



HISTORIC DISTRICT COMMISSION REMOTE ONLINE MEETING

June 9, 2021

ROOM 267 + WebEx

MINUTES

- MEMBERS PRESENT:** Ms. Kim Parati (Chairperson)
Mr. PJ Henningson (Vice Chairperson)
Mr. Chris Barth
Ms. Nichelle Bonaparte
Mr. Jim Haden
Ms. Christa Lineberger
Mr. Damon Rumsch
Ms. Jill Walker
- MEMBERS ABSENT:** Ms. Jessica Hindman (2nd Vice Chairperson)
Mr. Phil Goodwin
Mr. Chris Muryn
Vacant
- OTHERS PRESENT:** 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. Grant Meacci, Division Manager, Design + Preservation
Ms. Jill Sanchez-Myers, Senior Assistant City Attorney
Ms. Candy Thomas, Court Reporter

With a quorum present, Chairperson Parati called the June 9, 2021 remote online meeting at 1:10 p.m. Chairperson Parati began the meeting by introducing the Staff, the Commissioners, and explaining the meeting's procedure. Participants in today's evidentiary hearings were required to submit a copy of any presentation, document, exhibit or other material that they wished to submit at the evidentiary hearing prior to today's meeting. All such materials, as well as a copy of City staff's presentations and documents, were posted online prior to today's meeting. No case is proceeding today in which anyone contacted the City to object to the remote, online meeting platform. The review of each application consists of the Presentation of the application and Deliberation. The application is presented by the HDC staff. The Commission will first determine if there is enough information to proceed with the hearing. The applicant will present their testimony

for the application. Other parties wishing to speak, for or against, will be given reasonable time to present factual sworn testimony based on the HDC Design 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:

NOT HEARD AT MAY 12 MEETING

HDCRMA 2021-00143, 624 E. Kingston Avenue	Dilworth
HDCRMA 2021-00140, 201 Grandin Road	Wesley Heights

CONSENT AGENDA

HDCRMI 2020-00765, 2020 Charlotte Drive	Dilworth
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CONTINUED FROM MARCH 10TH MEETING

HDCRMI 2020-00719, 536 E. Tremont Avenue	Dilworth
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CONTINUED FROM APRIL 29 MEETING

HDCRMA 2021-00070, 224 Grandin Road	Wesley Heights
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CONTINUED FROM MAY 12 MEETING

HDCRMA 2021-00009, 1541 Wickford Place	Wilmore
HDCRMA 2021-00075, 913 Romany Road	Dilworth
HDCRMI 2021-00104, 917 Berkeley Avenue	Dilworth

NEW CASES

HDCRMI 2021-00149, 1921 Charlotte Drive	Dilworth
HDCRMA 2021-00157, 814 East Boulevard	Dilworth
HDCRMI 2021-00147, 2221 Ledgewood Lane	Dilworth
HDCRMA 2021-00150, 320 W. Kingston Avenue	Wilmore
HDCRMI 2021-00138, 1615 Dilworth Road W	Dilworth
HDCRMI 2021-00142, 905 Romany Road	Dilworth

NOT HEARD MAY 12 MEETING

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HINDMAN, GOODWIN, MURYN

APPLICATION:

HDCRMA 2021-00143, 624 E. KINGSTON AVENUE (PID: 12311704) – ADDITION

EXISTING CONDITIONS:

The existing structure is a 1.5-story Craftsman bungalow constructed in 1915. Architectural features include a front porch with a front gable supported by brick piers and square columns, a central chimney, brackets, and 6/1 double-hung wood windows. Siding material is predominately lap with cedar shake in the front gable. The house has three flat roof additions, two one-story wings on the left and right side, and a two-story rear addition. Lot size measures 50' x 150'. Adjacent structures are 1, 1.5 and, 2-story single-family and multi-family buildings, institutional buildings, and parking lots.

PROPOSAL:

The proposal is modification of the existing rear addition and on the left and right wing additions changing the flat roofs to gables. A second gable is introduced over the front thermal wall which increases the ridge height approximately 3'-5". An existing octagonal window on the front facade will be removed. All materials are traditional to match existing with cedar shake in the gables to match existing on the front porch gable. The Zoning Board of Adjustment (ZBA) granted a variance for the roof changes on the left and right wings in August 2020 (letter attached). The large tree in the right-side yard will remain and due to the tree, the new gable roof on the right wing is truncated. Post-construction the rear yard impermeable area will be 26%.

New fencing, gate, and permeable parking in rear yard are approvable at the Administrative level.

STAFF ANALYSIS:

Staff has the following concerns with the proposal:

1. The Commission will determine if the proposed project meets the Design Guidelines for Additions and New Construction.
2. The new fencing, gate, and permeable parking in rear yard are approvable at the Administrative level.
3. 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: CONTINUED **1st: RUMSCH** **2nd: HADEN**

Mr. Rumsch moved to continue this application for the applicant to bring back a site plan showing the screening of the HVAC units, a specific protection plan for the tree, and an analysis of the coverage of the backyard with the 50 percent rule. The continuation is for a restudy of the front elevation and for the fenestrations of the window positioning and size.

VOTE: 8/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON,
LINEBERGER, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HINDMAN, GOODWIN, MURYN

APPLICATION:

HDCRMA 2021-00140, 201 GRANDIN ROAD (PID: 07101508) – ADDITION/FENESTRATION CHANGES

EXISTING CONDITIONS:

The existing structure is a Romanesque Revival church designed by renowned Charlotte architect Louis Asbury and constructed in 1928. The "T" shaped building contains both sanctuary and offices. The Church section has a gable facing Grandin Road. Notable architectural features include the triple entry with marbled windows, brick with crenellations, pilasters and corbelling details, cast stone trim, and arched, marbled windows. The property also includes a 1.5 story brick rectory constructed c. 1940. The rectory is an American Small House with Tudor and Colonial Revival details. Adjacent structures 1, 1.5 and 2-story single family residential buildings and 2-3-story multi-family townhomes. The lot size is approximately 108' x 187.5'. The parcel is zoned MUDD(CD).

A different version of the project was submitted previously under HDCRMA-2019-00748 and was Approved with Conditions on September 9, 2020. The Conditions were: Window protection plan; details on screening for the trash with height and material; change the light pattern on the windows above the stained-glass windows make them six-light pattern with vertical expression over horizontal; and update the drawings to show the cross remains on the front elevation.

PROPOSAL:

The proposed project is the conversion of a former church into condominiums, and the construction of an addition on the courtyard side of the building behind the existing parsonage. All proposed materials to be traditional to match existing. New windows proposed are Pella Reverse Traditional.

Front Elevation

- Existing ramp to be removed.

- Front door changes. Central door to remain same. Left and right doors to change to single doors with sidelights.
- Brick HVAC screens.

Left Elevation

- No changes to stained glass windows.
- New egress windows added above stained-glass windows.
- Ground level window changed to recessed entry point.
- Two sets of existing stairs, door and metal canopy removed. Basement level access replaced with a window to match existing. Second level access, stairs, door and canopy reconfigured in approximately the same location.
- New egress window added at first level.

Rear Elevation

- Most original windows to remain.
- New windows and doors with small awnings added at ground level.
- Chimney removed and rooftop terraces added.

Right Elevation

- No changes to stained glass windows.
- New egress windows added above stained glass windows.
- Ground level, new egress windows added back to formerly closed in openings.
- Ground level window changed to recessed entry point.
- HVAC units screened with wood panels.

Addition:

- Design change from previous submittal.
- Height is the same as main building.
- Small connector added between main building and addition.

Site:

- New riser room added. Required for fire suppression sprinkler system that will be installed during the renovation/change of use from the building being used as a Church to Condos/Residential Units. The fire department required a riser room to be directly accessible from the exterior of the building and adjacent to the street right of way. Applicants chose to locate the riser room in a separate structure in order to preserve as much of the existing masonry on the church as possible.

STAFF ANALYSIS:

Staff has the following concerns with the proposal:

1. Front Elevation:
 - a. Changes to original front doors.
2. Rear Elevation:
 - a. Metal canopy installation details. Confirm metal door canopies will not impact the existing cast stone detail.
3. Addition:

- a. Label size (footprint and height dimensions) on plans.
 - b. Front elevation mullion size between windows.
 - c. Materials details about siding, trim, etc.
 - d. Window trim detail for fields of siding.
 - e. Section drawing for porch beam/column details.
4. Site:
- a. Label tree species and size on the site plan for both trees proposed for removal and new trees to be planted.
 - b. Rear parking screening.
 - c. Trash screening elevations with height, materials, details.
5. All of the required conditions from the previous approval are met in this new application with the exception of the window protection plan and the trash screening details.

SPEAKERS [FOR | AGAINST]:

Ms. Tamara Freeman, adjacent property owner, spoke in opposition of this application.

MOTION: CONTINUED 1st: HENNINGSON 2nd: RUMSCH

Mr. Henningson moved to continue this application for the following, windows – per guidelines 4.14, numbers 1, 2 and 3, keep existing windows, repair existing windows and provide evidence on all windows that are beyond repair. Restudy the windows above the stained glass to give more separation with the egress windows and the stained-glass windows on the left and right elevations. On the left and right elevations, the window at ground level towards the front of the church, change that window size to match the other historic window sizes and openings. For the windows on the rear elevation, ensure that any windows that are being bricked up or omitted are detailed on the drawings. The metal canopies restudy the canopies and transom size to ensure that the canopies are not mounting into the cast stone. Doors - Per guidelines 4.10, numbers 1 and 4, retain and repair historic doors, and do not change the size. On the front elevation, keep the original door configuration. On the left elevation, the side door that's towards the back, keep that and restudy the doors, the paneling to better match and mimic what's on the front elevation of the church. Chimneys. Per guideline 4.7, number 1, retain all chimneys, as they're an important architectural feature. AC units - Per guideline 8.8, number 1, do not put AC units in the front elevation. The addition, provide details on the material and the size, the trim, the window trim, and a section drawing per guideline for additions 7.2, restudy the bay window addition, the shake material and design on the rear elevation of the addition, the right elevation of the addition, the rear elevation of the church to be compatible with the original building. These are the areas that are currently constructed with siding. In addition, restudy/redesign the plumbing screening that's on the ridge of the addition. Site plan. Please label all trees being removed or added. Please detail the screening for the rear parking and detail the screening on the trash.

Ms. Parati made a friendly amendment for the record; we are looking at that small bridge without looking at it in context to what's surrounding it. Looking at it in context with what's surrounding it, it's overpowering.

VOTE: 8/0

**AYES: BARTH, BONAPARTE, HADEN, HENNINGSON,
LINEBERGER, PARATI, RUMSCH, WALKER**

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION/FENESTRATION CHANGES CONTINUED.

CONSENT AGENDA

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HINDMAN, GOODWIN, MURYN

APPLICATION:

HDCRMI 2020-00765, 2020 CHARLOTTE DRIVE (12111102) – ADDITION/COVERED REAR PATIO

EXISTING CONDITIONS:

The existing structure is a 1.5 story Colonial Revival cottage constructed c. 1936. Architectural features include side gable roof and an oversized projecting front gable porch. Siding material is brick. The lot size is 55' x 140'. Adjacent structures are 1-2 story single family houses. An addition was approved by the full HDC on September 12, 2018 (HDCRMI-2018-00452). A new pool, deck and fence were administratively approved in early 2021 under COA# HDCADMRRM-2020-00773.

PROPOSAL:

The proposed project is for the addition of a covered rear patio with a standing seam copper roof. The rest of the materials are to match existing including half-round copper gutters, patio materials of bluestone with a brick border and wood columns to match the left side porch. The new addition is no taller or wider than the main house and would typically be approvable at the Administrative level; however, the project is on a corner lot which requires full Commission review.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2.
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, 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]:

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

MOTION: APPROVED **1st: BONAPARTE** **2nd: WALKER**

Ms. Bonaparte moved to approve this application because it is not incongruous with the district and it meets guidelines for additions 7.2 and permit ready construction drawings be submitted to staff for final review.

VOTE: 8/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON,
LINEBERGER, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION AND REAR COVERED PATIO APPROVED.

CONTINUED MARCH 10 MEETING

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HINDMAN, GOODWIN, MURYN

APPLICATION:

HDCRMI 2020-00719, 536 E. TREMONT AVENUE (PID: 12109360) – ADDITION

This application as continued from the March 10, 2021 meeting for the following items:

- *Show this structure in context to its surroundings.*
- *Provide accurate, detailed drawings that show all elevations and materials of the finished product, including dimensions.*
- *Re-visit the three-car nature of this structure.*

EXISTING CONDITIONS:

The existing structure is a new construction single-family house built in 2016. Lot size measures approximately 30' x 199' x 79' x 137'. Surrounding structures are 1, 1.5, and 2 story single family buildings.

PROPOSAL:

The proposed project is the construction of a detached accessory structure in the rear yard. Due to lot topography the accessory structure will be accessed from Dilworth Mews Court. The footprint is approximately 32' x 22' and the total height is not indicated. The height from the concrete slab to the bottom of the roof truss is 8'-8 ½". Materials include 8' x 8' wood posts and trusses and the roof material will be architectural asphalt shingles.

The proposed project received a setback variance from the Zoning Board of Adjustment (ZBA) on September 29, 2020, see attached letter.

Revised Proposal – June 9, 2021

- The applicant provided 3-D renderings for two different carport options; option # 1 appears to be a two-car option and option # 2 appears to be a larger, three-car option.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Design compatibility with the Dilworth local historic district and the primary structure.
2. Details needed on the size and materials for the carport options as well as the parking pad; images depict a gravel parking pad instead of concrete.
3. 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: DENIED 1st: HENNINGSON 2nd: WALKER

Mr. Henningson moved to deny this application because the following items that the original March application was continued for were not met: the applicant did not show examples or details of how the carport fits into the context of the historic Dilworth neighborhood and they did not provide accurate and detailed drawings that show all elevations and materials of the finished product, including dimensions per guideline 8.9, number 3 for accessory structure.

VOTE: 8/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON,
LINEBERGER, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION DENIED.

CONTINUED FROM APRIL 29 MEETING

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HINDMAN, GOODWIN, MURYN

APPLICATION:

HDCRMA 2021-00070, 224 GRANDIN ROAD (PID 07101201) – ADDITION/ACCESSORY STRUCTURE

This application as continued from the April 29, 2021 meeting for the following items:

1. *Retaining wall, 8.6, number 4. Provide a detailed section through the retaining wall starting from the street curb and terminating at the thermal wall of the house.*

2. *Accessory Building, 8.9, numbers 3 and 6, 6.1, number 5, 6.2, numbers 1 and 2, and 6.4.*
 - *Simplification of the form of the garage itself, specifically pertaining to the height and the roof forms.*
 - *The elevation of the garage facing the house and a re-proportioning of the garage doors in that elevation.*
 - *A redesign of the blank wall on the left elevation facing 4th Street.*
 - *A study of the setback. The front setback from 4th Street in relationship to the mid-block front yard setback, house, and the existing side yard setback of the existing house.*

EXISTING CONDITIONS:

The existing structure is a 1.5 story bungalow constructed c. 1933. Architectural features include a massive front-facing cross gable with pent eaves that spans three of the four bays of the front façade, a smaller cross gable over the front entry, and 6/6 double-hung windows. The exterior cladding is brick. Lot size measures approximately 54' x 162'. Surrounding structures are 1, 1.5, and 2-story single family buildings. The HDC approved the main house addition with conditions at the April 29, 2021 HDC meeting.

PROPOSAL:

The proposed project has multiple elements, including:

1. Removal of a non-historic, poorly constructed 1960s shed-roof addition.
2. Rear addition of heated space that connects to the original house with a hyphen and ties in beneath the ridge. Materials and details all to match existing.
3. Construction of a new garage with living space above at the rear of the lot in place of an existing slab parking area. Footprint is approximately 25'-0" x 32'-7' and height is 20'-1" as measured from grade to ridge, which is 3" shorter than the main house. The lot also slopes down from front to rear, as shown on the topo map, which will allow the garage sit slightly lower than the 3" height differential.
4. Mature canopy trees are to remain.
5. Installation of a true retaining wall along 4th street and re-grading the lot.
6. Request to remove the central chimney.

Revised Proposal – June 9, 2021

- Accessory building changes include a modified design, location change, footprint change to 23' x 24' and setback from 4th St. Ext is now 24'-9".
- Retaining wall modified to leave an 18" planting strip, the location of the end of the wall has been adjusted, and the fence/wall design modified. A retaining wall section has been provided.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed project meets the Design Guidelines for Accessory Buildings and Fences and Walls.
2. Minor changes may be approved by staff, including a stair section.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED WITH CONDITIONS

1st: RUMSCH 2nd: HADEN

Mr. Rumsch moved to approve this application with the following conditions: the garage doors to look as individual doors, to be staff approved, and that the columns for the retaining wall be reduced to 16 inch square, being proud of the retaining wall. The reason for the exception of the four-foot retaining wall is because of the site conditions.

VOTE: 8/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON,
LINEBERGER, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION/ACCESSORY STRUCTURE APPROVED WITH CONDITIONS.

CONTINUED FROM THE MAY 12TH MEETING

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HINDMAN, GOODWIN, MURYN

RECUSE: HENNINGSON

APPLICATION:

HDCRMA 2021-00009, 1541 WICKFORD PLACE (PID: 11908701) – ADDITION

This application as continued from the May 12, 2021 meeting for the following items:

- *On the right elevation, for the dormer window to center under the shed roof.*
- *On the left elevation, for the roof that overhangs unsupported, a new design to supply support under it.*
- *For a certified arborist's letter for the removal of the three trees in the backyard in order for them to be staff reviewed.*
- *For the pitch of the two hip roofs on the addition to match each other on the left & right elevations.*
- *For a stucco detail at the fenestration both on the dormers on the main house and the fenestration on the garage.*

All windows that are remaining are to be repaired as shown on Slide 302.

EXISTING CONDITIONS:

The existing structure is a one-story, American Small House with Colonial Revival elements constructed c. 1936. Architectural features include fluted pilasters around the front entry, 6/6 double-hung wood windows, and a central brick chimney. The exterior is painted brick. The front porch is partial-width under a shed roof. It was slightly expanded to the left and right at some point and partially enclosed with a screen-system. Lot size is irregular, measuring approximately 82' x 113' x 27' x 125'. Surrounding structures are 1, 1.5, and 2-story single family buildings.

PROPOSAL:

The proposed project has multiple elements, including:

1. Repair/restoration of the front porch to include removal of the screen system and installation of new wood fluted columns to match the front door surround.
2. Rear addition that raises the ridge 2'-4", due to lot constraints that prevent the addition from being completely one-story. The addition is differentiated from the original structure through the use of different materials (stucco). The floorplans shown on A-8.0 illustrate the addition best. It steps in from the right rear corner and there is a one-story bump-out on the left elevation. Materials are traditional to match existing with brick on the first level, stucco on the second level and wood trim, columns, details, etc.
3. Window replacement. Sash-kit only, trim to remain and be repaired.
4. Three (3) trees proposed for removal.

Revised Proposal – May 12, 2021

- Window plans detailed on A-1.1.
- HVAC and screening shown on site plan A-3.0.
- Double columns indicated on rear elevation (A-4.2) below dormer.
- Left elevation (A-4.3) changed to complete the upper gable on the addition and the front set of paired windows on upper level are now centered.

- Right elevation (A-4.1) and rear elevation (A-4.2) shows upper level pushed back from lower addition.

Revised Proposal – June 9, 2021

- Dormer windows on the right elevation centered under the shed roof, A-4.5.
- On the left elevation, the roof overhang is now supported with what appears to be a small enclosed/unheated space, A-8.0.
- Left elevation (A-4.3) shows a changed roof pitch on lower level rear addition to 3/12 pitch; roof pitch on lower level right rear addition is an 8/12 pitch.
- Windowsill detail with optional recessed buck & stucco detail provided.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed project meets the Design Guidelines for Additions, Accessory Buildings and New Construction.
2. Minor changes may be approved by staff, including review/approval to remove any dead trees as identified by a Certified Arborist.

SPEAKERS [FOR | AGAINST]:

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

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

Mr. Barth moved to approve this application as it answers all questions that were asked of the applicant and meets our guidelines and is not incongruous with the neighborhood.

Mr. Barth made a friendly amendment staff confirm upon COA that the double columns on the back porch are added back in.

VOTE: 7/0

AYES: BARTH, BONAPARTE, HADEN,
LINEBERGER, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HINDMAN, GOODWIN, MURYN

RETURNED: HENNINGSON, 5:42 PM

APPLICATION:

HDCRMA 2021-00075, 913 ROMANY ROAD (PID: 12309605) – ADDITION

This application as continued from the May 12, 2021 meeting for the following items:

1. *Additions, 7.2, numbers 2, 3, 4, 5, 7, and 8. Size relative to the existing building, attaching minimally to the existing building, maintaining the original orientation of the historic building, maintaining roof pitch, no taller or wider than the existing house.*
2. *Site Plan. A site plan is needed referencing added and existing square footage for the structure and the impervious area in the rear yard. Reference any trees to be disturbed or to remain that are on site and HVAC locations.*
3. *Windows, 4.14, numbers 1, 2 and 3. For windows on the original house, provide proof showing they are beyond repair. Any new windows should respond to the existing in regard to the size, proportion, and style found on the historic home.*
4. *Accessory Building. Not reviewed in this motion.*
5. *Elevations. Applicant to provide accurate elevations for the as-builts of the existing house depicting the size and proportion of the windows on the house. Delineate on the elevations as well as the floor plan the historic rear thermal wall of the original house.*

EXISTING CONDITIONS:

The existing structure is 2-story Colonial Revival building constructed c. 1943. Architectural features a symmetrical façade with a low center gable, brick quoins at the corners, a one-story wing, 8/8 and 6/6 double-hung wood windows. A garage is connected to the main house with a one-story hyphen addition. The exterior is painted brick. Lot size measures approximately 60' x 144'. Surrounding structures are 1, 1.5, 2 and 2.5-story single family buildings.

PROPOSAL:

The proposed project has multiple elements, including:

1. Demolishing the one-story side wing and reconstructing an open porch with a smaller footprint.
2. Demolishing the existing garage and hyphen connector to the main house.
3. Changing the pitch of the main house's hip roof from a 6/12 to an 8/12, which increases the ridge height by 3'-1 ¼".
4. Front porch addition with a 6/12 pitch central gable and a 6/12 hip roof.
5. Window replacement on the entire house.
6. Addition of a one-story addition that connects behind open porches (the rebuilt porch on the right elevation and new porch on the left elevation).
7. A new one-story garage structure is proposed at the left rear corner of the property.

Revised Proposal – June 9, 2021

- The addition has been modified to be a 2-story addition that is no taller and no wider than the existing house but does constitute a more than 50% increase in square footage.
- A covered rear porch is proposed.
- Existing windows are to be retained/repared. New windows to match existing.
- A new window opening is proposed on the right side elevation and a new door opening is proposed to be added to the left side on the existing house.
- The front porch addition has been reduced in size.
- The enclosed left side porch is to be removed and reconstructed in a modified footprint.
- A rebuild and extension/modification of the eave and fascia are proposed.
- Plans no longer include the right-side open porch addition, the one-story garage structure and rear yard fencing.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Left Elevation: lack of transition and clear delineation between the original house and the new addition.
2. Right Elevation: fenestration rhythm on the addition.
3. Eave alignment on the new addition as compared to the original house. How will the connections occur at the inner corners where the new addition meets the original house?
4. Front Elevation: alternative materials proposed for porch columns.
5. A rear yard open space calculation is needed that includes any existing/proposed to remain concrete.
6. The Commission will determine if the proposed project meets the Design Guidelines for Additions.
7. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED WITH CONDITIONS 1st: RUMSCH 2nd: HADEN

Mr. Rumsch moved to approve this application with the following condition, staff to review the substitute materials for the columns. The applicant has answered adequately the questions put forward by staff.

VOTE: 8/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON,
LINEBERGER, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HINDMAN, GOODWIN, MURYN

APPLICATION:

HDCRMI 2021-00104, 917 BERKELEY AVENUE (PID: 12309207) – ADDITION/PORCH CHANGES

This application as continued from the May 12, 2021 meeting for the following items:

- *Restudy for compatibility with Porches, 4.8, numbers 5 and 6.*
- 5. *Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.*
- 6. *Any porch enclosure that is permitted should be designed to be reversible and removal of original features should be minimal.*

EXISTING CONDITIONS:

The existing structure is a two-story Picturesque Revival with Tudor elements constructed in 1937. Architectural details include a front projecting gable and diminutive gabled dormers, and a one-bay projecting stone entry. Lot size irregular, measuring approximately 75' x 188' x 82' x 154'. Surrounding structures are 1.5, 2, and 2.5-story single family buildings.

PROPOSAL:

The proposed project is the enclosure of a side porch. The side porch is currently screened. The proposal is to remove the screens but retain the brick foundation, beam/trim, and wood columns and install brick walls between the columns. A set of triple casement windows, to match existing, are proposed for the front and right elevations and an entry door is proposed for the rear elevation. Proposed materials are traditional to match existing.

Revised Proposal – June 9, 2021

- Porch infill materials changed to wood 12-light casement windows with wood panels below on the front and right elevations.
- A clad wood ¾ light door proposed to be installed on the rear elevation.
- Two options have been provided for the rear elevation; option #1 proposes what appears to be solid wood panels to the right of the door on the rear elevation and option # 2 proposes wood 12-light casement windows with wood panels below to the right of the door, similar to what is proposed for the front and right elevations.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The original elements of the porch are retained: foundation, columns, beam/trim.
2. The Commission will determine if the proposed project meets the Design Guidelines for Porches, Windows, and Additions.
3. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED WITH CONDITIONS 1st: HENNINGSON 2nd: HADEN

Mr. Henningson moved to approve option 2, because the light pattern matches the light pattern and the fenestration on the rear house, per guideline 4.8, number 5, it ensures the historic character and features are preserved, and guideline 4.8, number 6 is reversible. Guideline 7.2 number 6, the addition is compatible with the existing building.

VOTE: 5/3

AYES: BARTH, HADEN, HENNINGSON, LINEBERGER, WALKER

NAYS: BONAPARTE, PARATI, RUMSCH

DECISION:

APPLICATION FOR ADDITION/PORCH CHANGES APPROVED WITH CONDITIONS.

NEW CASES

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HINDMAN, GOODWIN, MURYN

APPLICATION:

HDCRMI 2021-00149, 1921 CHARLOTTE DRIVE (PID: 12111901) – ALTERNATIVE MATERIALS/WINDOW & DOOR CHANGES

EXISTING CONDITIONS:

The property is a 2-story office/multi-family building constructed in 1992. Architectural features include a complex roof form, a recessed off-center entry on Charlotte Drive, and two centrally located arched metal vents on the roof. Lot size measures approximately 128.55' x 164.46' x 144.09' x 180'. Adjacent structures are 1-, 1.5-, 2-story single family and 2-story multi-family and office buildings. A replacement retaining wall on the Ideal Way side and rear patio expansion were approved administratively under COA# HDCADMRM-2018-00518; parking, landscaping and site work were approved administratively under COA# HDCADMRM-2020-00416.

PROPOSAL:

The proposed project is multi-part which includes:

- 1.) Front/Charlotte Drive elevation the existing vinyl siding will be replaced with cementitious board & batten siding, a new door and window system will replace the existing door & sidelights in the recessed entry and existing trim above one of the lower level triple windows will be removed
- 2.) Parking lot/left elevation a new storefront door will replace the existing entry door under the side entry roof and an existing panel door will be bricked in, and
- 3.) The existing vinyl siding on the lower level rear will be replaced with cementitious board & batten siding with a cement board trim band above.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission has previously approved the installation of non-grain fiber cement siding in dimensions to match traditional materials on non-historic additions and on new, infill construction.
2. The Commission will determine if the proposed project meets the Design Guidelines for Front Doors & Entrances, Trim, and Building Materials.
3. 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 1st: HENNINGSON 2nd: WALKER

Mr. Henningson moved to approve this application as drawn.

VOTE: 8/0

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON
LINEBERGER, PARATI, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ALTERNATIVE MATERIALS/WINDOW & DOOR CHANGES APPROVED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: HINDMAN, GOODWIN, MURYN

LEFT: HADEN 6:33, RUMSCH 6:33

APPLICATION:

HDCRMA 2021-00157, 814 EAST BOULEVARD (PID: 12108211) – NEW CONSTRUCTION

EXISTING CONDITIONS:

The building is a 1.5 story Craftsman bungalow constructed c. 1915. Architectural features include a full-width engaged shed-roof front porch supported by piers and square columns, a central dormer, brackets, shingle siding and double-hung wood windows in 8/1 and 6/1 patterns. Lot size is approximately 66' x 200'. There is a solid asphalt driveway located to the left of the house and a 10' alley in the rear. The current structure was approved for demolition with a 365 day stay at the July 8, 2020 HDC meeting (HDCRDEMO-2020-00208).

PROPOSAL:

The proposal includes the construction of a new structure and connector to the adjacent 820 East Blvd. The proposed new structure is two-stories with a height of 26'-7 ¾" to the tallest point. The building width is approximately 26'-8" with connector that extends further on the left side. Proposed siding materials are wood lap siding with wood trim, wood decorative brackets, wood porch railing with a brick foundation. Proposed windows appear to be a mix of double-hung, fixed, and feature/storefront windows. Roofing is asphalt shingle.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Building Width + Directional expression is too narrow and too vertical.
 - Proposed building appears to be modeled after Foursquare architecture. However, the proposed building appears to be more of a farmhouse with a vertical expression with applied Craftsman elements (exposed rafters, columns, window design).
 - The narrower and taller building results in proportionality discrepancies as visible in the front porch columns/roof height, relationship between the first and second levels, fenestration sizes and locations on the second level.
2. Front Elevation:
 - a. Dormer Roof pitch is very flat.
 - b. Railing design. Historically, railings ended at or below the windowsills (note railing at 820 E. Blvd). Recommend that railing be shortened, and simple booster rail added to meet code required height (per HDC railing guidelines).

3. Right elevation, which will be highly visible due to building placement on the lot, is a long, flat expanse.
4. Fenestration design on the right elevation, including rhythm, locations, and narrow openings with square panes.
5. Connector: Appears heavy, especially from the front elevation.
6. Further details are needed for the following:
 - a. Setbacks of the new building
 - b. Window/door/columns/rear deck materials & details, including a railing detail section
 - c. Porch section
 - d. Total height/width of connector
 - e. HVAC location
 - f. Dimensions & materials for site work including driveways/walkways
 - g. Reversibility of the connector addition in regard to the historic structure at 820 East Blvd
7. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

Mr. Steve Hofstatter, neighborhood resident, spoke in opposition of this application.

MOTION: DENIED 1st: HENNINGSON 2nd: WALKER

Mr. Henningson moved to deny this application based on guideline 6.1 new construction, not enough detail on the setback of the new building, spacing, there is no information on the spacing and the rhythm across the street. The orientation is incongruous with the other houses on the street. The massing, the building's vertical orientation and deep footprint are incongruous with corresponding houses on East Boulevard. The width is too narrow when compared to other houses in the immediate context. From a scale perspective, the heavy connector between the two buildings creates a large scale of a building that does not read as two separate buildings with a light and airy connector. The directional expression is too vertical. The roof form doesn't work. A hip roof on a deep rectangular structure does not work.

VOTE: 5/1

AYES: BONAPARTE, HENNINGSON, LINEBERGER, PARATI, WALKER

NAYS: BARTH

DECISION:

APPLICATION FOR NEW CONSTRUCTION DENIED.

APPLICATION:

HDCRMI 2021-00147, 2221 LEDGEWOOD LANE (PID: 12112416) – ADDITION

This application was deferred by the applicant.

APPLICATION:

HDCRMI 2021-00171, 425 WALNUT AVENUE (PID: 07101316) – SIDING REPLACEMENT/NON-TRADITIONAL MATERIALS

This application was deferred by the applicant.

Ms. Lineberger moved to approve the April 14th meeting minutes. Ms. Bonaparte seconded, and the vote was unanimous 6/0.

Ms. Bonaparte moved to approve the April 29th meeting minutes. Ms. Lineberger seconded, and the vote was unanimous 6/0.

Due to time constraints, Ms. Parati recessed the meeting at 7:25 PM. The four cases remaining on the agenda will be heard on Wednesday, July 14, 2021 at 1 PM

HDCRMA 2021-00150, 320 W. KINGSTON AVENUE

HDCRMI 2021-00138, 1615 DILWORTH ROAD W.

HDCRMI 2021-00142, 905 ROMANY ROAD

HDCCMI 2021-00158, 2200 PARK ROAD

Linda Keich, Clerk to the Historic District Commission