

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

**MOTION:** CONTINUED

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

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

Mr. Goodwin moved to continue this application to restudy the context, Section 7.2, provide a Zoutewelle survey that crosses the street showing adjacent properties along all the streets per Standards 7.8, 7.9 and 7.3 Restudy the setback for an interpretation from Planning on how the relative setbacks apply to this site. Standard 7.5 spacing, use scale reducing techniques along the length of the new construction. 7.5 and 7.7 for

massing need to break up the massing along the street scape. At this time, we are not reviewing the remaining criteria.

**VOTE: 9/0**

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

**NAYS:** NONE

**DECISION: APPLICATION FOR NEW CONSTRUCTION (COMMERCIAL/MULTI-FAMILY) CONTINUED.**

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Ms. Hindman moved to approve the September 14, 2022, minutes with minor changes from Ms. Bell. The motion was seconded by Bell and the vote was unanimous 9/0

Due to time constraints the following applications will be heard at the November 9<sup>th</sup> meeting:

HDCMA-2022-00596, 300 East Worthington Avenue

HDCMA-2022-00577, 801 East Boulevard

HDCRMI-2021-01057, 600 E Worthington Av

HDCRMI-2022-00587, 1547 Merriman Av

With no further business to discuss, Ms. Parati adjourned the meeting at 8:24 pm.

Linda Keich, Clerk to the Historic District Commission