



**HISTORIC DISTRICT COMMISSION REMOTE ONLINE MEETING
Special Called Meeting January 27, 2021, ROOM 280 + WebEx**

MINUTES

- MEMBERS PRESENT:** Ms. Kim Parati (Chairperson)
Ms. Jessica Hindman (2nd Vice Chairperson)
Mr. Chris Barth
Mr. Phil Goodwin
Mr. Jim Haden
Mr. P.J. Henningson (Vice Chairperson)
Ms. Christa Lineberger
Ms. Jill Walker
- MEMBERS ABSENT:** Ms. Nichelle Bonaparte
Mr. Chris Muryrn
Mr. Damon Rumsch
Vacant
- 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
Mr. Thomas Powers, Senior Assistant City Attorney
Ms. Jill Sanchez-Myers, Senior Assistant City Attorney
Ms. Candy Thomas, Court Reporter

With a quorum present, Chairperson Parati called the January 27th Special Called remote online Historic District Commission Meeting to order at 10:05 am. 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 Guidelines. 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, please turn off or silent electronic devices and do not speak over the person talking or you will be asked to leave the meeting, use the "raise your hand" tool. 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:

CONTINUED FROM NOVEMBER

HDCRMA 2020-00479, 1901 S. Mint Street	Wilmore
HDCRMA 2020-00501, 628 Woodruff Place	Wesley Heights

NEW CASES

HDCRMA 2020-00708, 1628 Wilmore Drive	Wilmore
HDCRMA 2020-00634, 729 Mt. Vernon Avenue	Dilworth
HDCRMA 2020-00471, 1141 Linganore Place	Dilworth
HDCRMI 2020-00701, 1511 Chestnut Avenue	Plaza Midwood
HDCRMI 2020-00635, 1332 Lafayette Avenue	Dilworth

CONTINUED FROM NOVEMBER

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BONAPARTE, MURYN, RUMSCH, HENNINGSON

APPLICATION:

HDCRMA 2020-00479, 1901 SOUTH MINT STREET (PID: 11907601) – ADDITION/
ACCESSORY DWELLING UNIT

This application was continued from the November 18, 2020 meeting for the following items:

1. ***Addition design.*** Revisit the stylistic expression for consistency with the current structure and the context per the Secretary of Interior Standards, and guideline 7.2, number 6. In addition, new doors should be the same size, design, material, and types as used originally, sympathetic to the building style 4.10, 2 and 3.

2. **Windows (house addition).** *Restudy window size, STDL configuration, and fenestration rhythm.*
3. **Accessory Dwelling Unit.**
 - a. *Revisit the ADU roof configuration. A 4/12 roof should be in a dormer language, and the ridge should be lower than the main structure per 8.9, number 3, and 6.10, numbers 2 and 3.*
 - b. *Restudy the window size and STDL (simulated true divided light) configuration on the southwest and north elevation and the ADU for proportional consistency within historic windows*
4. **Chimney.** *To remain.*
5. **Gutters and downspouts.** *Per guidelines 4.6, number 4, revisit downspouts to determine if they can be relocated to run down the sides and not the front elevation.*
6. **Siding.** *Standard Hardie lap is not approvable, staff may approve siding that meets previously approved siding materials.*

EXISTING CONDITIONS:

The property is an American Small House with Colonial Revival elements constructed in 1946. Architectural features include a symmetrical three-bay façade with a central entry portico, central chimney, 8/8 double-hung wood windows, and a decorative cornice. The shutters are appropriately sized for the windows. Materials are painted brick with wood siding in the gable ends. Lot size is approximately 68 x 130 x 42 x 154. Adjacent structures are 1, and 1.5 single-family structures. The lot is located at the edge of the Wilmore local historic district abutting the Wilmore Walk Townhome development which is located outside of the district.

PROPOSAL:

The proposal is the removal of a later rear addition and the construction of a larger rear addition to the main house, a deck addition and the construction of a new Accessory Dwelling Unit (ADU) in the rear yard. The addition ties in below the ridge of the primary ridge. All existing historic windows are to remain. New windows are proposed to be the Windsor Pinnacle Clad series. The main house is approximately 15.9' as measured from grade to ridge and the lot topography slopes down away from the house. The ADU is approximately 15' in height as measured from finished floor. Post construction the rear yard will have 38.1% impermeable space.

Revised Proposal – January 27, 2021

- *Front portico redesigned*
- *Front door design changed*
- *Chimney shown to remain*
- *Fenestration changes on house addition*
- *Hardie Artisan specified*
- *ADU redesigned*

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Window, door, and corner board trim is usually required to be wood, even when Hardie is installed.
2. Trees proposed for removal?
3. Driveway access – from alleyway or will a new curb cut be needed?
4. Minor changes may be approved by staff

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED WITH CONDITIONS

1st: WALKER 2nd: HADEN

Ms. Walker moved to approve this application with the following provisions: the applicant trim the windows, doors, and corner boards with wood. The following window proportions be changed on the main house, the left elevation where there are two four-over-four double-hung windows be changed to awning or casement to coordinate with the historic top sashes, and on the ADU on the rear the applicant consider casement or awning to coordinate with proportion of the SDLs on the other windows. The applicant reconfigure access to driveway utilizing the alley rather than the Worthington side of property entrance. The applicant to provide both a tree replacement plan and a tree protection plan. The applicant should also move the bearing line of the shed dormer down from the ridge a minimum of 12 inches.

Ms. Hindman made a friendly amendment, there is slope on the site and that the ADU contributes to preserving the integrity of the historic small house when transition to the non-historic multifamily next door.

VOTE: 7/0

AYES: BARTH, HINDMAN, WALKER, LINEBERGER, GOODWIN, HADEN, PARATI

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION AND ACCESSORY DWELLING UNIT APPROVED WITH CONDITIONS.

APPLICATION:

HDCRMA 2020-00501, 628 WOODRUFF PL (PID 07103515) – ADDITION/ACCESSORY DWELLING UNIT
Application withdrawn by Applicant

NEW CASES

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BONAPARTE, MURYN, RUMSCH

ARRIVED: HENNINGSON, 12:31

RETURNED: HINDMAN, 12:31

LEFT: BARTH, 12:31

APPLICATION:

HDCRMA 2020-00708, 1628 WILMORED DRIVE, (PID: 11909601) – ADDITION/ACCESSORY BLDG.

EXISTING CONDITIONS:

The existing structure is a one-story, front-gabled Bungalow constructed c. 1931. Architectural details include a full-width front porch supported by brick piers and tapered columns, 6/6 double-hung wood windows, wood brackets, and Dutch-lap wood siding. The parged brick foundation and chimney are painted. The front door and a few windows on the left elevation are replacements. A non-original rear addition was constructed prior to the creation of the Wilmore Local Historic District. Lot size is 63' x 150'. Surrounding structures are 1 and 1.5 story single family buildings.

PROPOSAL:

The proposed project is an addition to the primary structure and the construction of a new one-story accessory structure on a corner lot. An existing rear addition will be removed, and a new rear addition will be constructed. All materials are proposed to match existing including siding, trim, windows and foundation. New foundation is proposed to be parged and painted to match existing. Post-construction rear yard impermeable coverage will be 35%.

Per the applicant, the garage placement was determined by the fall of the land. The grade drops from the rear property line to the back of the house. If the garage doors were to face the rear property line, a retaining wall at the boundary and a larger concrete pad would be required for turning radius, which would cause functional problems. Spruce Street has no homes that front it. All homes on this block front either Wilmore Drive or Merriman Avenue. The garage doors facing the Spruce Street will not interfere with the front of any other homes.

STAFF ANALYSIS:

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2 and Accessory Buildings, page 8.9.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the projects, with the recommendation that hardware on the garage doors be added to make them appear as two-separate doors, for meeting all Guidelines and that this item be heard as a Consent Agenda item, with 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]:

Ms. Missy Eppes, neighborhood resident, spoke against this application.

MOTION: CONTINUED 1st: LINEBERGER 2nd: HADEN

Ms. Lineberger moved to continue this application per guidelines 7.2, numbers 2 and 6, address the differentiation between the new and existing construction. Guideline 8.5 provide a site plan, tree location and a tree protection plan. Guideline 6.1, number 5, address the window and door materials to be used; and Guidelines 8.9, number 6, address the garage door configuration on the detached garage.

VOTE: 7/0

AYES: GOODWIN, HADEN, HENNINGSON, HINDMAN, LINEBERGER, PARATI, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION AND ACCESSORY BLDG. CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BONAPARTE, MURYN, RUMSCH, HENNINGSON
RECUSED: HINDMAN

APPLICATION:

HDCRMA 2020-00634, 729 MT. VERNON AVENUE, (PID: 12305105) – NEW CONSTRUCTION

EXISTING CONDITIONS:

The existing site is a vacant lot. The former structure was a Colonial Revival 1.5-story single family house constructed in 1951. Demolition of the house was Approved with a 365-Day Stay at the January 16, 2019 HDC meeting.

PROPOSAL:

The proposal includes the construction of a primary structure and accessory building. The proposed primary structure is two-stories with a height of 32'-1" to the tallest point. The house width is approximately 53' with an open Porte cochere roof that extends further on the right side. Proposed siding materials fiber cement shiplap siding and wood shake siding with a stone foundation and chimney. Proposed windows are aluminum-clad and curtain wall windows. Roofing is asphalt shingle and standing seam metal.

The proposed accessory building is 22'-3 ½" at the rear and the front elevation is shorter due to lot topography. Materials are proposed to be the same as the main structure. Windows are on the front and rear elevations; no windows proposed on the side elevations.

STAFF ANALYSIS:

1. The Commission will determine if the proposed project meets the Design Guidelines for New Construction and Accessory Buildings.
2. Details about the hot tub, swimming pool, retaining wall, and other site features are not available and not for review at this time.
3. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

Ms. Kevin Davis, neighborhood resident, spoke against this application.

MOTION: CONTINUED 1st: BARTH 2nd: WALKER

Mr. Barth moved to continue this application for further study of the project's scale, height, width, rhythm, and massing as it corresponds to the adjacent historic homes and properties on its block within a 360-degree radius, referencing guidelines section 6.2 and 6.3. We would further instruct the applicant to review several design features as it relates to the project overall as a composition in relating back to certain design elements and features seen in the historic district which include siding material, window type and configuration, roof form, roof material, cantilever precedent, referencing guidelines 6.5, 6.9, 6.10, 6.11, 6.12, and 6.15, and also the Secretary of Interior Standards 2.5. We would like to request the applicant provide a site plan indicating the existing trees on the site and if the trees are being removed or, retained. We would need to see a tree protection plan or a reason for the removal and evidence to support that according to guidelines 8.5. The overall guidelines referencing spacing, rhythm, massing as

it responds to the context of the street will need to be reviewed and this will need to be analyzed before the finer details of the project are approved.

VOTE: 6/0

AYES: BARTH, GOODWIN, HADEN, LINEBERGER, PARATI, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR NEW CONSTRUCTION (SINGLE FAMILY) CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BONAPARTE, MURYN, RUMSCH

RECUSED: WALKER

RETURNED: BARTH, 1:30 PM

APPLICATION:

HDCRMA 2020-00471, 1141 LINGANORE PLACE, (PID: 12310406) – ADDITION

EXISTING CONDITIONS:

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

PROPOSAL:

The proposed project is multi-part which includes 1.) a side and rear addition to the main house, 2.) construction of a carport attached to the main house 3.) construction of a new garage and pool house structure in the rear yard, and 4.) Landscape and site changes including a new 12' wide concrete driveway, cobblestone auto court, a new 5'-6' tall brick wall along the entire right property line to the street, and extending the existing brick walk to the street, and a new concrete slab in front of the former garage space.

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

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

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Carport. Blank wall facing the street. The relationship of the gable end design of the carport, specifically the appearance of the half-timbering seems incongruous to the historic house. The location of the carport in the side yard and its connection to the main house creates the appearance of a structure double the width of the original, historic building.
2. Addition to Main House
 - a. Roof forms of the proposed two-story addition. The one-story wing to be removed has a hip roof proportional to the main house.

- b. On the rear addition, the use of different roof forms may help to differentiate the rear addition from the historic house. The new two-story addition proposed to replace the one-story wing on the left elevation is visible to Linganore and reads as part of the main house. A hip roof is recommended to be more in keeping with the roof forms of the historic house. A side gable metal roof appears to be incongruous with the roof shapes on the front elevation.
3. Site Features:
- a. Driveway
 - i. Along Linganore driveways are typically not curvilinear but configured at right angles perpendicular to the street.
 - ii. Driveway widths are historically narrower than 12'.
 - iii. Tree protection plan needed for tree by the driveway.
 - b. Brick wall run along the entire right property line ending at the street in the front yard is incongruous with Linganore and this section of Dilworth.
 - c. Existing carport is in poor, dilapidated condition and removal may be approved at the staff level.
 - d. Concrete slab should not be run up to the foundation on the right elevation.

SPEAKERS [FOR | AGAINST]:

Mr. & Ms. Phil & Jana Harston, neighborhood resident, spoke against this application.
 Ms. Jill Walker, neighborhood resident, spoke against this application.

MOTION: CONTINUED 1st: BARTH 2nd: LINEBERGER

Mr. Barth moved to continue this application requesting for a restudy the addition as it applies to guidelines section 7.2, numbers 1, 2, 3, 5 and 6. The driveway not to include a roundabout, as well as, the carport and the accessory structures in the back of the property guideline's section 8.2 number 5 and 6. The applicant to provide additional information for painted brick on the original structure, guidelines 5.5 number 3, as well as, some material that will support the painted brick for the commission to review at the next submission. An existing versus proposed site plan showing remaining versus added elements, existing photos of the original house, and a streetscape. Documentation of the window condition for the steel windows being removed and potential for 3D imaging showing massing, but not required. We would like to see a tree protection plan for the trees to remain.

VOTE: 6/1 **AYES:** BARTH, GOODWIN, HENNINGSON, HINDMAN, LINEBERGER, PARATI
NAYS: HADEN

DECISION:
 APPLICATION FOR ADDITION CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:
 ABSENT: BONAPARTE, MURYN, RUMSCH,
 RETURNED: WALKER, 3:02 PM
 LEFT: LINEBERGER, 3:02 PM

APPLICATION:
 HDCRMI 2020-00701, 1511 CHESTNUT AVENUE, (PID: 08119508) – WINDOW CHANGES

EXISTING CONDITIONS:

The existing structure is one-story, front-gable Craftsman bungalow constructed c. 1930. Architectural features include 8/1 and 6/1 double-hung wood windows, a full-width front porch supported by square (painted) brick piers and square wood columns, wood brackets, and German-lap wood siding. The brick foundation is unpainted. The lot size is approximately 50’ x 86’. Adjacent structures are 1 and 1.5-story single-family residential structures.

PROPOSAL:

The proposed project is the replacement of a double-hung window on the right elevation with a smaller awning window. Per applicant exhibits the window appears to be deteriorated. The proposed new window will be wood with Simulated True Divided Lights (STDL) in a pattern to match existing. The project requires Commission review due to location and visibility.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed replacement window and trim, where required, meet the Guidelines.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED 1st: HADEN 2nd: WALKER

Mr. Haden moved to approve this application as submitted due to special circumstances of being in shower and water retention and mold.

VOTE: 7/0 **AYES: BARTH, GOODWIN, HADEN, HENNINGSON, HINDMAN, PARATI, WALKER**
NAYS: NONE

DECISION:

APPLICATION FOR WINDOW CHANGES APPROVED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: BONAPARTE, MURYN, RUMSCH, LINEBERGER
LEFT: HINDMAN, 3:14 PM

APPLICATION:

HDCRMI 2020-00635, 1332 LAFAYETTE AVENUE, (PID: 12309410) – ADDITION

EXISTING CONDITIONS:

The existing structure is a 1.5-story Bungalow constructed c. 1925. A major addition has been added to the rear under old guidelines. The original portion of the house features clipped gable roof and a full-façade front porch supported by round columns. The original carport has been converted to an enclosed porch. The property also retains its original rolled curb at the sidewalk. Lot size is irregular and measures approximately 75’ x 117’ x 93’ x 190’. Surrounding structures are 1, 1.5, and 2-story single family buildings. A rear addition no taller or wider than the existing house and less than a 50% square footage increase was approved Administratively. The approval also includes the removal of non-original

features including skylights on the front elevation, a concrete wall at the end of the driveway, and the restoration of an original trellis feature on the front porch, COA# HDCADMRM-2019-00821.

PROPOSAL:

The proposed project includes removing the carport enclosure and restoring the original carport to its original condition. The driveway extended to restore the carport's original function. The original carport had a trellis roof; however, the existing second level addition is remaining. The decorative ends of the trellis are being proposed for installation on both the front and the left elevations as a nod to the original design. The columns will also be rebuilt to match original historic conditions.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The project is not incongruous with the district and meets guidelines for building materials, page 5.2 and the Secretary of the Interiors Standards, page 2.5.
2. Minor changes may be approved by staff.

SPEAKERS [FOR | AGAINST]:

Ms. Melissa McGuire, neighborhood resident, spoke against this application.

MOTION: APPROVED 1st: BARTH 2nd: HADEN

Mr. Barth moved to approve the removal of the non-historic screened structure to the carport area, as well as, the trellis articulation around the base of the second-floor addition.

VOTE: 6/0

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

NAYS: NONE

DECISION:

APPLICATION FOR REMOVAL OF NON-HISTORIC SCREENED STRUCTURE TO CARPORT APPROVED.

MOTION: CONTINUED 1st: BARTH 2nd: HADEN

Mr. Barth moved to continue the application to the support structure for the second story addition over the porte cochere and request the applicant to analyze options for this structure and how it can be related to the massing.

VOTE: 6/0

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

NAYS: NONE

DECISION:

APPLICATION FOR THE SUPPORT STRUCTURE OVER THE PORTE COCHERE CONTINUED.

Chairperson Parati adjourned the meeting citing the end of the agenda with no further items to discuss at 4:00 p.m.

Linda Keich, Clerk to the Historic District Commission