



APPROVED SEPTEMBER 8, 2021

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**HISTORIC DISTRICT COMMISSION REMOTE ONLINE MEETING**

**July 14, 2021**

**ROOM 267 + WebEx**

**MINUTES**

**MEMBERS PRESENT:** Ms. Kim Parati (Chairperson)  
Mr. P.J. Henningson (Vice Chairperson)  
Ms. Jessica Hindman (2<sup>nd</sup> Vice Chairperson)  
Mr. Chris Barth  
Ms. Nichelle Bonaparte  
Mr. Jim Haden  
Ms. Christa Lineberger  
Mr. Chris Muryn  
Ms. Jill Walker

**MEMBERS ABSENT:** Mr. Phil Goodwin  
Vacant

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

With a quorum present Chairperson Parati called the July 14, 2021 remote online meeting at 1:05 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. Vice-Chairperson Henningson 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 Vice-Chairperson Henningson will further open the floor to anyone who has joined the meeting by telephone. Speakers will begin by stating their name and address. Vice-Chairperson Henningson 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 JUNE 9 MEETING**

HDCRMA 2021-00150, 320 W. Kingston Avenue	Wilmore
HDCRMI 2021-00138, 1615 Dilworth Road W.	Dilworth
HDCDMI 2021-00158, 2200 Park Road	Dilworth

**CONSENT AGENDA**

HDCRMI 2021-00364, 1914 Thomas Avenue	Plaza Midwood
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**CONTINUED FROM JUNE 9 MEETING**

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

**NEW CASES**

HDCRMA 2021-00173, 628 S. Summit Avenue	Wesley Heights
HDCRMI 2021-00234, 611 W. Park Avenue	Wilmore
HDCRDEMO 2021-00253, 816 Walnut Avenue	Wesley Heights
HDCRMI 2021-00254, 1507 Belle Terre Avenue	Plaza Midwood
HDCRMI 2021-00256, 1901 The Plaza	Plaza Midwood
HDCRMI 2021-00257, 808 Woodruff Place	Wesley Heights
HDCRMA 2021-00258, 1801 Merriman Avenue	Wilmore
HDCRMI 2021-00302, 1539 Merriman Avenue	Wilmore

## NOT HEARD JUNE 9 MEETING

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

ABSENT: GOODWIN

RECUSE: HENNINGSON

### **APPLICATION:**

HDCRMA 2021-00150, 320 W. KINGSTON AVENUE (PID: 11908603) – ADDITION/ACCESSORY STRUCTURE

### **EXISTING CONDITIONS:**

The existing structure is a one-story, American Small House with Tudor/English Cottage Revival elements constructed c. 1936. Architectural features include a front gable covering a partial width front porch, stucco and wood ‘half-timbering’ in the front facing gable, 6/6 double-hung windows, and an engaged left side brick chimney. The exterior is unpainted brick. Existing ridge height is 24.9’ from grade. Lot size is 50’ x 195’. Surrounding structures are 1, 1.5, and 2-story single family buildings.

### **PROPOSAL:**

The proposed project is for an addition, front porch column changes, a retaining wall and a replacement accessory building. The addition includes an increase in the overall building height of approximately 3’-2” with a deck on the 2<sup>nd</sup> level rear. The addition will be clad in lap siding with shingle-style siding in the gables. The rear deck will be supported by wood columns on brick piers. An existing concrete block garage will be demolished. The new accessory building will be a 2-car garage with a footprint of approximately 22.8’ x 26.8’ and a height of approximately 20’-3”. The existing partial carriage track driveway will be replaced with a new driveway.

### **STAFF ANALYSIS**

Staff has the following comments about the proposal:

1. Addition
  - a. Height, scale, and massing.
  - b. Fenestration: size/dimensions, location, and trim.
  - c. Column/beam alignment for the new front porch columns.
  - d. Materials and architectural details on the addition in regard to windows, doors, siding, trim, columns, deck, etc.
  - e. Skylight details
  - f. HVAC location.
2. Accessory Building
  - a. Garage massing, scale (particularly the side wall height) as compared to the main house as shown on the property section exhibit.
  - b. Vent style should be rectangular in a vertical configuration.
  - c. Window and man-door trim dimensions.
  - d. Garage door – style, trim dimensions, and material details.
3. Site Features
  - a. Retaining wall dimensions needed.
  - b. New driveway width?

- c. Ensure new driveway is not run up to the foundation of the house, a minimum 12” planting strip is needed between the house and driveway.
- d. How far away is the tree in the middle of the yard to the proposed retaining wall, driveway, rear addition and accessory building?

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION: CONTINUED                    1<sup>st</sup>: HINDMAN   2<sup>nd</sup>: BARTH**

Ms. Hindman moved to continue this application for a restudy of the height relative to the historic structures within 360 degrees based on standard 6.6. A restudy of the massing for its weight and its two-story presentation based on standard 6.5. A restudy of the rhythm and the coplanar walls based on standard 6.12. A restudy of the fenestration, the six-over-six windows, and their overall proportion relative to the historic windows based on standard 6.12. Eliminate the center column on the front porch based on standard 6.14. A study of the Tudor and English Cottage presentation of columns on porches, the details for the base and cap on column, referencing precedent and examples, and the alignment with the beam and projection of the pier caps all based on standard 3.18 and 3.20. Standard 6.15 restudy of the ridge vent detail. Include the Zoutewelle on both sides of the street with the proposed project within the street scape. Chapter 8, the HVAC location and screening, tree protection plan, driveway details, dimensions and spacing at the house and retaining wall details and dimensions. No review of the accessory building at this time, as it is dependent on any continuations.

Mr. Barth made a friendly amendment, applicant to provide impervious calculations for the rear yard.

**VOTE:** 8/0

**AYES:** BARTH, BONAPARTE, HADEN, HINDMAN, LINEBERGER, MURYN, PARATI, WALKER

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ADDITION/ACCESSORY STRUCTURE CONTINUED.

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

ABSENT: GOODWIN

RETURNED: HENNINGSON, 2:04 PM

**APPLICATION:**

HDCRMI 2021-00138, 1615 DILWORTH ROAD W. (PID: 12311202) – TREE REMOVAL

**EXISTING CONDITIONS:**

The existing structure is a 2 story Colonial Revival constructed c.1938. Architectural features include a low, wide hipped roof, a front second story balcony with a metal railing under a projecting hip roof and oculus windows framing the front entry door. Siding material is brick. Lot size measures approximately 90’x 121.2’ x 74’ x 91.8’. Adjacent structures are 1.5, 2-story single-family buildings and Latta Park. Window, door and siding changes were administratively approved in 2019 under COA# HDCADMRM-2019-00059.

**PROPOSAL:**

The proposed project is for the removal of a 35” Willow Oak tree located in the left side front yard near the house. The Certified Arborist’s tree risk assessment report indicates that the tree is below the threshold for root flare decay, which does not allow staff to approve its removal at the Administrative level. A review of the tree removal request has also been provided by City of Charlotte Urban Forestry staff.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed tree removal meets the Guidelines.
2. Recommend that the size of the new large maturing canopy tree(s) is 2-3” caliper.
3. Minor changes may be approved by staff, including tree replanting plan.

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION: APPROVED                      1<sup>st</sup>: HADEN                      2<sup>nd</sup>: HENNINGSON**

Mr. Haden moved to approve the tree removal and a replanting of a Black Gum or Oak tree.

**VOTE:** 9/0

**AYES:** BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN  
LINEBERGER, MURYN, PARATI, WALKER

**NAYS:** NONE

**DECISION:**

APPLICATION FOR TREE REMOVAL APPROVED.

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

ABSENT: GOODWIN

**APPLICATION:**

HDCCMI 2021-00158, 2200 PARK ROAD (PID: 12110101) – ADDITION/OUTDOOR PATIO

The applicant deferred this application till August.

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**CONSENT AGENDA**

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

ABSENT: GOODWIN

**APPLICATION:**

HDCRMI 2021-00364, 1914 THOMAS AVENUE (PID: 08119726) – ACCESSORY BUILDINGS

**EXISTING CONDITIONS:**

The main building is a 1-story Craftsman bungalow house constructed in 1923. Architectural features include unpainted brick foundation, wood shake shingle siding, a full width engaged front porch with brick piers and paired wood columns, and a small hipped dormer. Adjacent structures are 1-2 story single family homes. The lot size is 50' x 150'.

**PROPOSAL:**

The project is the demolition of an existing one-story accessory building and the construction of two new accessory buildings in the rear yard. Due to the visibility of the accessory structures from the street the project requires full Commission review. The accessory buildings will be nearly identical on the exterior. The footprint of each building measures approximately 13'-4" x 27'-4". Both buildings are 14'-5" in height as measured from grade to ridge and have hipped roofs that coordinate with the primary structure. Siding material wood lap siding with a 3" reveal, brick foundation, and steel windows and doors. Post-construction, the rear yard will be 78% permeable.

The project was approved by the Historic District Commission February 13, 2019. There have been no changes to the project scope. COA# HDCRMI-2019-00037 was issued and is attached. Building permits were not pulled for the second structure and the approval has expired. The applicant is requesting the HDC reaffirm its previous decision.

**STAFF RECOMMENDATION:**

1. The project is not incongruous with the district and meets standards for Accessory Buildings, 8.9, and for New Construction, Chapter 6
2. Staff Recommends full approval for meeting all the Standards, per 10.4.1 of the Rules for Procedure.
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**

**1<sup>st</sup>: WALKER 2<sup>nd</sup>: HENNINGSON**

Ms. Walker moved to approve this application because it is not incongruous with the district and it meets the standards for Accessory Buildings, guidelines 8.9, and for New Construction Chapter 6.

**VOTE:** 9/0

**AYES:** BARTH, BONAPARTE, HADEN, HENNINGSON,  
HINDMAN, LINEBERGER, MURYN, PARATI, WALKER

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ACCESSORY BUILDING APPROVED.

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**CONTINUED FROM JUNE 9<sup>TH</sup> MEETING**

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

ABSENT: GOODWIN

**APPLICATION:**

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

***This application as continued from the June 9, 2021 meeting for the following items:***

***Windows***

- *Keep and repair existing windows, per guidelines 4.14, # 1, 2, & 3.*
- *Provide evidence on all windows that are beyond repair.*
- *Restudy the windows above the stained glass to give more separation between the egress windows and the stained-glass windows on the left & right elevations.*
- *On the left & right elevations, the window at ground level towards the front of the church, change that window size to match the other historic window sizes & openings.*
- *For the windows on the rear elevation, ensure that any windows that are being bricked up or omitted are detailed on the drawings.*

***Metal canopies***

- *Restudy the canopies and transom size to ensure that the canopies are not mounted into the cast stone.*

***Doors***

- *Retain/repair historic doors and do not change the size, per guidelines 4.10, # 1 & 4.*
- *On the front elevation, keep the original door configuration.*
- *On the left elevation, keep the side door towards the back.*
- *Restudy the doors, paneling to better match what's on the front elevation of the church.*

***Chimneys***

- *Retain all chimneys, per guideline 4.7, # 1.*

***AC units***

- *Do not put AC units in the front elevation, per guideline 8.8, # 1.*

***Addition***

- *Provide details on materials and sizes including trim, window trim, and a section drawing.*
- *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 for compatibility with the original building per guidelines for additions 7.2. These are the areas that are currently constructed with siding.*
- *Restudy/redesign the plumbing screening on the ridge of the addition.*

***Site Plan***

- *Label all trees being removed or added.*
- *Detail the screening for the rear parking and trash.*

### **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.

*Revised Proposal – July 14, 2021*

- *Windows restudied. Existing windows to be repaired and retained. Design of new windows changed.*
- *Doors. Existing doors to be repaired and retained. Design of new doors changed.*
- *Chimneys to remain.*
- *AC units relocated.*
- *Addition. Elevations revised.*
- *Site plan. Trees and trash screening details shown.*
- *Metal canopies revised*

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Metal Canopies:
  - a. Lack of details about installation and design. A section might be needed. Confirm metal door canopies will not impact the existing cast stone detail.
2. Addition:
  - a. Label size (footprint and height dimensions) on plans.
  - b. Courtyard elevation mullion size between paired windows.
  - c. Materials details and dimensions.
  - d. Window trim detail, particularly for the field of siding in the connector.
  - e. Section drawing for porch beam/column details.
3. Site:
  - a. Label tree species and size on the site plan for both trees proposed for removal and new trees to be planted.
  - b. Do not include street trees or alley trees (not within HDC jurisdiction).
  - c. Trash screening elevations with height, materials, details.

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION: APPROVED WITH CONDITIONS      1<sup>st</sup>: LINEBERGER      2<sup>nd</sup>: HENNINGSON**

Ms. Lineberger moved to approve this application because it meets the guidelines per the Secretary of Interior Standards, 2.5, New Construction, Chapter 6, Additions, Chapter 7 and Windows, 4.12 to 4.14, and the conditions outlined by staff and provide permit ready construction plans.

Ms. Parati made a friendly amendment, the site appurtenances 8.8 HVAC and trash.

**VOTE:** 9/0

**AYES:** BARTH, BONAPARTE, HADEN, HENNINGSON,  
HINDMAN, LINEBERGER, MURYN, PARATI, WALKER

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ADDITION AND FENESTRATION CHANGES APPROVED WITH CONDITIONS.

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

ABSENT: GOODWIN

LEFT: HINDMAN, 2:55 PM

**APPLICATION:**

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

***This application as continued from the June 9, 2021 meeting for the following items:***

- *Provide the following additional documentation:*
  - *site plan showing the screening of the HVAC units*
  - *a specific protection plan for the tree*
  - *analysis of the coverage of the backyard with regard to the 50 percent [rear yard open space] rule*
- *Restudy the front elevation and the fenestration of the window positioning and size*

**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 this 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.

*Revised Proposal – July 14, 2021*

- HVAC screening shown.
- Tree protection shown on site plan.
- Rear yard impermeable area will be 19% post-construction.
- Window re-study provided.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed project meets the Design Standards for Additions, 7.2 and New Construction, Chapter 6.
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 Parati's invitation to speak for or against this application.

**MOTION: APPROVED WITH CONDITIONS      1<sup>st</sup>: HENNINGSON      2<sup>nd</sup>: HADEN**

Mr. Henningson moved to approve this application because it meets guidelines for Additions, 7.2, and New Construction, all of Chapter 6. And the Commission requests that the applicant use option four for the window configuration on the front elevation.

**VOTE:** 8/0

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

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

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**NEW CASES**

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

ABSENT: GOODWIN

RETURNED: HINDMAN, 3:32 PM

**APPLICATION:**

HDCRMA 2021-00173, 628 S. SUMMIT AVENUE (PID: 07102327) – ADDITION

**EXISTING CONDITIONS:**

The existing one-story Bungalow, known as the Byrd-Steele House, was constructed c. 1925. The building has a three-bay façade with a front gable main roof. Architectural features Craftsman details with exposed rafters, 4/1 double-hung wood windows and a full-width front porch engaged under a lower front gable supported by brick columns. The house has been wrapped in vinyl and aluminum. The lot size is approximately 55' x 195'. Adjacent structures 1, 1.5, and 2-story single family and multi-family buildings.

**PROPOSAL:**

The proposed project is rear addition that also extends towards the right property line. The vinyl/aluminum wrap is proposed for removal. Original siding and trim will be retained and repaired as needed. Proposed materials are traditional to match existing, including windows and doors.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Right Elevation:
  - a. Location/size of trim band on side entry does not appear to match front porch. See A2.3, Perspectives, and compare the side porch trim band to the front porch.
  - b. Trim band appears too high and area of shake shingle siding in gable is too small. Not proportional to the rest of the house.
2. Rear Elevation:
  - a. Brick pier appears oversized compared to the wood column.
  - b. Trim band on rear bay (above the triple window) appears to be located too high on the wall.
3. Left Elevation:
  - a. Recommend the addition of corner board/vertical trim to delineate the original rear corner of the house and transition to the addition.
4. Site Plan:
  - a. Driveway dimensions needed.
  - b. Driveway should extend to the rear of the house.
5. Minor changes may be approved by staff (driveway details, trim details, window manufacturer, etc.).

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION: APPROVED WITH CONDITIONS**

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

**2<sup>nd</sup>: LINEBERGER**

Mr. Henningson moved to approve this application, because it meets our standards for Additions, 7.2, with the following conditions: 1.) update the diagram to reflect the widening of the side porch on the right elevation. 2.) Make the following changes to the windows on the left elevation: towards the rear of the house, move the two master bedroom windows in 16 inches closer toward each other. Align the sill height of those two windows with the window that's underneath the chimney. 3.) The three bathroom windows in between the original house and the master bedroom, change the light configuration to either be three or four vertical lights.

**VOTE:** 8/1

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

**NAYS:** MURYN

**DECISION:**

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

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

ABSENT: GOODWIN

**APPLICATION:**

HDCRMI 2021-00324, 611 W. PARK AVENUE (PID: 11909609) – ADDITION

Not Heard: Required fee, waiver, checklist not received.

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

ABSENT: GOODWIN

**APPLICATION:**

HDCRDEMO 2021-00253, 816 WALNUT AVENUE (PID: 07102126) – DEMOLITION

**EXISTING CONDITIONS:**

The existing structure is one-story, multi-family building constructed c. 1950. The front-gabled building has a concrete stoop, 1/1 windows, and a painted brick exterior. Adjacent structures 1, 1.5 and 2-story single-family and multi-family buildings. The lot size is approximately 55' x 150'.

**PROPOSAL:**

The proposal is full demolition of the building. The applicant is requesting approval for immediate demolition and a waiver of the 365-day delay. The following information is presented for the Commission's review and consideration:

- Digital photos of all sides of building
- Digital photos of significant architectural details
- Property survey
- Elevations
- Zoutewelle survey

**STAFF ANALYSIS:**

1. The Commission will determine if the application is complete.
2. The Commission will determine whether or not the building has special significance to the Wesley Heights Local Historic District. With affirmative determination, the Commission can apply up to a 365-Day Stay of Demolition.
3. If the Commission determines that this property does not have any special significance to the district, then demolition may take place without a delay or upon the approval of new construction plans.

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION 1: APPLICATION COMPLETE 1<sup>st</sup>: HADEN 2<sup>nd</sup>: WALKER**

Mr. Haden moved that the application is complete with all the required documentation.

**VOTE:** 9/0

**AYES:** BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN  
LINEBERGER, MURYN, PARATI, WALKER

**NAYS:** NONE

**DECISION:**

APPLICATION COMPLETE

**MOTION 2: SPECIAL SIGNIFICANCE 1<sup>st</sup>: HADEN 2<sup>nd</sup>: LINEBERGER**

Mr. Haden moved that the building has special significance due to its age for maintaining the character of Wesley Heights local Historic District.

**VOTE:** 9/0

**AYES:** BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN  
LINEBERGER, MURYN, PARATI, WALKER

**NAYS:** NONE

**DECISION:**

BUILDING HAS SPECIAL SIGNIFICANCE

**MOTION 3: APPROVED 1<sup>st</sup>: HADEN 2<sup>nd</sup>: HENNINGSON**

Mr. Haden moved to approve the application with a 365 day stay of demolition of the building due to its special significance and value toward maintaining the character of the district.

**VOTE:** 9/0

**AYES:** BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN  
LINEBERGER, MURYN, PARATI, WALKER

**NAYS:** NONE

**DECISION:**

DEMOLITION APPROVED WITH A 365 DAY STAY OF DEMOLITION.

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

ABSENT: GOODWIN

**APPLICATION:**

HDCRMI 2021-00254, 1507 BELLE TERRE AVENUE (PID: 08119331) – WINDOW/DOOR CHANGES

**EXISTING CONDITIONS:**

The existing structure is a Bungalow with Craftsman elements constructed c. 1928. Architectural details include a clipped gable roof supported by brackets, a side porch (now infilled), 4/1 double-

hung wood windows, and a full-width front porch with a shed roof supported by wood columns and brick piers. Exterior materials are German lap siding and an unpainted brick foundation and exterior brick chimney on the left elevation. The lot size is approximately 50' x 167.5'. Adjacent structures are 1 and 1.5-story single family buildings.

**PROPOSAL:**

The proposed project is for changes to windows and doors on the right elevation. Where windows are removed, new wood German lap siding will be toothed in to match existing. Proposed materials are wood doors and new windows within Simulated True Divided Lights (STDL) in a 4/1 pattern to match existing.

The replacement of the non-original front door and rear door, and non-original window changes at the rear right elevation and on the rear elevation were approved at the Administrative level under COA# HDCADMRM-2021-00204.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Right Elevation:
  - a. Previously enclosed side porch is becoming less open instead of more open.
  - b. Change in size and location of original window openings
2. Window manufacturer and specs.
3. Minor changes may be approved by staff, including window specs.

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION: APPROVED WITH CONDITIONS      1<sup>st</sup>: BARTH      2<sup>nd</sup>: HADEN**

Mr. Barth moved to approve this application with the following conditions: the windows on the enclosed porch at the entry door on the right elevation, maintain the current size, referencing guidelines for Porches 4.8, Windows 4.12 through 4.14, and the Secretary of interior standards on page 2.5.

**VOTE:** 6/0

**AYES:** BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN  
LINEBERGER, MURYN, PARATI, WALKER

**NAYS:** NONE

**DECISION:**

APPLICATION FOR WINDOW DOOR CHANGES APPROVED WITH CONDITIONS.

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**NEW CASES**

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

ABSENT: GOODWIN

LEFT: HINDMAN, 4:58 PM

**APPLICATION:**

HDCRMI 2021-00256, 1901 THE PLAZA (PID: 08119702) – ADDITION

**EXISTING CONDITIONS:**

The existing 1.5 story Craftsman Bungalow constructed c. 1934. Architectural features include 8/1 double-hung wood windows and a full-width front porch with a gable roof supported by paired square wood columns atop stone piers (the single columns atop the piers flanking the front porch steps appear to be later additions). The front porch also features a wide decorative trim band. Exterior features include wood lap siding and an unpainted stone foundation, chimney, and porch piers. The lot size is approximately 66' x 170'. Adjacent structures 1, 1.5, and 2-story single family and institutional buildings.

**PROPOSAL:**

The proposed project is window changes and a rear addition that is no taller or wider than the original house but visible because the house is on a corner lot.

The new work expands a previous, non-historic rear addition at the rear of the building and a previous, non-historic dormer addition on the right elevation. Proposed materials are traditional to match existing. New windows are proposed to be Jeld-Wen aluminum clad double-hung and casements with Simulated True Divided Light (STD L) in a pattern to match existing. A new exterior chimney in stone to match the foundation and front porch piers on the original house is also proposed. Post-construction, rear yard impermeable area will be 27%.

On the left elevation of the non-historic rear addition, a non-historic window will be replaced with two salvaged historic windows from the rear elevation.

On the right elevation, the project includes changing the windows on all sides of a small, non-historic addition. One of the non-historic windows is on the front elevation facing The Plaza so is not eligible for Administrative review. The existing opening will be enlarged and a salvaged historic window from the rear elevation will be installed.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. The proposed project appears to meet all standards for Additions, page 7.2 and New Construction, Chapter 6.
2. 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**                      **1<sup>st</sup>: WALKER**    **2<sup>nd</sup>: HADEN**

Ms. Walker moved to approve this application because it is not incongruous with the district and meets the standards for Additions and New Construction.

**VOTE:** 8/0

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

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ADDITION APPROVED.

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

ABSENT: GOODWIN, HINDMAN

**APPLICATION:**

HDCRMI 2021-00257, 808 WOODRUFF PLACE (PID: 07103503) – ADDITION

**EXISTING CONDITIONS:**

The existing structure is a one-story American Small house with Tudor Elements constructed c. 1943. The building has a three-bay façade with a front gable main roof. Architectural features include an asymmetrical façade with a cross gable over an entry bay, a prominent front chimney, and 8/8 and 6/6 double-hung wood windows. The original side porch has been screened. The exterior is unpainted brick. The lot size is approximately 82' x 150'. Adjacent structures 1, 1.5, and 2-story single family buildings.

**PROPOSAL:**

The proposed project is rear addition that ties beneath the existing ridge and that also extends towards the right property line. A small shed dormer will be added to the front elevation. The existing front stoop and steps will be removed and replaced with an 8' deep concrete patio with brick rowlock and new brick steps. One tree is proposed for removal in the rear yard. Proposed materials are Nichiha Savannah smooth lap or wood lap siding with a Nichiha and wood board and batten detail on the new cross gables. All trim proposed to be wood. In the gable ends of the original house, two existing, original windows are proposed to be replaced with new casement windows for egress. New windows on the addition are proposed to be Jeld-Wen Sitrine aluminum clad wood with putty-glaze Simulated True Divided Light (STDL). Post-construction the rear yard impermeable area will be 20%.

**STAFF ANALYSIS:**

Staff has the following concerns with the proposal:

1. Left Elevation:
  - a. Align window in gable addition to be centered above the small, existing kitchen window on the first level.
2. Right Elevation:
  - a. Align small, square window in bump out to be centered under gable.
  - b. Fenestration alignment on first and second level of the rear addition

3. Trees:
- a. Letter from a Certified Arborist for tree proposed for removal and a protection plan for the tree in the right side yard proposed to remain.

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION: APPROVED WITH CONDITIONS      1<sup>st</sup>: HENNINGSON      2<sup>nd</sup>: LINEBERGER**

Mr. Henningson moved to approve this application for the addition as shown on the addendum drawings because it meets standards for Additions, Chapter 7.2. Approve the removal of the tree per guideline 8.5, #2. A certified arborist recommends removal because the tree is imbalanced with a significant lean.

Ms. Walker made a friendly amendment for a replacement tree.

Applicant to provide a tree planting of a tree, 3" to 5" caliper large canopy tree from the city's approved list.

**VOTE:** 8/0

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

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ADDITION AND TREE REMOVAL APPROVED WITH CONDITIONS.

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Ms. Parati asked the commission to reconsider Agenda item #4, 1914 Thomas Avenue, and Agenda item #10, 1507 Belle Terre Avenue.

Mr. Haden moved to reconsider Agenda item #4 1914 Thomas Avenue and Agenda item #10 1507 Belle Terre Avenue, it was seconded by Ms. Walker and the vote was unanimous. 6/0.

Mr. Barth owns property within 300' of both Agenda items, 1914 Thomas Avenue and 1507 Belle Terre Avenue and received legal notices. As a property owner within 300', Mr. Barth is required to recuse from both applications.

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**RECONSIDERED APPLICATION:**

HDCRMI 2021-00364, 1914 THOMAS AVENUE (PID: 08119726) – ACCESSORY BUILDINGS

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

ABSENT: GOODWIN, LINEBERGER, MURYN

RECUSED: BARTH

RETURNED: HINDMAN, 6:17 PM

LEFT: MURYN, 6:00 PM, LINEBERGER, 6:00 PM

**RECONSIDERED MOTION: APPROVED**

**1<sup>st</sup>: WALKER      2<sup>nd</sup>: HADEN**

Ms. Walker moved to approve this application because it is not incongruous with the district and meets Guidelines 8.9 for Accessory Buildings and for New Construction, Chapter 6.

**VOTE:** 6/0

**AYES:** BONAPARTE, HADEN, HENNINGSON, HINDMAN  
PARATI, WALKER

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ACCESSORY STRUCTURE APPROVED.

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**RECONSIDERED APPLICATION:**

HDCRMI 2021-00254, 1507 BELLE TERRE AVENUE (PID: 08119331) – WINDOW/DOOR CHANGES

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

ABSENT: GOODWIN, LINEBERGER, MURYN

RECUSED: BARTH

**RECONSIDERED MOTION: APPROVED WITH CONDITIONS, 1<sup>st</sup>: HENNINGSON 2<sup>nd</sup>: WALKER**

Mr. Henningson moved to approve this application with the following conditions: the window sizes on either side of the entry door on the right elevation remain unchanged per guidelines for Porches 4.8, for guidelines for Windows 4.12 through 4.14, and the Secretary of Interior Standards page 2.5.

**VOTE:** 6/0

**AYES:** BONAPARTE, HADEN, HENNINGSON, HINDMAN  
PARATI, WALKER

**NAYS:** NONE

**DECISION:**

APPLICATION FOR WINDOW AND DOOR CHANGE APPROVED WITH CONDITIONS.

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

ABSENT: GOODWIN, LINEBERGER, MURYN

RETURNED: BARTH, 6:20 PM

**APPLICATION:**

HDCRMA 2021-00258, 1801 MERRIMAN AVENUE (PID: 11909113) – ACCESSORY BUILDING

**EXISTING CONDITIONS:**

The existing structure is a one-story American Small House with Tudor Revival elements constructed c. 1945. Architectural features include an asymmetrical façade with a prominent chimney on the front elevation, an arched front entry, a side porch (infilled), and 8/8 and 6/6 double-hung wood windows. The brick exterior has been painted. A small rear addition appears to have German lap siding and corner boards. The building is on a corner lot with a slightly irregular size measuring approximately 53' x 141' x 78' x 129'. Adjacent structures are 1 and 1.5 story single family buildings.

**PROPOSAL:**

The proposed project is the construction of a new Accessory Dwelling Unit (ADU). The building is located as close to the rear inside corner of the lot as allowed by required ADU zoning setbacks. At the tallest point the height will be 19'-9". Due to lot topography changes, the main house measures 20'-10" at the rear and 21'-4 1/2" at the front. Proposed materials for the ADU are wood siding and trim. The windows will be aluminum clad in a 6/6 pattern to coordinate with the main house.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Massing, co-planer rear dormer.
2. Confirm the style of wood siding – lap or German lap?
3. Garage door design (arch) and material (composite). For street-facing garage doors the Commission typically requires wood garage doors.
4. Post-construction rear yard open space calculations.
5. Driveway material and dimensions.

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION: APPROVED WITH CONDITIONS                      1<sup>st</sup>: HENNINGSON                      2<sup>nd</sup>: BONAPARTE**

Mr. Henningson moved to approve this application based on guidelines, Chapter 8.9 for Accessory Buildings with the conditions: The wood siding should be lap. The garage door should be solid wood. The window detail in the elevation diagrams should match the window cross-section, the window detail. There shouldn't be any window picture frame molding. The door on the front and right elevations should have a 12-light pattern. On the second story, the wall should be brought in six inches, so the second story is not coplanar with the thermal walls on the first story. Staff should review the rear yard permeability calculations, and if there's an issue, the application should be brought back before the commission.

Mr. Barth made a friendly amendment; the rear dormer is not really a dormer, so it does not need to step back. **VOTE:**                      7/0                      **AYES:** BARTH, BONAPARTE, HADEN, HENNINGSON

HINDMAN, PARATI, WALKER

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ACCESSORY BUILDING APPROVED WITH CONDITIONS.

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

ABSENT: GOODWIN, LINEBERGER, MURYN

**APPLICATION:**

HDCRMI 2021-00302, 1539 MERRIMAN AVENUE (PID: 11909708) – ACCESSORY BUILDING

**EXISTING CONDITIONS:**

The existing structure is a house constructed in 1940. Major alterations, including a second level addition, were made to the house in recent years. The site is a corner lot at Merriman Avenue and

Larch Street. Current height is approximately 30' from finished floor to ridge. Lot size is approximately 64' x 118'. A re-design was approved by the full HDC on July 11, 2018 (HDCRMA-2018-00212). Front porch changes were approved by the full Commission in August 2020 (HDCRMI-2020-00208).

**PROPOSAL:**

The proposal is the construction of a new accessory building. The one-story, one-bay garage will be setback approximately 20' from the property line and slightly behind an existing bump out on the main house right elevation. Due to lot topography and existing conditions, the building cannot be placed further back on the lot. All traditional materials are proposed to match the main house. The building footprint measures approximately 14'-10" x 24' and has a proposed height of 18'-8". Post-construction rear yard open space will be approximately 49%.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Massing and co-planer rear dormer.
2. Siding dimensions and specs.
3. Garage door material. For street-facing garage doors the Commission typically requires wood garage doors.

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION: CONTINUED**

**1<sup>st</sup>: HINDMAN 2<sup>nd</sup>: HADEN**

Ms. Hindman moved to continue this application for: the applicant to provide the detail of the fascia and the wrapping roof lapping on the front and back of the garage, clarification on the siding material, and a wooden garage door.

Mr. Barth made a friendly amendment, applicant to provide garage door profile.

**VOTE:** 7/0

**AYES:** BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN, PARATI, WALKER

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ACCESSORY STRUCTURE CONTINUED.

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With no further business to discuss, Ms. Parati recessed the meeting at 7:19 PM.

Linda Keich, Clerk to the Historic District Commission