



HISTORIC DISTRICT COMMISSION
December 11, 2019, Room 267

MINUTES

- MEMBERS PRESENT: Mr. Jim Haden (Chairperson)
Ms. Kim Parati (Vice-Chairperson)
Ms. Jessica Hindman (2nd Vice-Chairperson)
Mr. Chris Barth
Mr. P.J. Henningson
Mr. Jim Jordan
Ms. Christa Lineberger
Mr. Chris Muryn
Mr. John Phares
Mr. Damon Rumsch
Ms. Jill Walker
- MEMBERS ABSENT: None
- OTHERS PRESENT: Ms. Kristi Harpst, Administrator of the Historic District
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. Andrea Leslie-Fite, Assistant City Attorney
Ms. Candy Thomas, Court Reporter

With a quorum present, Chairman Haden called the regular December meeting of the Historic District Commission (Commission) meeting to order at 1:08 pm. He 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 Guidelines**. 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. Chairman Haden 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. Mr. Haden 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. Mr. Haden 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 NOVEMBER 13, 2019

HDCRMI 2019-00683 – 325 S. Summit Avenue	Wesley Heights
HDCRMI 2019-00603 – 809 Berkeley Avenue	Dilworth
HDCRMI 2019-00617 – 2007 Dilworth Road E	Dilworth
HDCRMA 2019-00154 – 629 S. Summit Avenue	Wesley Heights
HDCRMI 2019-00567 – 0 W. 10Street/709 N. Poplar	Fourth Ward

CONSENT AGENDA

HDCRMI 2019-00647 – 1609 The Plaza	Plaza Midwood
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CONTINUED CASES

HDCRMA 2019-00529 – 1529 & 1537 S. Mint Street	Wilmore
HDCRMA 2019-00588 – 612 S. Summit Avenue	Wesley Heights
HDCRMI 2019-00482 – 171-1714 Thomas Avenue	Plaza Midwood

NEW CASES

HDCRMA 2019-00674 – 408 Grandin Road	Wesley Heights
HDCRMI 2019-00671 – 407 Hermitage Court	Hermitage Court
HDCRMA 2019-00748 – 201 Grandin Road	Wesley Heights
HDCRMI 2019-00601 – 2224 Sarah Marks Avenue	Dilworth
HDCRMI 2019-00585 – 1640 Dilworth Road E	Dilworth
HDCRMA 2019-00570 – 1907 S. Mint Street	Wilmore

NOT HEARD NOVEMBER 13, 2019

ABSENT | RECUSE | LEFT MEETING:

ABSENT: PHARES

APPLICATION: HDCRMI 2019-00683, 325 S. SUMMIT AVENUE – ADDITION/ACCESSORY BUILDING

EXISTING CONDITIONS:

Known as the Haight House, the one-story Craftsman bungalow was constructed in 1924. The hipped roof extends out to shelter engaged full-length porch supported by four square brick columns. Asymmetrical three-bay facade with center entry and a small front gable dormer. Original front door and windows with 4/1 pattern. Unique brick pattern. The lot size is approximately 55' x 185'. Surrounding structures are 1-2 story single family houses.

PROPOSAL:

The proposal is for a rear addition and a new one-story accessory building. No changes in ridge height. The proposed new rear dormer ties in beneath the existing ridge and is inset from the rear thermal wall. The dormer material is proposed as board and batten fiber cement siding with wood window trim. A new wood deck measuring approximately 16' x 20' will be added to the rear. An existing infilled area on the rear elevation will be changed to a pair of French doors. On the left elevation roof, two flush-mount skylights are proposed.

At the rear of the property a one-story garage with a footprint of 24' x 24' is proposed. The height of the garage is 17'-8". The garage doors will face the alleyway. Materials include fiber cement board and batten siding, wood window trim, and 4/1 double-hung windows to match existing on the main house.

STAFF RECOMMENDATION:

1. The proposal is not incongruous with the District and meets the guidelines for Additions, 7.2, and Accessory Buildings, 8.9.
2. The fence is not part of the project request; a separate application will be submitted at a later date for Administrative approval.
3. Per 10.4.1 of the Rules for Procedure, staff recommends Approval, with the request that the garage doors be detailed out as separate doors to meet Accessory Building guideline 8.9, #6.
4. 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.
5. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVE WITH CONDITIONS

1st: HINDMAN 2nd: PARATI

Ms. Hindman moved to approve this project as drawn with minor details and revisions to be handled by staff.

Mr. Henningson made a friendly amendment that the garage doors be reviewed by staff.

VOTE: 10/0

AYES: BARTH, HADEN, HENNINGSON, HINDMAN, JORDAN, LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION AND ACCESSORY STRUCTURE APPROVED WITH CONDITIONS

ABSENT | RECUSE | LEFT MEETING:

ABSENT: PHARES

APPLICATION: HDCRMI 2019-00603, 809 BERKELEY AVENUE - ADDITION

EXISTING CONDITIONS:

Known as the Robert R. Beatty house, the two-story Colonial Revival building was constructed in 1927. Architectural features a flat roofed portico sheltering an arched entry with sidelights, 6/6 double-hung windows and operational wood shutters. The lot size is approximately 75' x 175'. The swimming pool was previously approved at the Administrative level in 2019 (COA# HDCADMRM-2019-00604).

PROPOSAL:

The proposal is changes to non-original front portico columns, and the enlargement of an existing two-story rear addition that will tie in beneath the existing ridge. The addition bumps out on the left elevation. An existing window on the left elevation will be changed to an entry door. Proposed materials are brick foundation, wood lap siding and trim to match existing, and double-hung windows with Simulated True Divided Lights (STDL) in a 6/6 pattern to match existing. Post-construction the rear-yard impermeable area will be 50%. There are no impacts to mature canopy trees.

STAFF RECOMMENDATION:

1. The proposal is not incongruous with the District and meets the guidelines for Additions, 7.2.
2. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED WITH CONDITIONS

1st: HINDMAN 2nd: LINEBERGER

Ms. Hindman moved to approve this application with the condition that staff review the fence. The tree is to be added to the site plan and the applicant is to provide a tree protection plan to staff.

VOTE: 10/0

AYES: BARTH, HADEN, HENNINGSON, HINDMAN, JORDAN, LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING:

MR. PHARES ARRIVES TO THE MEETING AT 1:38.

APPLICATION: HDCRMI 2019-00617, 2007 DILWORTH ROAD E - ADDITION

EXISTING CONDITIONS:

Known as the Hutchinson House, the one-story Colonial Revival house was constructed in 1925. Architectural features include a shed roof one-bay portico supported by paired columns, a one-story hip roof side wing, wood shutters, fan light over the front door, and 6/1 double-hung wood windows. Except for the foundation, the house is painted brick. Existing ridge height is 21’-9”. The lot size is approximately 60’ x 144’.

PROPOSAL:

The proposal is a front and rear dormer additions, deck addition, and design changes to the existing front portico. The front dormer and rear dormer additions have an overall proposed ridge height is 23’-11”. An open rear porch on the rear will be partially enclosed in a design to match the paneled side wing. The existing rear landing will be expanded into a wood deck with new access stairs to the rear yard. The existing double-hung windows in the gable ends will be replaced with new double-hung windows to match those on the first level. New windows will be either double-hung or casement with Simulated True Divided Lights (STDL) in a 6/1 pattern to match existing. The front portico roof and cornice will be changed, all other elements of the existing front portico will remain the same. Proposed materials of the additions are wood lap siding and trim to match existing. A new wood front door is also proposed. No changes to the rear yard impermeable area. There are no impacts to mature canopy trees.

STAFF RECOMMENDATION:

Staff has the following concerns with the proposal:

1. Overall, the proposal is not incongruous with the District and meets the guidelines for Additions, 7.2.
2. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION 1: DENIED **1st: RUMSCH 2nd: BARTH**

Mr. Rumsch moved to deny the painting of the brick per guideline 4.4, #5 and #6 and 5.5, #3.

VOTE: 10/1

AYES: BARTH, HADEN, HENNINGSON, HINDMAN, PHARES
LINEBERGER, MURYN, PARATI, RUMSCH, WALKER

NAYS: JORDAN

DECISION:

APPLICATION FOR PAINTED BRICK DENIED.

MOTION 2: CONTINUED **1st: RUMSCH 2nd: PHARES**

Mr. Rumsch moved to continue this application for a restudy of the size of the front dormer and a restudy of the four-inch inset of the additional roof line as visible from the front elevation and the right elevation. To restudy the tailing of the trim that is part of the wood siding field and for the restudy of the front dormer roof pitch.

VOTE: 9/2

AYES: BARTH, HADEN, HENNINGSON, HINDMAN, PHARES
LINEBERGER, MURYN, RUMSCH, WALKER

NAYS: JORDAN, PARATI

DECISION:

APPLICATION FOR ADDITION CONTINUED.

ABSENT | RECUSE | LEFT MEETING:

MS. HINDMAN RECUSED HERSELF FROM THE NEXT APPLICATION.

APPLICATION: HDCRMA 2019-00154, 629 S. SUMMIT AVENUE - ADDITION

EXISTING CONDITIONS:

Constructed in 1931, the one-story frame Craftsman bungalow has a basic rectangular mass with a front-facing clipped gable roof. The full-length front porch has an identical clipped gable roof, knee braces, a decorative window and gable vent, and square brick columns. Other architectural features include exposed rafters, 4/1 wood double-hung wood windows, and brick foundation. Siding and window trim is wrapped in vinyl/aluminum siding. Existing ridge height is 19’-6”. The lot size is approximately 55’ x 190’.

PROPOSAL:

The proposal is a rear addition and carport addition. The proposed ridge height is 23’-6”, and located approximately 60.5’ back from the front thermal wall of the house. To provide a transition from the original house the addition bumps out on both the left and right side. Proposed materials are brick foundation to match existing, Hardie Artisan lap siding and trim in dimensions to match existing, and metal roofs on the shed dormers. New windows will be either double-hung or casement with Simulated True Divided Lights (STDL) in a 4/1 pattern to match existing. No changes proposed to the original house, except for the vinyl/aluminum siding which will be removed and the original wood siding repaired. Post-construction the rear-yard impermeable area will be 36%. There are no impacts to mature canopy trees.

STAFF RECOMMENDATION:

Staff has the following concerns with the proposal:

1. Original house does not have aprons under the window sills.
2. Carport size and location.
3. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED 1st: HENNINGSON 2nd: JORDAN

Mr. Henningson moved to continue this application per guideline 7.2, #1 and #2. The location of the carport in the back with the addition is taller than the existing house. This makes the addition visually overpowering to the existing building. Next, that the window detail on the addition matches the original trim, light pattern, and is consistent per guideline 7.2 #6, to ensure the addition matches and is compatible with the existing house and matches its simplicity.

VOTE: 10/0

AYES: BARTH, HADEN, HENNINGSON, JORDAN, PARATI. PHARES
LINEBERGER, MURYN, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION IS CONTINUED.

ABSENT | RECUSE | LEFT MEETING:

MS. HINDMAN RETURNED TO THE MEETING AT 3:02 AND WAS PRESENT FOR THE NEXT APPLICATION.

MR. HENNINGSON RECUSED HIMSELF FOR THE NEXT APPLICATION.

APPLICATION: HDCRMI 2019-00567, 0 W 10TH STREET/709 N. POPLAR – TREE REMOVAL

EXISTING CONDITIONS:

The site is shared open space for the Tenth Avenue Townhomes, constructed in 1981.

PROPOSAL:

The project is the request to remove a mature hackberry tree.

STAFF RECOMMENDATION:

Staff has the following concerns with the proposal:

1. The Commission shall determine if the tree should be removed and new tree(s) planted.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Haden’s invitation to speak either for or against this application.

MOTION: APPROVE WITH CONDITIONS 1st: HINDMAN 2nd: WALKER

Ms. Hindman moved to approve this application, citing guidelines 8.5 #2 and #6, and the Secretary of Interior Standards to do harm to the historic structure. Replace with a large maturing canopy tree of 2.5 inches to 3 inches caliper when planted. Work with staff on the species and location.

VOTE: 10/0

AYES: BARTH, HADEN, HINDMAN, JORDAN, PARATI. PHARES
LINEBERGER, MURYN, RUMSCH, WALKER

NAYS: NONE

DECISION:

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BARTH, PHARES, WALKER

MR. HENNINGSON RETURNED TO THE MEETING AT 3:25 PM FOR THE NEXT APPLICATION.

MR. BARTH RECUSED HIMSELF FROM THE NEXT APPLICATION.

MR. PHARES RECUSED HIMSELF FROM THE NEXT APPLICATION.

MS. WALKER RECUSED HERSELF FROM THE NEXT APPLICATION.

APPLICATION: HDCRMI 2019-00647, 1609 THE PLAZA – ACCESSORY STRUCTURE

EXISTING CONDITIONS:

The property is a 1.5 story Craftsman bungalow that was constructed in c. 1930. Architectural features include an asymmetrical three-bay facade entry, full-width engaged front porch with exposed rafters supported by brick piers and tapered columns, shake siding and brackets, and original front door and original windows with 6/1 pattern. The lot size is approximately 66' x 170'. Surrounding structures are 1, 1.5, and 2-story single family houses.

PROPOSAL:

The proposal is the demolition of an existing non-historic garage structure and the construction of a new one-story accessory building. As measured from grade to ridge the new building is approximately 16' in height. The new building will be setback 5' from the side property line and meet the 15' setback requirement from the rear property line. The proposed footprint of the heated area is 23'-4" x 40' with a 12' x 12' screen porch and a covered entry off the rear. A - small unheated storage area, approximately 68 square feet in area, is located at the front of the building. All materials are wood to match existing (siding, window/door trim, corner boards, etc.) Proposed windows are aluminum clad. No canopy trees are proposed for removal.

STAFF RECOMMENDATION:

1. The project is not incongruous with the District and meets guidelines for Accessory Buildings, page 8.9.
2. The fencing changes and screening for the trash receptacles may be approved at the staff level.
3. Staff Recommends full approval for meeting all the Guidelines, per 10.4.1 of the Rules for Procedure.
4. 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.
5. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

Ms. Karen Cates, adjacent property owner, spoke in opposition of this application.

MOTION: APPROVED WITH CONDITIONS

1st: PARATI 2nd: HINDMAN

Ms. Parati moved to approve this application with staff to oversee the material details and, the details as stated in our guidelines 8.9.

VOTE: 7/1

AYES: HADEN, HINDMAN, JORDAN
LINEBERGER, MURYN, PARATI, RUMSCH,

NAYS: HENNINGSON

DECISION:

ACCESSORY STRUCTURE APPROVED WITH CONDITIONS

CONTINUED CASES

ABSENT | RECUSE | LEFT MEETING:

MR. BARTH RETURNED TO THE MEETING AT 3:55 FOR THE NEXT APPLICATION.
MR. PHARES RETURNED TO THE MEETING AT 3:55 FOR THE NEXT APPLICATION.
MR. WALKER RETURNED TO THE MEETING AT 3:55 FOR THE NEXT APPLICATION.

APPLICATION: HDCCMA 2019-00529, 1529 AND 1537 S. MINT STREET -COMMERCIAL BUILDIN REHABILITATION

The application was continued from November for the following items:

Windows and fenestration: to provide more detail on the windows, accurate drawings, samples of the windows, rowlock detail, and restore the original windows per Guidelines 4.14, as well as continue the roll-up doors by providing dimension and material detail, the dumpster screening to provide material detail, and the outdoor seating area to provide detail.

EXISTING CONDITIONS:

1529 South Mint Street was constructed c. 1962 and 1537 South Mint Street was constructed c. 1967. Both structures are utilitarian concrete block buildings constructed as service garages. Lot size is 150 x 150. Adjacent structures are commercial buildings, parking lots and single family residential to the rear along Westwood Avenue and Wickford Place.

1529 South Mint appears to originally have been a small flat roof building, and a later addition with shallow pitch gable roof added to the back. Window and door opening sizes also vary between the front portion and back addition. The most notable features on 1529 South Mint street are the original windows on the left and right elevations.

1537 South Mint Street is four-bay concrete block building. The fourth bay on the right elevation appears to be a later addition to the structure. The building has a minimalist parapet roof delineated by Roman brick found on many mid-century buildings, which is difficult to see because the brick is painted. This brick feature wraps around the left elevation for a few courses under the flat roof. There appear to be two original windows on the far rear right elevation.

PROPOSAL:

The proposed project is changes new window/door openings, changes to existing openings, and the addition of awnings, lighting, signage and murals.

- Fenestration openings and material is confirmed, the final locations and designs of all doors and windows are not. Material: 2" x 4" aluminum storefront. Design: fixed storefront, roll-up doors, roll-up windows.
- Mural locations are confirmed. Design: Abstract, realistic, or historical to tell the story of the Gold District. Materials: Either painted or three dimensional with use of metals, woods, synthetic materials, clays or stones.
- Signage locations are estimates and not confirmed.
- Awning locations and dimensions are estimates; materials to be wood and metal.
- Lighting location are conceptual; form is to be downward-directed goose neck lighting and sconces. Design may include contemporary, industrial and period lighting.

Revised Proposal – October 9

- Window design changed.
- Awning and lighting specs provided.
- Additional information provided about dumpster locations and screening.

Revised Proposal – November 13

- Additional information provided about existing windows.
- Revised elevation drawings.

Revised Proposal – December 11

- Additional information provided about existing windows.
- Revised elevation drawings include brick rowlock, dimensions, and materials of windows and roll-up

doors. Window material proposed: 2" w/ 1" mullions aluminum storefront, to mirror the existing windows. Design: fixed storefront, roll-up doors, roll-up windows.

- Dumpster screening detail provided.
- Canopy detail provided.
- No wall or screening to be constructed around outdoor seating area, which will only have moveable tables + chairs.

STAFF RECOMMENDATION:

Staff has the following concerns with the proposal:

1. Awning/canopy may be reviewed under ‘Additions’; additional information (dimensions/materials) needed about proposed awnings.
2. Murals may be reviewed under applicable Secretary of the Interiors Standards 1, 2, 5, 7, 9, and 10.
3. Limit LED lighting warmth levels to 2500k.
4. Verify that signage meets HDC standards in addition to the TOD standards outlined in the proposal.
5. 1529 S. Mint, A201: North Elevation
 - a. Does not include a note about the existing door at the front being removed – infilled to match existing?
 - b. Missing dimensions for new single-entry door, sidelight and transom window located toward the front of the building.
 - c. New double metal doors at the rear – missing dimensions, missing note about the removal of garage bay. Infill to match existing?
6. Minor revisions may be reviewed by staff

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Haden’s invitation to speak for or against this application.

MOTION: APPROVED WITH CONDITIONS

1st: HENNINGSON 2nd: JORDAN

Mr. Henningson moved to approve this application for windows and fenestration per guidelines 4.12 through 4.14. original windows will be restored, and we approve the windows that will be used. Any new windows that will be installed, the applicant to provide head jamb and sill detail to staff. We approve the roll-up doors. We approve the awnings and the dumpster screening.

The murals and signage are excluded from this motion.

VOTE: 11/0

AYES: BARTH, HADEN, HENNINGSON, HINDMAN, JORDAN, PARATI, PHARES, LINEBERGER, MURYN, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR REHABILITATION FOR A COMMERCIAL BUILDING APPROVED WITH CONDITIONS

ABSENT | RECUSE | LEFT MEETING:

ABSENT:

MR. JORDAN RECUSED HIMSELF FROM THE NEXT APPLICATION JORDAN

MS. KIM PARATI RECUSED HERSELF FROM THE NEXT APPLICATION.

APPLICATION: HDCRMA 2019-00588, 612 S. SUMMIT AVENUE – NEW CONSTRUCTION

The application was continued from November for the following items:

New Construction – Primary Structure

- *Additional notes and information on the drawings, i.e. roof pitch, materials, dimensions.*
- *Height, page 6.6, as relative to adjacent structures.*
- *Porches, 6.14, bracket details, beam-columns relationship, column proportions, front entry stairs and railing.*

- *Cornices and Trim, 6.11, trim and eave details.*
- *Massing, 6.5, rear roof pitch, coplanar dormer with the rear wall.*
- *Foundations, 6.9, the elevation of the foundation.*
- *Doors and Windows, 6.12 and 4.14, fenestration configuration on right elevation, information about the proposed windows.*

Rehabilitation – Accessory Structure

- *Windows, 4.14, should be repaired/restored.*
- *Provide detail on the garage doors and pedestrian door.*
- *If choose to repair windows then the garage doors and pedestrian door details may go to staff for approval.*
- *If choose to provide additional documentation about window condition to request replacement, then the project will come back to the Commission for review.*

EXISTING CONDITIONS:

Known as the Gantt House, the main building is a 1-story bungalow, with Craftsman and Colonial Revival elements, constructed c. 1926 according to the National Register listing. A portico and porch combination shields two of the three facade bays of this small frame dwelling. One story high, it has a hipped roof crossed by clipped gables on the sides. The slightly off-center front entry has sidelights which coordinate with the 4/1 sash windows on the facade. The house is currently wrapped in vinyl siding. Adjacent structures are 1, 1.5, and 2 story single family homes. The lot size is 50' x 197.5'. House height is 22.8'. Demolition was approved with a 365-day delay on February 13, 2019 (HDC 2019-00039).

PROPOSAL:

The proposal is new construction of a single-family structure and the rehabilitation of the existing accessory building.

The new single-family structure will be sited in approximately the same location as the current house. The front porch begins at approximately 38' and the existing house front porch begins at 39.4'. The proposed height of the new structure is 26'-10 7/16". Proposed materials include Hardie Artisan siding, wood trim, and aluminum clad windows.

An existing two-story accessory structure is proposed for rehabilitation. Work includes removal of the dilapidated entrance stair and replacement with a new stair that meets code requirements. Replacing all double-hung wood windows with new single-hung aluminum clad windows. Removal of the vinyl/aluminum wrap and original siding and trim beneath wrap. Installing new Hardie Artisan siding and wood trim. Reconfiguring the garage door locations.

Revised Proposal – December 11

New Construction

- Ridge height 26'-6 7/16"
- Roof pitches labeled
- Revised elevation drawings include re-designed rear dormer
- Beam-column detail provided

Accessory Building

- Windows to be repaired and revised project drawings to be submitted to staff for review.

STAFF RECOMMENDATION:

Staff has the following concerns with the proposal:

New Construction:

1. Height and foundation
2. Cornices, trim, and eave materials and dimensions need to be noted (ex: corner board trim dimensions, cedar siding thickness, soffit/fascia, window/door trim material)

- a. Bracket detail – provide accurate drawing.
3. Confirm wood shakes will be individually applied and not pre-fabricated panels of shake.
4. Porches:
 - a. Front railing height/relationship between rail height and windows. Consider historic height rail with addition of a booster rail to meet code.
 - b. Missing a front porch handrail down front steps as required to meet code.
5. Doors and Windows:
 - a. Fenestration on right elevation.
 - b. Are proposed windows single-hung or double-hung?
 - c. Window muntin size.
 - d. Trim around rear entry door appears to be picture frame.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Haden’s invitation to speak for or against this application.

MOTION: CONTINUED 1st: HINDMAN 2nd: BARTH

Ms. Hindman moved to continue this application for 6.12 1(a), fenestration, 6.10 #2, 3, 4, and 5, dormers, 6.5 massing, 6.9 foundation, 6.14 porch railings, 6.11 rear door trim and the roof soffits, 6.10 #3, 5, 2 and 12 roof slopes and materials.

VOTE: 9/0

AYES: BARTH, HADEN, HENNINGSON, HINDMAN, PHARES, LINEBERGER, MURYN, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR NEW CONSTRUCTION CONTINUED.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: JORDAN

MR. PJ HENNINGS LEFT THE MEETING AT 5:04 AND WAS ABSENT FOR THE REMAINDER OF THE MEETING.

MS. CHRISTA LINEBERGER LEFT THE MEETING AT 5:04 AND WAS ABSENT FOR THE REMAINDER OF THE MEETING.

MR. DAMON RUMSCH RECUSED HIMSELF FROM THE NEXT APPLICATION.

APPLICATION: HDCRMI 2019-00482, 1712-1714 THOMAS AVENUE – FRONT YARD LANDSCAPING

The application was continued from November for the following item:

Landscaping and Yards, 8.4, numbers 6 and 9. Provide alternative ground cover methods

EXISTING CONDITIONS:

The existing structure is a one-story Bungalow duplex constructed c. 1930. Architectural features include a symmetrical façade with a steep pitch center gable and side porches, exposed rafters and 4/1 windows. Lot size is approximately 50’ x 150’. Adjacent structures are 1-2 story single-family and multi-family structures.

PROPOSAL:

The proposal is changes to the front yard. All grass in the front yard was removed and replaced with gravel. The two front yard trees will remain and a square planting bed will be created around each.

Revised Proposal – December 11

- Photos of alternate ground cover method provided.

STAFF RECOMMENDATION:

Staff has the following concerns with the proposal:

1. The Commission will determine if the proposed alternative material is not incongruous with the street and district.
2. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

Mr. David Wakefield, Wesley Heights resident, spoke in opposition of this application.

MOTION: DENIED

1st: WALKER 2nd: HINDMAN

Ms. Walker moved to deny this applicant's request to use rubber mulch as a landscape alternative. Gravel based on guidelines 8.4 #9, and 8.4 #6 says use hardscape materials to complement the historic structure and property, and acknowledge that the applicant's offer to replace this alternative with natural mulch material.

VOTE: 7/0

AYES: HADEN, HINDMAN, PARATI, BARTH, MURYN, PHARES, WALKER,

NAYS: NONE

DECISION:

APPLICATION FOR FRONT YARD LANDSCAPING DENIED.

NEW CASE

ABSENT | RECUSE | LEFT MEETING:

ABSENT: LINEBERGER, HENNINGSON

MR. DAMON RUMSCH RETURNED TO THE MEETING AT 5:32 PM FOR THE NEXT APPLICATION.

MR. JIM JORDAN RETURNED TO THE MEETING AT 5:32 FOR THE NEXT APPLICATION.

MS. JESSICA HINDMAN LEFT THE MEETING AT 6:02 PM.

APPLICATION: HDCRMA 2019-00674,408 GRANDIN ROAD – NEW CONSTRUCTION

EXISTING CONDITIONS:

The former structure was a one-story single-family house constructed in 1925. Notable architectural features included a two-bay façade has entry with full-length sidelights and a tripartite window, a hipped roof that extends forward to rest on a three bungalow-style supports, a full-width engaged front porch, interior chimneys, and Craftsman-style 4/1 wood sash windows. The parcel is zoned R-5 and the lot dimension is 55' x 187.5'. Adjacent uses are 1, 1.5 and 2-story single-family and multi-family residential. On July 2, 2019 a rear yard tree split and fell on the house demolishing it. Demolition was approved without delay at the HDC meeting held on August 14, 2019 (HDCRDEMO-2019-00421).

PROPOSAL:

The proposal is new construction of a single-family structure, which will be sited in approximately the same location as the previous house. The front porch begins slightly forward of the original house's front. The proposed height of the new structure is +/- 24'-7". Proposed materials include Allura smooth finish siding and trim, and Anderson Fibrex single-hung windows.

A new accessory structure is also proposed. Height as measured from grade to ridge is 22'-11". Materials to match primary structure. Garage doors to face the alley.

STAFF RECOMMENDATION:

Staff has the following concerns with the proposal:

New Construction – Primary Structure:

1. Setbacks need to be included on the site plan.

2. Allura siding has never been reviewed by the Commission.
3. Windows:
 - a. Anderson Fibrex material requested.
 - b. 100 Series are single-hung.
 - c. Mullion trim needed on front elevation triple windows, and paired windows on left/right elevations.
4. Vinyl soffit ceiling noted for front porch on plan sheet.
5. Ply-Gem low-e vinyl windows noted on floor plan sheet.
6. Front railing material + dimensions.
7. Bessemer Gray brick is more grey and brown than a traditional brick color (similar to the brick at 700 Templeton.)

New Construction – Accessory Building:

1. Dormers co-planer with first story wall

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Haden’s invitation to speak for or against this application.

MOTION: CONTINUED

1st: RUMSCH 2nd: PARATI

Mr. Rumsch moved to continue this application for not meeting the criteria for the chart 6.16.

VOTE: 8/0

AYES: HADEN, MURYN, BARTH, JORDAN, PARATI, PHARES
RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR NEW CONSTRUCTION CONTINUED.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: HINDMAN, HENNINGSON, LINEBERGER

MR. JIM JORDAN RECUSED HIMSELF FROM THE NEXT APPLICATION.

APPLICATION: HDCRMI 2019-00671, 407 HERMITAGE COURT - ADDITION

EXISTING CONDITIONS:

The existing historic building is a 2-story Dutch Colonial constructed in 1925. Architectural features include a central entry portico supported by oversize brackets, a central front door with sidelights and fanlight, 6/6 double-hung wood windows with operable wood shutters, and wood lap siding with wood corner boards. The house eaves have a unique decorative corbel detail. The lot size is approximately 60’ x 181’. Adjacent structures are 1, 1.5, and 2-story single family residences.

PROPOSAL:

The proposal is a two-story rear addition that will tie in beneath the existing ridge. The addition increases the size of the existing house by more than 50%. The addition footprint is +/- 21’-6” x 32’-4”. Proposed materials are brick foundation, wood lap siding and trim to match existing, and double-hung windows with Simulated True Divided Lights (STDL) in a 6/6 pattern to match existing. Post-construction the rear yard impermeable area will be 28%. There are no impacts to mature canopy trees.

STAFF RECOMMENDATION:

Staff has the following concerns with the proposal:

1. Transition between siding and brick foundation.

2. Left elevation fenestration.
3. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED

1st: PARATI 2nd: PHARES

Ms. Parati moved to continue this application for a restudy of the addition according to our guidelines 7.2, #6, making sure that attention is paid to the roof forms and windows, and according to guideline 6.16, looking at all the other features of the house for the addition.

VOTE: 6/1

AYES: HADEN, MURYN, BARTH, PARATI, PHARES, WALKER

NAYS: RUMSCH

DECISION:

Application for addition continued.

APPLICATIONS NOT HEARD DECEMBER 11, 2019

HDCRMA 2019-00748, 201 Grandin Road

HDCRMI 2019-00601, 2224 Sarah Marks Avenue

HDCRMI 2019-00585, 1640 Dilworth Road E

HDCRMA 2019-00570, 1907 S. Mint Street

Mr. Rumsch moved to approve September 11, September 23, October 9 and November 13, 2019 minutes. The motion was seconded by Mr. Jordan and the vote was 6/1.

VOTE: 6/1 AYES: HADEN, MURYN, BARTH, JORDAN, PHARES, RUMSCH

NAYS: PARATI

Due to a loss of Quorum Chairman Haden adjourned the meeting at 6:50 PM.

Linda Keich

Clerk to the Historic District