



HISTORIC DISTRICT COMMISSION
January 11, 2023 | Room 267

MINUTES

MEMBERS PRESENT: Chris Barth (2nd Vice-Chair)
Noelle Bell
Phil Goodwin
Nichelle Hawkins (Vice Chair)
Jill Walker
Sarah Wheat
Scott Whitlock

MEMBERS ABSENT: Christa Lineberger
Kim Parati (Chair)
Heather Wojick

OTHERS PRESENT: Kristi Harpst, HDC Program Manager
Cindy Kochanek, HDC Staff
Jenny Shugart, HDC Staff
Candice Leite, HDC Staff
Jill Sanchez-Myers, Senior Assistant City Attorney
Candy Thomas, Court Reporter

With a quorum present, Chair Hawkins called the regular January meeting of the Historic District Commission (Commission) meeting to order at 1:04 pm. Chair Hawkins began the meeting by introducing the Staff and Commissioners and explaining the meeting procedure. All interested parties planning to give testimony – FOR or AGAINST – must submit a form to speak and must be sworn in. Staff will present a description of each proposed project to the Commission. The Commissioners and the Applicants will then discuss the project. Audience members signed up to speak either FOR or AGAINST will be called to the podium for each agenda item. Presentations by the Applicants and audience members must be concise and focused on the **Charlotte Historic District Design Standards**. The Commission and Staff may question the Applicant. The Applicant may present sworn witnesses who will be subject to questioning by the Commission and Staff. The Applicant will be given an opportunity to respond to comments by interested parties. After hearing each application, the Commission will review, discuss, and consider the information that has been gathered and presented. During discussion and deliberation, only the Commission and Staff may speak. The Commission may vote to reopen this part of the meeting for questions, comments, or clarification. Once the review is completed, a MOTION will be made to Approve, Deny, or Continue the review of the application at a future meeting. A majority vote of the Commission members present is required for a decision to be reached. All exhibits remain with the Commission. If an Applicant feels there is a conflict of interest of any Commissioner, or there is an association that would be prejudicial, that should be revealed at the beginning of the hearing of a particular case. The Commission is a quasi-judicial body and can accept only sworn testimony. Staff will report any additional comments received and while the Commission will not specifically exclude hearsay evidence, it is only given limited weight. Chair Hawkins asked that everyone please turn to silent operation any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting.

Chair Hawkins said that those in the audience must be quiet during the hearings. An audience member will be asked once to be quiet and the need for a second request will be removal from the room. Chair Hawkins swore in all Applicants and Staff and continued to swear in people as they arrived for the duration of the meeting. Appeal from the Historic District Commission is to the Zoning Board of Adjustment. One has thirty (30) days from the date of the decision to appeal. This is in accordance with Section 10.213 of the City Zoning Ordinance.

INDEX OF ADDRESSES:

NOT HEARD AT THE DECEMBER 14 MEETING

HDCRMA-2022-00524, 1740 Merriman Avenue	Wilmore
HDCRMA-2021-01060, 306 N Graham St/420 West 6th St	Fourth Ward
HDCRMI-2022-00587, 1547 Merriman Av	Wilmore
HDCRMI-2022-00725, 818-826 E Kingston Av	Dilworth
HDCRMI-2022-00773, 927 Ideal Wy	Dilworth

CONSENT AGENDA

HDCRMA-2022-01144, 315 East Bv	Dilworth
HDCRMI-2022-01143, 1518 The Plaza	Plaza Midwood

CONTINUED FROM SEPTEMBER 14 MEETING

HDCRMI-2022-00174, 310 W 8th St	Fourth Ward
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CONTINUED FROM THE NOVEMBER 9 MEETING

HDCRMI-2022-00376, 330 West Bv	Wilmore
HDCRMA-2022-00546, 2301 Charlotte Dr	Dilworth

NEW CASES

HDCRMI-2022-00637, 1113 Myrtle Av	Dilworth
HDCRMA-2022-00775, 501 N Poplar St	Fourth Ward
HDCRMA-2022-00564, 2315 Charlotte Dr	Dilworth
HDCCMI-2022-00805, 1512-1514 Southwood Av	Wilmore
HDCRMIA-2022-00817, 1819 Lennox Av	Dilworth
HDCADMRM-2022-00580, 1918 Woodcrest Av	Wilmore

NOT HEARD AT THE DECEMBER 14 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: LINEBERGER, PARATI, WOJICK

APPLICATION:

HDCRMA-2022-00524, 1740 MERRIMAN AVENUE (PID: 11909408) – NEW CONSTRUCTION (SF)

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

- 1. Roof. Per Standard 6.13, numbers 4 and 5, restudy the complexity of the rear roof lines.*
- 2. Masonry. Per Standard 5.5, number 3, leave unpainted brick unpainted. Submit a brick sample in a traditional color for Commission approval.*
- 3. Driveway. Per standard 8.2, number 6. Extend the concrete drive to the rear of the building.*
- 4. Fenestration. Per Standard 6.15, number 1, B and C, restudy of the fenestration to make sure when the sizes are addressed the rhythm is also appropriate.*
- 5. Cornices and Trim. Per 6.14, number 3, eliminate the pork chop/triangular box eave detail.*

EXISTING CONDITIONS:

The existing structure is one-story, American Small House constructed c. 1948. Architectural features include a symmetrical façade with a projecting front gable supported by replacement metal columns, exterior brick chimney and 1/1 replacement windows. The entire house is wrapped in vinyl and aluminum. The lot size is approximately 50' x 141'. Adjacent structures one-story American Small Houses. The Commission approved the demolition of the building with a 365-day delay on June 8, 2022.

PROPOSAL:

The proposal is the new construction of a single-family structure. Height is 20'-6" from finished floor; total height as measured from grade to ridge is unlabeled. Based on the Zoutewelle survey, it appears that the total 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.

Revised Proposal – January 11, 2023

- Roof design changed on rear elevation (A-4.2)
- Masonry exterior changed to fiber cement lap siding
- Fenestration changes.
 - Left elevation. Window "E" beside door, proportions changed to vertical to match other windows (A-4.3)
 - Rear Elevation. Mullion added between paired windows on first-level bump-out (A-4.2)
 - Rear Elevation. Square windows moved away from eave and trim (A-4.2)
- Cornices and trim design changed

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Height as measured from grade to ridge is needed for both left and right side due to topography changes.
2. Foundation height appears too low, particularly on front and right elevations.
3. Details needed:
 - a. Beam/column section from roof to foundation, including column dimensions.
 - b. Window trim detail with dimensions.
 - c. Fiber cement siding. Brand and thickness needed.
 - d. Correct corner board labels and provide material and thickness. Wood trim typically required for cementitious siding.
4. Windows:
 - a. Right Elevation. Proximity of front room window to front corner.
 - b. Window manufacturer specifications not provided but approvable by staff.
5. Minor changes may be approved by staff (Beam/column detail, window trim detail, mullion trim, window size/location adjustments, etc.).

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS 1st: BARTH 2nd: GOODWIN

Mr. Barth made a motion to approve with conditions. Number one, to make it an option for the applicant to utilize Nichiha Savannah Smooth should it be available for the siding. Otherwise, wood will be accepted, or the applicant to come back with an alternative material. Number two, request that the applicant work with staff on architectural and trim detailing with regard to columns, basin capitals, soffits, beams, and trim. Number three, that the brick -- any brick as well as the brick foundation remain unpainted. Number four, request that the applicant offset the two side shed dormers with the exterior walls being offset a minimum of six inches from the lower -- the main level thermal wall. And number five, request that the two gable windows in the upper story be made minimum size for egress for a casement window and to work with staff on that, as well. Per Standards 6.18 for Materials; 6.14 & 6.17 for Detailing, Trim and Porches; 6.18 #6 for Foundations and Unpainted Brick; 6.15 for Windows; and 6.8 #2 for Dormers and Massing.

Mr. Goodwin made a friendly amendment; the two windows on the right and left elevations at the front need to be moved back additional six inches to provide siding coursing.

VOTE: 7/0

AYES: BARTH, BELL, GOODWIN, HAWKINS, WALKER, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION (SF) APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: LINEBERGER, PARATI, WOJICK

APPLICATION:

HDCRMA-2021-01060, 306 N GRAHAM STREET/420 WEST 6TH STREET (PID: 07806401, 07806402) – NEW CONSTRUCTION (COMMERCIAL/MF)

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

- 1. Restudy the Context, per Standard 7.2, along with scale, massing, and setback. Address the back garage (rear elevation) so it's not just a flat perspective, provide either additional step-back or context to the (residential) building.*
- 2. Everything that is brought forward from the initial application to this application and the next one, make sure that different iterations of design and application are included so the Commission may look at how the design and the context is evolving.*
- 3. Provide a Zoutewelle survey that crosses the street, showing adjacent properties along all of the streets, per Standards 7.3, 7.8 and 7.9.*
- 4. Reference staff analysis in the memo for the additional items and more detailed information to be provided.*
- 5. The Commission did not review the remaining Design Standard criteria, including details and materials.*

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. 6th 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. 6th Street.

420 W 6th 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 on to 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. 7th Street and 88' along W. 6th 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.

Revised Proposal – November 9, 2022

- Written description provided.
- Zoutewelle survey for N. Graham Street is on order and will not be available until late November/early December.
- Setbacks unchanged. Additional information from Zoning Administration has been provided about alternative setback provisions.
- All elevations altered to include building step-backs. A step-back exhibit is also provided.
- Spacing: exhibit provided.
- Graham Street elevation updated:
 - Third story to the left of the historic building is no longer brick but a patio with a meal awning
 - Insets altered
 - Additional architectural details included to break-up long expanses
- Window design changes

Revised Proposal – January 11, 2023 (originally Dec. 14, 2022)

- Drawings from the November 9 presentation are included as a reference.
- Building colors, including brick color, appear to have been changed.
- Breaks in the building added between the storefronts on Graham.
- Metal awnings above storefronts along 6th and Graham have been lowered.
- Rear elevation design changes.
- Additional Zoutewelle survey provided on A19.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Side-by-side elevations showing consecutive changes from October to January (originally Dec.) meeting would be helpful to clearly illustrate changes.
2. Windows:
 - a. Picture frame window trim
 - b. Horizontal window panes shown on A44, Elevation Details

- c. All windows proposed for replacement on 306 N. Graham Street, see A45: Restoration Details.
3. Material on upper levels.
4. Sheet A35 is included twice, the first is the updated N. Graham Street elevation for the Jan/Dec presentation and the second is the Rear Elevation from the November presentation.
5. Fiber cement siding proposed. No details specified.

Application Checklist Summary:

1. Written description – provided in November presentation
2. Materials description – materials are labeled on A35 (N. Graham St), A32, A36, A37, A33, A38, A34, A39, A35 (Rear Elevation), A42, A43, A44, and A45. Materials specifications and product information is partially provided for windows/storefronts, brick, and mortar on A46, A47 and A43.
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 A35, A36, A37, A38, and A39
 - d. A40 – partial N. Graham Street elevation and wall section at amenity bridge
 - e. A41 – partial elevation and partial section showing typical details of stoop of residential units on Graham St
8. Architectural details
 - a. Railing detail drawing – not provided
 - b. Window and doors elevation detail shown on A42, A43, A44, A45, A46, and A47
 - c. 306 N. Graham storefront, additional restoration details needed for the new aluminum storefront
 - 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 | AGAINST]:

No one accepted Chair Hawkins' invitation to speak either for or against this application.

MOTION: CONTINUED

1st: GOODWIN

2nd: WHITLOCK

Mr. Goodwin made a motion to continue this application for the following reasons: Setback, 7.4 - We need drawings to accurately reflect exactly what the setbacks are. For the massing, 7.7 - We need more articulation at the rear elevation to minimize the impact on adjacent residential structures, that specifically applies to the massing on the one side that is planar from ground level to the top of the building. That's all on the contextual criteria. For materials, we specifically addressed the windows, and require the use of the aluminum-clad windows on all the first five levels and that anything above should translate consistency with the rest of the structure per Standard 7.14. In terms of the additional details that need to be provided, note all the comments in the staff analysis. For the windows, we need to see the trim details. All windows proposed for replacement on 306 North Graham Street -- that's the original structure -- restoration details. We need details on the fiber cement siding. Specifically, we are looking for siding that emulates the thickness of standard wood siding. Can be a substitute --cementitious substitute provided as available. I also am seeing here materials and product information, all of those provided for the windows, the storefronts, brick, and mortar. On the proposed site plan, we need a grading plan; we need fences and walls indicated; dumpster and mechanical units, locations of those. And as far as architectural details, railing detail drawing, lighting details, signage details, storefront elevation details, wall section, storefront section.

Mr. Barth made a friendly amendment; one, requesting that the applicant provide side-by-side comparisons of each iteration on individual slides so they can be reviewed accurately. Number two, requesting that the applicant update their drawings to reflect the supplement agenda items with the open corner site lines on Graham -- 6th and Graham and 7th on the corner of the buildings. And number three, adding to Commissioner Goodwin's talking point for the window acceptance, requesting that clad windows are being accepted up to floor five unless they are on vertically unifying building elements. And also requesting related to that point that the applicant identify on the elevations window types.

VOTE: 7/0

AYES: BARTH, BELL, GOODWIN, HAWKINS, WALKER, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION (MF) CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: LINEBERGER, PARATI, WOJICK

APPLICATION:

HDCRMI-2022-00587, 1547 MERRIMAN AVENUE (PID: 11909710) - RETAINING WALL, PORCH CHANGES (AFTER-THE-FACT)

EXISTING CONDITIONS:

The existing 1-story American Small House constructed c. 1940. The building has a three-bay façade with a side gable main roof and the right bay is a projecting gable featuring a paired window. Architectural features include a partial width front porch supported by square wood columns, 6/6 windows, interior brick chimney and unpainted brick exterior. The lot size is approximately 50' x 117'. Adjacent structures are one-story single-family buildings.

PROPOSAL:

- The proposed project is for changes to a previously approved project.
- An application was submitted and HDC staff provided the option of going to the Commission to request the proposed stone or to work with staff on a redesign that could be approved at the administrative level.

- The applicant selected to work with staff on the project redesign with the project being started prior to the issuance of the administrative COA # HDCADMRM-2021-01088 in March 2022.
- The project involved the replacement of an existing damaged front concrete walkway, concrete porch steps, sidewalk steps, and a replacement front retaining wall. The approval was for in-kind replacement of the walkway and porch & sidewalk steps, and a new brick retaining wall set back 18" from the back of the sidewalk. The cheek walls for the sidewalk steps were to be faced with a brick layer with a single wood handrail installed for the sidewalk steps.
- Due to an inability of the applicant to cancel the materials that were already on order, the project was completed out of compliance with the COA in terms of materials.
- The project is considered an After-the-Fact review, with the Commission reviewing the project on its merits as if work has not yet occurred.

The stone walls shown in the attached presentation at 1543 Merriman Av, 325 West Blvd, 248 W Kingston Av, 1923 S Mint St, 1523 Merriman Av were installed prior to the establishment of the Wilmore Local Historic District. 1613 S Mint St (labeled as 1600 in the presentation) is an original retaining wall. 1732 Wilmore Dr appears to have been installed in early 2011. The retaining wall shown at 1931 Wilmore Dr was not approved and is an active violation case.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Refer to Standards for Sidewalks and Parking, 8.2-8.3, #2 and #7.
2. Refer to Standards for Fences and Walls, 8.6-8.8, #10.
3. The Commission will determine if the proposed project meets the Standards.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak either for or against this application.

MOTION 1: APPROVED

1st: WHITLOCK

2nd: BARTH

Mr. Whitlock made a motion to approve the retaining wall as stone per Standards 8.6, number 3, and 8.7, number 12.

VOTE: 7/0

AYES: BARTH, BELL, GOODWIN, HAWKINS, WALKER, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR STONE RETAINING WALL APPROVED .

MOTION 2: CONTINUED

1st: WHITLOCK

2nd: WALKER

Mr. Whitlock made a motion to continue the steps, walkway, and cheek walls for further study per Standard 8.2 and 8.6 #3.

Mr. Barth made a friendly amendment; requesting a visual representation of how steps, walkway, and cheek walls will be integrated, and we're requesting an angled cheek wall, not stepped.

VOTE: 7/0

AYES: BARTH, BELL, GOODWIN, HAWKINS, WALKER, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR STEPS, CHEEK WALLS, AND WALKWAY CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: LINEBERGER, PARATI, WOJICK

APPLICATION:

HDCRMI-2022-00725, 818-826 E KINGSTON AVENUE (PID: 12311C99) - ROOF REPLACEMENT, NON-TRADITIONAL MATERIALS

EXISTING CONDITIONS:

The existing structure is a historic multi-family building constructed c. 1928. According to the National Register nomination, the building appears to be earlier apartments with parapeted sections alternating with forward-projecting tiled hipped roof projections with replacement bays. The apartments have transitioned to condominiums with four individually owned units. The exterior is unpainted brick with tile parapet roof. Windows are 6/1 with brick soldier course headers and brick sills 6/6 ganged windows. The lot size is L-shaped, measuring approximately 50 x 177 x 100' x 52' x 45 x 83. Adjacent structures are 1, 1.5, and 2-story single family buildings.

PROPOSAL:

The proposal is to replace portions of the existing roof with alternative materials. The existing steel tile roof is proposed to be replaced with new steel alloy tiles.

New coping is no longer needed or proposed to be installed over the existing parapet cap.

No other changes are proposed. There are no impacts to mature canopy trees. The existing TPO membrane roof and new gutters/downspouts were approved at the staff level under COA# HDCADMRM-2022-00726.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed roof tiles meet the Design Standards.
2. Is it possible to replicate all details of the existing tile roof with the replacement roof?
3. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak either for or against this application.

MOTION: CONTINUED

1st: WALKER 2nd: BELL

Ms. Walker made a motion to continue this application giving the applicant additional time to find another material that more accurately replicates the current roof material per guideline 4.5, and 4, 5, number 8.

VOTE: 7/0

AYES: BARTH, BELL, GOODWIN, HAWKINS, WALKER, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR ROOF REPLACEMENT, NON-TRADITIONAL MATERIALS CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: LINEBERGER, PARATI, WOJICK

APPLICATION:

HDCRMI-2022-00773, 927 IDEAL WAY (PID: 12111813) – REAR ADDITION/CHIMNEY REMOVAL

EXISTING CONDITIONS:

Known as the J. H. Spearman house, the existing 1.5 story Colonial Revival building was constructed c. 1925. Architectural features include a steeply pitched gable side roof with front shed dormer. The house originally had a hood over the entry; the front porch is later addition. The one-story side porch has been converted to a sunroom. Original windows are 6/6 double-hung wood. Exterior features include wood lap siding and an unpainted brick foundation, and painted brick chimneys. The lot size is irregular, measuring approximately 50' x 144' x 90' x 209'. Adjacent structures are 1, 1.5, and 2-story single family and multi-family buildings.

PROPOSAL:

The proposed project is a rear addition and chimney removal. The addition is no taller or wider than the main house and the new ridge ties in well below the primary ridge. The rear addition would be staff approvable but for the removal of the chimney, which requires full Commission review. The addition bumps in on the left elevation and out on the right elevation to delineate where the original structure ends, and the addition begins. On the right elevation a chimney will be removed, and a new painted masonry chimney will be added. Proposed materials are traditional to match existing, including Sierra Pacific wood windows with 5/8" Simulated True Divided Light (STD L) muntins in a pattern to match existing. The foundation will be unpainted brick. Siding will wood lap with an 8" reveal. Rear porch design will match infilled side porch. Post-construction rear yard permeability calculations are not provided.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Provide photos of all 4 sides of the existing building.
2. Provide a structural report for the chimney to be removed.
3. Show locations of any trees on site plan.
4. A painted masonry chimney is proposed, which does not meet Design Standards for Masonry, 5.5 or Paint, 5.8.
5. Rear yard open space calculations are needed.
6. Gutters and downspout locations need to be shown on the elevations. Downspouts should not be run down the front façade.
7. Minor changes may be approved by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak either for or against this application.

MOTION: CONTINUED

1st: BARTH

2nd: GOODWIN

Mr. Barth made a motion to continue this application for the following issues: One, applicant to provide accurate and complete drawings, including site plan which show rear yard calculations and any site features, including trees that are to be remaining or manipulated or removed. Applicant to provide accurate elevations that are non-rendered for clarity as well as showing materiality, grade plane, and the revisions to occur. Applicant to provide elevations with gutter and downspout locations per staff notes. Applicant to restudy the size, orientation, massing, roof pitch, compatibility with the historic design with regard to the addition per Standards for Additions, 6.20, numbers 2, 4, 5, 6, 7, and 8. Applicant to restudy the rear elevation porch and structural integrity, looking to historic examples within the neighborhood on how to support roofs and other building elements. Applicant to study the fenestration across the project as a whole with more attention towards the addition and looking at window rhythm, 6.15 through 6.16. Applicant to provide more information and details with regard to cornices, columns, railings, hard scape, trim details. Lastly, applicant to work with

staff and provide more information about materials, siding, window details, etcetera, per Standard 6.14 and 6.18 for materials.

VOTE: 7/0

AYES: BARTH, BELL, GOODWIN, HAWKINS, WALKER, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR ADDITION/CHIMNEY REMOVAL CONTINUED.

CONSENT AGENDA

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: LINEBERGER, PARATI, WOJICK

APPLICATION:

HDCRMA-2022-01144, 315 EAST BOULEVARD (PID: 12307539, 12307540, 12307541) – NEW CONSTRUCTION REAFFIRMATION

EXISTING CONDITIONS:

The existing site a vacant lot located in the center of a block between East Blvd, Cleveland Ave, East Kingston Ave, and Euclid Ave with alleyways on three sides. The site is zoned B-1(PED). Primary access to the site will be provided through a driveway from East Boulevard with secondary access from adjoining alleys. There are several mature trees adjacent to the site and one mature tree on the subject property. Adjacent structures are single family and multi-family with commercial uses along East Boulevard. The HDC approved a principal residential building on the site April 8, 2015.

PROPOSAL:

The proposal is a two story structure with parking on the first level and flex space on the second level. The building layout is similar to the previous approval for a residential building with a smaller footprint. Mature trees will be preserved. Primary access is from East Boulevard and secondary access is from the alley easement. The front setback (facing the East Blvd) is 10'-4" from the edge of alley easement, the rear setback is 20' from the edge of alley easement. The left side yard setback is 29'-8" and the right is 5'-8" to building wall. Building height is approximately 28'-2". Materials include cedar shakes on the dormers and 'Hardie Artisan' lap siding.

The project was previously approved by the Commission on August 9, 2017, under case number #HDCRMA-2017-00393. The COA was issued in July 2018. An amendment was issued in February 2020 for additional fenestration. The COA has expired. There are no changes to the project. The applicant is requesting Commission re-affirmation of the previous approval.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets the Standards for New Construction, Chapter 6, and the Secretary of the Interior's Standards for Rehabilitation, page 2.5.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting the Standards for New Construction, Chapter 6, and the Secretary of the Interior Standards, and that this item be heard as a Consent Agenda item with the following conditions:

- a. Confirm that Hardie Artisan siding is available for installation on this project and the cedar shake siding will be individually applied shakes.
 - b. Permit-ready construction drawings submitted to staff for final review.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS 1st: WHITLOCK 2nd: BARTH

Mr. Whitlock made a motion to approve this application with condition. This project is not incongruous with the district and meets the standards for new construction, Chapter 6, and the Secretary of the Interior's Standards for rehabilitation, page 2.5, with the condition that we're approving the site plan per HDC-06 (Page 31 of the supplement).

VOTE: 7/0

AYES: BARTH, BELL, GOODWIN, HAWKINS, WALKER, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION REAFFIRMATION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: LINEBERGER, PARATI, WOJICK

APPLICATION:

HDCRMI-2022-01143, 1518 THE PLAZA (PID: 09507908) – FENESTRATION CHANGE/RESTORATION

EXISTING CONDITIONS:

The existing structure is a 1.5-story Bungalow with Craftsman elements constructed c. 1930. Architectural features include a side gable roof with a small, shed roof front dormer, an engaged carport and full-width front porch supported by tapered columns on painted brick piers, open eaves supported by brackets, and an internal brick chimney, which remains unpainted above the roofline. There are two large 10/1 windows on the front elevation and 6/1 windows on the rest of the structure. The main body of the house has wood lap siding with corner boards, the front dormer and side gables have cedar shake siding, and the foundation is painted brick. Lot size measures approximately 66' x 192.5'. Surrounding structures are 1, 1.5, and 2-story single-family buildings.

PROPOSAL:

The proposed project is for changes to a window on the left elevation behind the carport. The window itself is a replacement glass block but the opening is original. The proposed project is to reduce the opening to be a fixed, upper sash only window. All existing original trim will be retained and reused. New wood lap siding to match existing will be toothed in below. Due to the location of the window and visibility of the project, Commission review and approval is required.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets guidelines for Windows, page 4.14 and Wood, page 5.2.

2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting all Guidelines and that this item be heard as a Consent Agenda item.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS 1st: BELL 2nd: WALKER

Ms. Bell made a motion to approve the project with conditions as it's not incongruous with the district, meets the guidelines for 4.14 for windows, and for wood, 5.2.; with the condition that the applicant provides window specifications to the staff for a wood window.

VOTE: 7/0

AYES: BARTH, BELL, GOODWIN, HAWKINS, WALKER, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR FENESTRATION CHANGE/RESTORATION APPROVED WITH CONDITIONS.

CONTINUED FROM SEPTEMBER 14 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: LINEBERGER, PARATI, WOJICK

APPLICATION:

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

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

1. *Per Standard 6.15, number 3, the French doors should be wood.*
2. *Per Standard 6.15, number 5 do not use tinted, frosted, or mirrored glass on major, front-facing elevations.*
3. *Per Standard, 6.3 and 5.8, number 9. The bright red garage door panels are not consistent with the historic context and need to look more unified within the historic context.*
4. *Restudy the stairs to not block the front entrance but also to reduce the presence of the stairs. The wayfinding and orientation the overall presence of the stairs creates the impression that the front entrance is on the new patio. Restudy the stairs so they are not in front of the front entrance, but they also be reduced in their visual presence.*

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.

Revised Proposal - January 11, 2023

- French doors are proposed to be Windsor Pinnacle clad, which has an aluminum clad exterior and wood interior.
- Garage door changed to be windowless in a grey or red color.
- Front steps restudied. A new option provided that places the access stairs to the left of the garage.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Windows and French Doors
 - a. The renderings show square panes.
 - b. Architectural Details page 9 (bottom corner of the slide) shows the windows and doors as vertically oriented without panes.
 - c. Clarification needed on which design is being requested. The windows and doors shown on 9 best fit the architecture of the house.
2. Deck
 - a. Trex and similar approvable on horizontal surfaces; vertical elements typically required to be wood or metal.
3. Minor changes may be approved by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS 1st: GOODWIN 2nd: BELL

Mr. Goodwin made a motion to approve this application, because it is not incongruous with the district and meets the standards for new construction, Chapter 6, with the following conditions: The garage doors will be a neutral color, gray preferred, with no glass. The new French doors and flanking windows will be single-lite units. The optional left staircase is approved and should be installed to minimize the impact on the front elevation. Applicant to work with the staff on the deck material for the horizontal surface, Trex or similar, and vertical elements to be metal.

VOTE: 7/0

AYES: BARTH, BELL, GOODWIN, HAWKINS, WALKER, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR ADDITION/DOOR CHANGE APPROVED WITH CONDITIONS.

CONTINUED FROM NOVEMBER 9 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: LINEBERGER, PARATI, WOJICK

LEFT: WALKER, 6:09PM

APPLICATION:

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

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

1. *Per Standard 4.8, Porches, and Secretary of the Interior Standards 2.5:*
 - *Provide a front elevation that retains the original gable.*
 - *Provide a section of the foundation through the roof which includes the column and railing details and materials.*
2. *Per Standards 5.6 and 5.6 for Masonry:*
 - *Provide a brick sample and drawing details for the reconstruction of the preexisting brick foundation, steps, and porch floor replacement detail. Restudy of the massing for its weight and its two-story presentation based on Standard 6.5.*
3. *Update plan notes to indicate existing conditions of front door and that the new door will be wood.*

EXISTING CONDITIONS:

The existing 1-story Bungalow was 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.

Revised Proposal – November 9, 2022

- Updated front and right elevations provided

Revised Proposal – January 11, 2023

- Updated front, left, and right elevations provided
- Section not provided
- Brick sample not provided
- Plan notes do not specify front door details

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Will the brick rowlock be reinstalled on the front porch?
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. The horizontal front railing shown on the revised elevations is incongruous with the architecture of the building and Wilmore Local Historic District.
6. A railing detail with dimensions is needed.
7. Information needed about proposed new front door material and design.

8. Accurate labels needed on the drawings. For example, the foundation is labeled as concrete block but appears drawn as brick.
9. Minor changes may be approved by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS 1st: BELL 2nd: GOODWIN

Ms. Bell made a motion to approve the rebuilding of the front porch with the following conditions: applicant to work with staff on the material selected for the post (wood), and that the brick rowlock be reinstalled. The porch columns will be the appropriate dimensions and materials, wood, as presented in the application. The front walkways and the front door to be worked out with staff. Per Standards 5 for Building Materials; 5.2 - 5.3 for Wood; 5.5 - 5.6 for Masonry; Chapter 8 for Private Sites; 2.5 for the Secretary of the Interior's Standards; and 4.8 for the rehabilitation of the Building Elements and Porches.

Mr. Barth made a friendly amendment; requesting typical historic details that the neck of the columns align with the beam detail and that the post be standard dimensions for a bungalow, eight or ten inches, provided there's not ghost lines/evidence of the original dimensions.

VOTE: 6/0

AYES: BARTH, BELL, GOODWIN, HAWKINS, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR FRONT PORCH CHANGES APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: LINEBERGER, PARATI, WOJICK, WALKER

APPLICATION:

HDCRMA-2022-00546, 2301 CHARLOTTE DR (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.*
- *The window replacement was not reviewed at the October 12 or November 9 meetings because the applicant deferred this portion of the project to a future meeting.*

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

Revised Proposal – November 9, 2022

- Window information is being collected and not available at this time
- Documentation of attempts to repair shingles provided
- Documentation of water damage behind shingles provided
- Documentation of original and replacement German lap siding provided
- Expert certifications and references of Serpaco Painting Contractor provided

Revised Proposal – January 11, 2023

- Provided diagram of all elevations, detailing the windows to be replaced with regular and tempered glass, and windows to remain.
- Sash-kit replacement windows proposed to be wood, double-hung with Simulated True Divided Light (STDL) exterior muntins with an internal spacer bar.
- Letters from two window restoration specialists provided

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Provide full specifications of the proposed sash-kit replacement windows including, but not limited to, muntin dimensions which should match existing.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins’ invitation to speak either for or against this application.

MOTION 1: APPROVED

1st: BELL

2nd: BARTH

Ms. Bell made a motion to approve the restoration of the front elevation window sashes (F1 – F6) with the exception that the applicant can make the decision on whether they want regular glass or tempered glass panes for window sash F6 only, per Standards 4.14, number 2, and 5.2, number 3.

VOTE: 6/0

AYES: BARTH, BELL, GOODWIN, HAWKINS, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR WINDOW SASH RESTORATION – FRONT ELEVATION APPROVED.

MOTION 2: APPROVED

1st: BARTH

2nd: BELL

Mr. Barth moved to approve the replacement of windows R1, R2, R4, R5, as well as the two ganged windows on the main floor highlighted in orange. The remainder of the windows on the left, right, and rear elevations not mentioned in the approval will be slated for restoration per Standards 3.14 #12 and 5.2 #3.

VOTE: 6/0

AYES: BARTH, BELL, GOODWIN, HAWKINS, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR WINDOW REPLACEMENT/RESTORATION – REAR & SIDE ELEVATIONS APPROVED.

Due to time constraints the following cases will be heard at the January 18, 2022 meeting.

- HDCRMI-2022-00637, 1113 Myrtle Av
- HDCRMA-2022-00775, 501 N Poplar St
- HDCRMA-2022-00564, 2315 Charlotte Dr
- HDCCMI-2022-00805, 1512-1514 Southwood Av
- HDCRMIA-2022-00817, 1819 Lennox Av
- HDCADMRM-2022-00580, 1918 Woodcrest Av

With no further business to discuss, Chair Parati recessed the meeting at 7:24PM.

Candice R Leite, Planner - Historic District Commission