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**HISTORIC DISTRICT COMMISSION REMOTE ONLINE MEETING  
November 10, 2021  
ROOM 280 + 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. Phil Goodwin  
Mr. Jim Haden  
Ms. Christa Lineberger  
Mr. Chris Muryn  
Ms. Jill Walker

**MEMBERS ABSENT:** 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  
Mr. Thomas Powers, Assistant City Attorney  
Ms. Candy Thomas, Court Reporter

With a quorum present Chairperson Parati called the November 10, 2021 hybrid in-person, remote online meeting at 1:04 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 Standards. 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 THE OCTOBER 13 MEETING**

HDCRMI 2021-00600, 805 Walnut Avenue	Wesley Heights
HDCRMI 2021-00311, 554 W. Kingston Avenue	Wilmore
HDCRMI 2021-00147, 2221 Ledgewood Lane	Dilworth

**CONSENT AGENDA**

HDCRMI 2021-00794, 1119 Belgrave Place	Dilworth
HDCRMI 2021-00793, 628 Woodruff Place	Wesley Heights
HDCRMI 2021-00747, 2025 Thomas Avenue	Plaza Midwood
HDCRMI 2021-00702, 309 Walnut Avenue	Wesley Heights
HDCRMA 2021-00748, 1225 Ideal Way	Dilworth
HDCRMI 2021-00835, 320 Settlers Lane	Fourth Ward

**CONTINUED FROM OCTOBER 13 MEETING**

HDCRMI 2021-00234, 611 Park Avenue	Wilmore
HDCRMA 2021-00235, 1913 Cleveland Avenue	Dilworth
HDCRMA 2021-00451, 1836 The Plaza	Plaza Midwood
HDCRMA 2021-00493, 716 Woodruff Place	Wesley Heights

**NEW CASES**

HDCADMRM 2021-00052, 704 Templeton Avenue	Dilworth
HDCRMI 2021-00506, 607 N. Pine Street	Fourth Ward
HDCRMA 2021-00507, 2200 Charlotte Drive	Dilworth
HDCRMI 2021-00512, 1610 Thomas Avenue	Plaza Midwood
HDCRMI 2021-00598, 2115 Dilworth Road W.	Dilworth
HDCRMI 2021-00533, 2107 Dilworth Road E.	Dilworth
HDCRMI 2021-00385, 712 Mt. Vernon Avenue	Dilworth

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**NOT HEARD AT THE OCTOBER 13 MEETING**

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

**APPLICATION:**

HDCRMI 2021-00600, 805 WALNUT AVENUE (PID: 07102219) – ADDITION

**EXISTING CONDITIONS:**

The existing structure is a one-story, brick-veneered American Small House with Colonial Revival/Tudor elements constructed c. 1928. Architectural details include a front exterior chimney and side-gabled roof with two front-facing cross gables, an arched front entry and original front door. Some of the original windows on the front elevation and right elevation have been replaced. The original windows on the left elevation are all 6/6. Lot size is 55' x 192.5'. Surrounding structures are 1 and 1.5 story single family buildings and a 2-story multi-family building.

**PROPOSAL:**

This is partly an after-the-fact application and is in two-parts.

Part 1: A one-story addition to the right elevation. The applicant is proposing to build a new, open side porch. The porch is slightly wider than the existing house, which precludes Administrative approval. In addition, non-traditional materials are proposed, which also requires full Commission review. The roof will be a shed roof and supported by 10" square wood columns with a wood floor. The existing stoop is to remain, and the porch will be constructed over it. The roof will extend to cover the steps down to the basement to mitigate water intrusion in the basement. Proposed materials will be traditional except for the roof trim. Roof trim is proposed to be cellular PVC.

Part 2: The applicant is proposing to install new cellular PVC roof trim on the entire house.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. The side porch and design details may be finalized with staff if the Commission is okay with it being slightly wider than the house.
  
2. Per New Construction: Materials, page 6.15 #3, cellular PVC is not allowed on existing buildings or on new construction within historic districts.

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION1: APPROVED WITH CONDITIONS**

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

Ms. Hindman moved to approve the side porch footprint and location, staff to review the massing, roof form, and materials and details.

**VOTE:** 10/0

**AYES:** BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN,

LINEBERGER, MURYN, PARATI, WALKER  
**NAYS:** NONE

**DECISION:**

APPLICATION FOR SIDE PORCH APPROVED WITH CONDITIONS.

**MOTION 2: DENIED**

**1<sup>st</sup>:** MURYN    **2<sup>nd</sup>:** LINEBERGER

Mr. Muryn moved to deny the installation of new cellular PVC roof trim on the entire house, per standards 6.15, 1, 3, and 4 and standards 5.2, 1 through 12.

**VOTE:** 10/0

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

**NAYS:** NONE

**DECISION:**

APPLICATION FOR THE INSTALLATION OF NEW CELLULAR PVC DENIED.

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

**APPLICATION:**

HDCRMI 2021-00311, 554 W. KINGSTON AVENUE (PID: 11907120) – ADDITION

**EXISTING CONDITIONS:**

The existing structure is a one-story American Small house constructed in 1951. It is a simple brick structure a triple window on the front elevation, wood gable vents, and a small front porch. Lot size is an irregular shape measuring approximately 71'x130'x15'x130'. Surrounding historic structures are one-story brick American Small houses, an institutional building, and new townhomes. In February 2019, the Commission approved changing a double-hung window on the right elevation to a transom wood window and a small rear addition measuring 12'-6" x 14'-9" was staff approved (COA# HDCRMI-2018-00457).

**PROPOSAL:**

The proposal a new addition to the front of the structure. Due to lot configuration and setback requirements a larger rear addition is not feasible. Proposed new setback of the front thermal wall is 25'-9.5". An 8' deep front porch is also proposed. The new setback for the porch is 22'-3.5". The heated portion of the addition is approximately 351 square feet. Roof form and materials are traditional to match existing (brick, wood windows, etc.). The addition is differentiated from the original house by stepping in 8" from the right elevation to retain the original front right corner of the house. On the left side a new exterior brick chimney provides a transition from the original left corner of the house.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed project meets the Design Additions, page 7.2 and New Construction, Chapter 6.
2. The subject property is at a transitional location between new townhomes and a street one-story small house.

3. Lot shape causes constraints preventing a traditional rear addition, which is an
4. available option to all other small houses along this block.
5. 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**

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

Ms. Hindman moved to approve this application because it is not incongruous with the neighborhood and meets standards 4.8, 6.6 and 6.10, with an allowance based on the unique conditions and sensitivity to the character of the neighborhood and the street and the American Small house. All new windows are to be wood. For the triple cluster windows, the applicant to provide a share jamb detail to staff with supporting contextual documentation for size and that the new brick gable end at the right elevation go to staff for any material change consistent with context and staff can advise if that change must come back to the commission.

**VOTE:** 10/0

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

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

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

**APPLICATION:**

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

**EXISTING CONDITIONS:**

The existing structure is a one-story, bungalow with both Craftsman and Colonial Revival elements, constructed c. 1926. Architectural details include side gable roof with pent eaves, 6/1 double-hung wood windows, and an engaged front porch under a full façade gabled roof supported by slightly tapered square columns on top of brick piers. The primary exterior material is brick with shake shingle siding in the front gable. The lot is shallow and irregularly shaped measuring approximately 50' x 97' x 29' x 55' x 57'. Adjacent structures include 1 and 1.5 story single-family structures and a 2-story multi-family structure.

**PROPOSAL:**

The proposed project is a rear addition that raises the ridge approximately 4'4". An addition to the right elevation is also proposed, which will widen the house approximately 7'-6". A series of sketches showing alternative addition configurations considered are shown on A-7.0. Proposed materials are traditional to match existing, including roof trim and design. New windows shown as Jeld-Wen aluminum clad Simulated True Divided Light (STDL) in a 6/1 pattern to match existing. Post-construction the rear yard will be 79% permeable. The Zoning Board of Adjustment (ZBA) issued a variance for both rear yard and side yard required setbacks due to the unique conditions of this lot at its August 31, 2021 meeting (A-3.0).

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Co-planar rear elevation walls.
2. Confirm the new wood siding will be individually applied shakes, and not panels of shingles.
3. Confirm the windows to be the 'Siteline' line from Jeld-Wen.
4. Width of driveway next to the building?
5. HVAC location?

**SPEAKERS [FOR | AGAINST]:**

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

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

Mr. Henningson moved to continue this application for a restudy of the massing, complexity of form, roof forms per standard 6.5, new construction, and standards 6.10 roof forms. Standards 7.2, number 2, limit the size of the addition so that it does not overpower the historic house. Restudy per standard 6.6 on height and width. Restudy the width so that can eliminate front yard parking. Per standard 8.2, number 3, retain the original historic driveway and standard 8.2, number 3, retain the original historic driveway, and standard 8.2, number 6, the driveway should not stop at the beginning of the house. Per standard 4.15, number 9 do not add shutters to buildings that never had them.

**VOTE:** 10/0                    **AYES:** BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN,  
LINEBERGER, MURYN, PARATI, WALKER  
**NAYS:** NONE

**DECISION:**

APPLICATION FOR ADDITION CONTINUED.

**CONSENT AGENDA**

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

**APPLICATION:**

HDCRMI 2021-00794, 1119 BELGRAVE PLACE (PID: 12310303) – ADDITION

**EXISTING CONDITIONS:**

The existing structure is a one-story Colonial Revival-style house constructed in 1951. Notable features include a slate roof, engaged front entry, and metal windows. Previously approved projects include a detached garage and a sunroom addition on the rear. Lot size is irregular and measures approximately 104' x 212'. Adjacent structures are 1, 1.5, and 2-story single-family structures.

**PROPOSAL:**

The proposal is a small, 149 sf addition on the right elevation. Proposed materials are brick to match existing, and a standing seam metal roof. An existing window on the right elevation will be relocated/reused. The other new window will be Kolbe aluminum clad to match other windows on the

house. Small ornamental trees will be removed, but no canopy trees will be impacted. The proposed addition is slightly wider than the original house which requires full Commission review.

**STAFF RECOMMENDATION:**

1. The project is not incongruous with the district and meets standards for Additions, page 7.2 and New Construction, Chapter 6
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting all Standards 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                      1<sup>st</sup>: BONAPARTE                      2<sup>nd</sup>: HENNINGSON**

Ms. Bonaparte moved to approve this application because it is not incongruous with the district, and it meets the design standards for additions, 7.2 and new construction chapter 6, and permit-ready construction drawings be submitted to staff for final review.

**VOTE:** 10/0                      **AYES:** BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN, LINEBERGER, MURYN, PARATI, WALKER

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ADDITION APPROVED.

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

**APPLICATION:**

HDCRMI 2021-00793, 628 WOODRUFF PLACE (PID: 07103515) – ADDITION

**EXISTING CONDITIONS:**

The property is a two-story Colonial Revival building constructed in 1948. Architectural features include a symmetrical façade, exterior end chimney and quarter-round gable windows. The original windows were 8/8 double-hung but have been replaced at some point. A rear sunroom addition and the enclosed front portion were both installed prior to the creation of the Wesley Heights local historic district. Lot size is approximately 55' x 150'. Adjacent structures are 1, 1.5, and 2-story single-family structures.

**PROPOSAL:**

The proposal is changes to a previously enclosed front entry, removal of a non-original rear addition, construction of a new rear addition, and changes to an existing one-story wing. On the front elevation a non-original enclosure will be removed, and the front entry restored to original conditions as shown on A-4.0. On the one-story wing on the right elevation, the front elevation window will be enlarged to match the window openings on the original house and new lap siding will be installed (A-4.0, A-4.2 and A-4.3). All vinyl replacement windows on the original house will be removed and new 8/8 and 6/6 double-hung aluminum clad Kolbe Ultra Series windows will be installed. The new rear addition will tie in beneath the original ridge. Materials are wood lap siding with wood corner boards and trim boards, and a brick foundation. The

addition is inset from both the right and left rear corners of the house. Permeable pavers are proposed in a portion of the rear yard. No trees are proposed for removal. The addition is no taller or wider than the original house but is close to a 50% square footage increase, which requires full Commission review. Post construction the rear yard will be 78% permeable.

**STAFF RECOMMENDATION:**

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2 and New Construction, Chapter 6.
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, with the following Conditions:
  - a. Staff to verify the permeable paver specifications.
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 WITH CONDITIONS                      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 in accordance with standard 7.2 and with chapter 6, New Construction, with the condition that staff should verify the permeable paver specifications.

**VOTE:** 10/0                      **AYES:** BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN, LINEBERGER, MURYN, PARATI, WALKER  
**NAYS:** NONE

**DECISION:**

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

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

RECUSED: BARTH

**APPLICATION:**

HDCRMI 2021-00747, 2025 THOMAS AVENUE (PID: 08119212) – ADDITION

**EXISTING CONDITIONS:**

The property is a one-story Craftsman bungalow constructed c. 1928. Architectural features include an asymmetrical façade, partial width front porch, brackets and unique stone foundation and chimney, and 6/1 double-hung windows. Lot size is approximately 50' x 150'. Adjacent structures are 1 and 1.5 story single-family structures.

**PROPOSAL:**

The proposal is a small, 469 sf, one-story rear addition that ties in below the original ridge. A non-historic deck will be removed to accommodate the addition. The addition is slightly wider on the left side due to the building being non-conforming with current required zoning setbacks on the right side.



An existing shed will be relocated. A leaning canopy tree (A-1.0) is located very close to the existing deck/rear wall of the house and is required to be removed for the rear addition to be constructed. The lot is heavily wooded and 4 mature canopy trees will remain. Materials include a stone foundation to match existing, wood lap siding/trim/corner boards/brackets, etc. to match existing. Existing original square windows on the rear elevation will be reused in the addition. New windows are proposed to be Kolbe Ultra Series double-hung aluminum clad with Simulated True Divided Lights (STDL). Post construction the rear yard will be 19% impermeable.

**STAFF RECOMMENDATION:**

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2 and New Construction, Chapter 6.
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                      1<sup>st</sup>: HADEN      2<sup>nd</sup>: BONAPARTE**

Mr. Haden moved to approve this application because it is not incongruous with the district and it meets standard 7.2 for additions and chapter 6 for new construction, with permit-ready construction drawings for staff for final review.

**VOTE:** 9/0                      **AYES:** BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN,  
LINEBERGER, MURYN, PARATI, WALKER  
**NAYS:** NONE

**DECISION:**  
APPLICATION FOR ADDITION APPROVED.

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

RETURNED: BARTH, 3:15 PM

**APPLICATION:**

HDCRMI 2021-00702, 309 WALNUT AVENUE (PID: 07101206) – ADDITION

**EXISTING CONDITIONS:**

Known as the Lowe-Johnson House, the structure is one-story frame bungalow constructed c. 1928. The house has a hipped roof with a cross-gable and front porch gable. The partial-width front porch wraps around the left side. Both gable roofs of the front porch are supported by brick piers and square columns. Other architectural details include exposed rafter tails, brackets, and 6/1 wood windows, interior chimneys, and a small gable roof rear dormer. Lot size is approximately 54' x 187.5'. Adjacent structures are 1 and 1.5 story single-family structures and a three-story multi-family building.

**PROPOSAL:**

The proposal is a small rear addition that includes heated space and an engaged rear porch. All materials are proposed to be wood to match existing. On the left elevation a small double-hung window will be converted to a set of paired double-hung wood windows. On the right elevation a set of paired double-hung windows near the back will be replaced with a small double-hung window and single windows will be added to the addition in a size similar to the existing larger windows. No trees are proposed for removal. The proposed addition is no taller or wider than the original house and would be an Administrative approval but for the property being 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 and New Construction, Chapter 6.
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, with the following Conditions:
  - a. Right elevation: Add a vertical trim piece at the former rear corner of the house or inset the addition by the width of a corner board, at minimum.
  - b. Left Elevation: Ensure all trim on new paired windows will match existing.
  - c. Rear Elevation: Incorporate the original rear dormer being lost into the new design.
  - d. Provide rear yard permeability calculations.
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 WITH CONDITIONS**

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

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

Ms. Lineberger moved to approve this application because it is not incongruous with the district and meets standards for additions, page 7.2, and new construction, chapter 6 with permit ready drawings submitted to staff for final review with the conditions that on the right elevation add a vertical trim piece at the former rear corner of the house or inset the addition by the width of a corner board, at minimum. On the left elevation ensure all trim on new paired windows will match existing. On the rear elevation incorporate the original rear dormer being lost into the new design. Provide rear yard permeability calculations.

**VOTE:** 10/0

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

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

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

**APPLICATION:**

HDCRMA 2021-00748, 1225 IDEAL WAY (PID: 12111206) - ADDITION

**EXISTING CONDITIONS:**

The property is a two-story Dutch Colonial Revival building constructed in 1928. Architectural features include a full façade shed dormer, include a screened side porch with 12" tapered columns, gabled entry with a sunburst pediment over front door, Dutch hipped roof, pine lap siding and 6/1 double-hung windows. There is a newer single story rear addition constructed by a previous owner. Lot size is approximately 50' x 135'. Adjacent structures are 1, 1.5, and 2-story single-family structures and 2-story commercial structures.

**PROPOSAL:**

The proposed project is the addition of a front porch, reusing the sunburst pediment and matching the 12" tapered columns of the screened porch; and a second-level rear addition above the existing one-story addition; and a new covered back porch with 12" tapered columns to match front porch and screened side porch. All materials (siding, windows, etc.) will be wood to match existing. No trees are proposed for removal. Post construction the rear yard will be 47% impermeable. The proposed addition is no taller or wider than the original house and would be an Administrative approval but for the property being a corner lot, which requires full Commission review. The front porch project is similar to a Commission approved front porch to the Dutch Colonial at 2015 Dilworth Road East.

**STAFF RECOMMENDATION:**

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2 and New Construction, Chapter 6.
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, with the following Conditions:
  - a. No pork chop eave conditions on the new addition, and
  - b. Staff to work with applicant on final window selection and all dimensions/details.
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 1: APPROVED WITH CONDITIONS    1<sup>st</sup>: GOODWIN    2<sup>nd</sup>: BONAPARTE**

Mr. Goodwin moved to approve this application because it is not incongruous with the district and meets the standards for additions, Chapter 7, and new construction, chapter 6, applicant to submit permit-ready drawings to staff for final review with the following conditions, no pork chop eave conditions on the new addition and staff to work with the applicant on final window selections and all dimensions and details.

**VOTE:** 10/0                    **AYES:** BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN, LINEBERGER, MURYN, PARATI, WALKER

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

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

**APPLICATION:**

HDCRMI 2021-00835, 320 SETTLERS LANE (PID: 07803715) – ADDITION

**EXISTING CONDITIONS:**

The existing structure is a brick townhome constructed in 1980. The building is a mirror image of the adjoining townhome. Siding material is unpainted brick. Adjacent structures are two and three-story brick townhomes.

**PROPOSAL:**

The proposal is the enclosure of a patio and the addition of a new roof over the porch above the patio. There are no changes to the existing building footprint. See P-1, P-2, and P-3 for existing photos marked-up with the changes shown on A120 and A130. A new 12x12 brick column and brick exterior materials to match existing will be used on the first level patio enclosure. New windows will be aluminum clad casements. No trees are proposed for removal. The proposed addition is no taller or wider than the original house and would be an Administrative approval but due to the visibility of the project and corner lot location, full Commission review is required.

**STAFF RECOMMENDATION:**

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2 and New Construction, Chapter 6.
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                    1<sup>st</sup>: MURYN    2<sup>nd</sup>: HENNINGSON**

Mr. Muryn moved to approve this application because it meets the standards for additions 7.2 and new construction chapter 6.

**VOTE:** 10/0

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

**NAYS:** NONE

**CONTINUED FROM OCTOBER 13<sup>TH</sup> MEETING**

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

**APPLICATION:**

HDCRMI 2021-00234, 611 W. PARK AVENUE (PID: 11909609) – ADDITION

***This application was continued from the October 13, 2021 meeting for the following items:***

- **Right Elevation.** *The right elevation needs fenestration.*
- **Site Plan.** *The site plan needs a tree protection plan.*
- **Materials.** *The materials should be repaired as possible and replaced in kind with staff to approve scope of replacement. That includes the vents and the porch ceiling.*
- **Windows.**
  - *The windows should match the discovered rough openings.*
  - *The existing window openings should not change in size.*
  - *The STDL window configuration should be three over one, based on the age of the structure, the size in discovery, and the style of the house.*

**EXISTING CONDITIONS:**

The existing one-story Bungalow constructed c. 1931. The building has a three-bay façade with a front gable main roof. Architectural features include a partial-width front porch with a front gable, supported by replacement metal columns on parged and painted brick piers. The house has been wrapped in vinyl and aluminum. All of the doors and windows are replacements. The lot size is small measuring approximately 74’ x 66’ x 74’ x 55’. Adjacent historic structures 1 and 1.5 single family buildings.

**PROPOSAL:**

The proposed project is an addition to the right side. Due to the parcel shape and location of the historic structure on the parcel, a rear addition is not possible. The owner is seeking a variance from the Zoning Board of Adjustment (ZBA) for side addition. The metal carport is proposed for removal. It is unclear if the vinyl/aluminum wrap will remain or be removed.

*Revised Proposal – October 13, 2021*

- Drawings updated.
- Detailed information about materials and dimensions provided about windows, columns, trim, proposed siding, front porch changes, HVAC location, fencing.
- Photos documenting existing conditions and architectural investigations into original conditions.

*Revised Proposal – November 10, 2021*

- Fenestration added to the right elevation.
- Tree protection plan provided.
- Materials will be wood to match existing on main house; Nichiha Savannah smooth proposed for addition as a differentiating element.
- Windows will match discovered rough openings and openings will not change in size.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Minor changes may be reviewed and approved by Staff.

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION1: APPROVED                      1<sup>st</sup>: HINDMAN   2<sup>nd</sup>: HADEN**

Ms. Hindman moved to approve the addition because it is not incongruous, meets chapter 7, and has challenging site constraints.

**VOTE:** 10/0

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

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ADDITION APPROVED.

**MOTION 2: DENIED**                      **1<sup>ST</sup>: HINDMAN 2<sup>ND</sup>: HENNINGSON**

Ms. Hindman moved to deny the use of Nichiha as a substitute material and changing the front door size and location based on standard 5.2 number 8, 7.2 number 6, 4.10 number 6, 4.14 number 6, 4.10 number 4, and that this is a highly visible front elevation. The siding should be wood to match the existing on the entire addition and the front door should be in its discovered opening and size.

Ms. Parati made a friendly amendment to add the Secretary of Interior Standard 2.5 number 9.

**VOTE:** 10/0

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

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ALTERNATIVE MATERIAL AND CHANGING THE SIZE AND LOCATION OF THE FRONT DOOR DENIED.

**MOTION 3: CONTINUED**                      **1<sup>ST</sup>: HINDMAN 2<sup>ND</sup>: HADEN**

Ms. Hindman moved to continue the application for demolishing and rebuilding the front porch for the applicant to provide evidence of the condition and that it is beyond repair.

**VOTE:** 10/0

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

**NAYS:** NONE

**DECISION:**

APPLICATION FOR DEMOLISHING AND REBUILDING THE FRONT PORCH CONTINUED.

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

RECUSED: PARATI

LEFT: MURYN 4:50 PM

**APPLICATION:**

HDCRMA 2021-00235, 1913 CLEVELAND AVENUE (PID: 12105619) – New Construction

***This application as continued from the October 13, 2021 meeting for the following items:***

- 1. Massing, section 6.5, number 2; Height and Width section 6.6, number 1; Scale section 6.7, number 3.** Look to resolve the issue and the back facade as it pertains to its rear lot line.
  
- 2. Landscaping/Private Sites, section 8.1 through 8.11**  
Provide a Landscaping plan.

**3. Cornices and Trim, section 6.11**

Explore cornice and details with possibilities of precast or stone materials from historical precedents.

**4. Doors and Windows, section 6.12**

Please provide more details and section on head, jamb, and sill and extend the precast on head and sill conditions beyond the brick.

**EXISTING CONDITIONS:**

The existing structure is a one story, concrete block three-bay building. The c. 1960 building mentioned in the Dilworth National Register Nomination burnt down in the early 1990s. The current structure was built in 1993. The building has a shallow gable roof with a front parapet.

**PROPOSAL:**

The proposal is for new construction of a multi-family building. The new structure is approximately 44' in height from grade to the top of the decorative parapet (three stories) at the front elevation on Cleveland Avenue and four-stories at the rear of the building, due to site topography. Exterior materials are brick, cast stone, and aluminum clad windows. Setback is 20' from back of curb and 6'-6 ½" from back of property line. A full-width 9' deep front porch faces Cleveland Avenue. HVAC units will be located on the roof.

*Revised Proposal – August 11, 2021*

- Rear elevation revised.
- Additional information about the relationship of new building to Euclid and E. Worthington provided.
- Elevation drawings provided.

*Revised Proposal – October 13, 2021*

- Massing see pages 1-8.
- Landscaping/Private Sites see pages 9-11.
- Cornices and Trim, see page 14.
- Porches see pages 14-15.
- Doors and Windows, see page 13.
- Signage, see page 16.

*Revised Proposal – November 10, 2021*

- Additional information about corbels/cornice materials
- Additional details about windows/doors
- Building step-down at rear
- Landscaping plan

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed project meets the design standards for New Construction, Chapter 6.

**SPEAKERS [FOR | AGAINST]:**

Mr. Ken Raynor, adjacent property owner, spoke against this application.  
Ms. Nancy Northcott, adjacent property owner, spoke against this application.  
Mr. Rick Cohan, adjacent property owner, spoke against this application.

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

Mr. Barth moved to continue this application for the following: request that the applicant restudy the top two floors of the structure in relation to the analysis that was done on page 28 by removing two units off the back in an effort to reduce the rear and the property's massing and scale towards historic lots in the rear and maintaining the 15 foot offset from the rear property line with regard to the lower two levels, as well as analyze a landscape plan that works to provide a buffer to the residential properties.

**VOTE:** 5/3

**AYES:** BARTH, BONAPARTE, GOODWIN, HENNINGSON, HINDMAN,

**NAYS:** HADEN, LINEBERGER, WALKER

**DECISION:**

APPLICATION FOR NEW CONSTRUCTION MULTI FAMILY CONTINUED.

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

MS. HARPST HAD TO RECUSE FROM BEING POINT PERSON DUE TO A CONFLICT OF INTEREST.

**APPLICATION:**

HDCRMA-2021-00451, 1836 THE PLAZA (PID: 09506132) – NEW CONSTRUCTION

***This application was continued from the October 13, 2021 meeting for the following items:***

- **Site Plan and Streetscape Survey, 6.2, 6.3, 6.4, 6.5,6.6, 6.7, 6.8; 8.1 through 11.**
  - Provide more information for the accessibility or use of the alley.
  - Add a north arrow and show HVAC locations on the site plan.
  - Provide a tree protection plan, further documentation on trees to be removed and a tree replanting plan.
  - Provide rear yard impervious area from the rear thermal wall of the new structure.
  - Show the relationship to adjacent properties and structures (setbacks on the front & sides).
  - Provide photos showing existing site conditions/elements.
  - Provide accurate placement of the elevations on the Zoutewelle surveys.
- **Elevations, 6.4, 6.10, 6.15.**
  - Provide accurate plans with dimensions, windows and doors shown.
  - Update to reflect proper orientation on elevations.
  - Provide material specs and details for the gable ends, particularly towards the ridge in the upper part of gables. Restudy/remove solid paneling in these locations.
  - Provide a consistent relationship throughout the design regarding storyboards and trim bands.
  - Omit the shed awning over the front porch.
- **Windows/Doors, 6.12.**
  - Provide wider windows on the labeled north elevation at the middle and back.
  - Any ganged windows need to be separated with wider mulls, reflecting traditional details (approximately six to seven and a half inches of trim).



- Remove apron trim below the sills of all windows, specifically the upper windows and dormer windows on all sides.
- Add divided lights to the pedestrian door on the side entry on the south elevation.
- **Cornices & Trim, 6.11.**
  - Provide plumb cut rafters with open soffits and exposed rafter tails on the house and garage.
  - Provide brackets engaged with barge rafters.
  - Provide details for the exposed soffit (appropriate solutions are tongue & groove, V-groove, or beadboard).
- **Porches.**
  - Restudy porch ceiling material (appropriate materials are tongue & groove, V groove, or beadboard).
  - Provide correct column & beam construction, detailing and alignment; top of the column neck aligned with face of beam.

#### **Foundations, 6.9.**

- Provide precedent for adding brick water table and brick veneer details for the base of the house, if none found, restudy for use as a foundation treatment only.
- **Chimney.**
  - Provide a straight chimney versus tapered.
- **Roof Form and Materials, 6.10.**
  - Reconcile the alignment of rakes, eaves, and fascia around the corners of the elevations.
- **Materials, 6.15.**
  - Provide brick and alternative materials samples.
  - Staff to review attic vent details and brick sample.

#### **EXISTING CONDITIONS:**

The existing parcel is a vacant lot. The lot was previously part of 1830 The Plaza. Lot size is approximately 66' x 170'. An alley runs behind the property. Adjacent structures are a 2 story multi-family apartment building and 1, 1.5 and 2 story single-family buildings.

#### **PROPOSAL:**

The proposal includes the construction of a new single-family structure and detached accessory building. The proposed new 1.5 story structure has a height of 27'-11 15/16". The building width is 45'-11 1/2". Proposed siding materials are brick veneer, lap siding with trim, and decorative brackets. Shake siding is used as an accent in many of the gable ends. Proposed windows appear to be a mix of double-hung and fixed/awning aluminum clad wood windows. Roofing is asphalt shingle with metal shed accent roofs on the front and rear. The accessory building is proposed for the right rear corner of the property and matches the design & style of the proposed main structure.

#### *Revised Proposal – November 10, 2021*

- Ridge height modified to 27'-11 3/16" from 27'-11 15/16".
- More information/documentation provided on alley & existing site conditions/elements.

- Landscape plan and rear yard impervious area provided (further breakdown is needed, can work with staff on details). Impervious area approx. 41%.
- Distance between adjacent structures provided.
- Solid paneling removed in lieu of shake siding in gable ends.
- Shed awning over the front porch omitted; still shown on A400.
- Narrow windows removed at rear on North elevation; one paired set remains.
- Apron window trim & brick water table removed.
- Pedestrian door changed on side entry/south elevation.
- Porch ceiling material labeled tongue & groove pine.
- Straight chimney provided; tapered still shown on A400.

### **STAFF ANALYSIS:**

Staff has the following comments about the proposal:

#### 1. Plan/Elevation Reconciliation

- Front elevation reversed on neighborhood map, A103.
- Need clarification on adjacent thermal wall setbacks shown on A102; are these to the furthest projection? Adjacent properties have projecting right side front gables; only front entry stairs extend beyond that.
- Site materials for driveway, driveway length and HVAC location differ between site & landscape plans.
- Correct column & beam details needed; reconcile throughout the plans/elevations.
- Detail's page, A400, needs updated to match elevations, non-tapered chimney, etc.

#### 2. Massing & Height

- Building is both tall and wide; building seems tall for proposed Craftsman style bungalow. Height reduced but still over 27'.

#### 3. Windows

- North elevation – siding shown in rear window-drawing error? One paired set of narrow 2/1 windows remain in the middle.
- West elevation – top trim on windows is not visible due to roof overhang.
- South Elevation – size/proportions on shorter windows.
- Mullion trim still seems inconsistent between the paired and triple windows throughout.
- Anderson 400 series windows listed on floor plan; details provided for Weather Shield windows. 400 series appear to be vinyl clad. Window details can be worked out with staff.

#### 4. Materials

- Labels/material details needed throughout plans/elevations on main and accessory building including garage door materials, shakes, etc.
- Brick water table removed; however trim band at foundation appears to be provided instead of brick foundation on main house.
- Brick foundation height on accessory building appears a bit high.
- Individually applied shingle/shake siding is required.
- Brick color/sample-to be provided to staff for agenda supplement.
- Front walkway: boulder steps referenced in landscape plan.

#### 5. Further details are needed for the following:

- Width & Spacing comparison to adjacent properties. Does the foundation, fenestration, etc. line up with adjacent properties?
  - HVAC location needs screening if not completely behind structure.
  - Accessory building height needed.
  - Rear yard impervious area provided (further breakdown is needed, can work with staff on details).
  - Porch railing should be connected below the caps on the piers, with a booster rail if needed.
6. 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: CONTINUED            1<sup>st</sup>: BARTH        2<sup>nd</sup>: HADEN**

Mr. Barth moved to continue this application for the following: Require the applicant to resolve drawing inconsistencies on the plans, elevations, and section details in reference to the window molds that reflect accurate spacing, siding, brick shown at the foundation. Brackets to engage with barge rafters with birdsmouth detail, plumb cut rafter tails. On Sheet A-103 elevation to match the proposed orientation, dimensions and notes on all elevations. Tapered chimney to be removed and shown on Sheet A-400 and Sheet A-300. Add a note for Anderson Windows to be revised to the proposed weather shield product. The applicant to seek alternative siding material of at least 5/8 inch or thicker as approved in our standards. Look toward the community for acceptable paving surfaces for driveway and sidewalks. The applicant to review the windows on the North elevation and the middle of the elevation to be at least six to eight inches wider or be top sash windows over the tub and review this window proportion. On the Zoutewelle survey the applicant must show finished floor elevations as it relates to the adjacent properties and structures and to provide supporting documentation for bungalows in The Plaza Midwood context of similar width and massing.

**VOTE:** 9/1

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

**NAYS:** BONAPARTE

**DECISION:**

APPLICATION FOR NEW CONSTRUCTION CONTINUED.

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

LEFT: WALKER 7:24PM

**APPLICATION:**

HDCRMA 2021-00493, 716 WOODRUFF PLACE (PID: 07103509)- ACCESSORY BUILDING

***This application was continued from the October 13, 2021 meeting for the following items:***

- Provide accurate dimensions for the ADU addition with relation to its architectural elements as well as dimensions to property lines.
- Provide a site section in elevation form through the site showing the garage relative to the main house and topography as well as the view from the street to study massing and scale.
- Provide a tree protection plan for all trees being saved on the property.

- The siding on the main form of the garage relate back to the existing (original) house, as well as the light configuration pattern of the windows relating back to the house with more vertical emphasis.
- Provide more detail of materials between windows, spacing between windows and their mull configuration, as well as trim on the head, jamb, and the sill condition of each window
- For the two dormers, on the slope side of each dormer, those thermal walls be inset from the thermal wall below by at least six inches.
- Provide clarification on the pitches of the ADU roof relative to the (original) main house roof.
- Provide a little more clarity on the garage doors.

**EXISTING CONDITIONS:**

Known as the Ott House, the one-story frame house was constructed in 1939. Architecture features include a side-gabled roof, a partial width front porch with a front-facing cross gable supported by square wood columns, and an exterior chimney on the front façade. Siding material is wood lap. Existing brick steps and chimney are not painted. Brick foundation is painted. Adjacent structures are 1-2 story single family houses.

**PROPOSAL:**

The proposal is the construction of a new accessory building. The building is 19’2” in height as compared to the main house which is 19’-9”. The footprint dimensions are not labeled. The new structure sits proud of the existing house and will be partially visible from the street. Proposed siding material is fiber cement board and batten. Post construction the rear yard will be 40.6% impervious

*Revised Proposal – November 10, 2021*

- Site plan with dimensions provided.
- Site section and massing models provided.
- Materials updated to include lap siding on first level and board + batten on dormers.
- Window trim details updated.
- Dormers inset from first-level walls.
- Garage door detail provided.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Height + Size + Massing
  - a. Footprint dimensions needed.
2. Front Elevation:
  - a. Garage doors visible to the street are typically required to be either full wood or wood clad.
3. Right Elevation:
  - a. 6x6 wood posts appear undersized.
  - b. Beam/column alignment detail needed.
4. Left Elevation:
  - a. Glass proportions of window is horizontal instead of vertical.

5. Site Plan

- a. Clarity needed on setback dimensions. The setback from the rear property line appears to be 11-5 ½". Per Zoning, ADUs are required to have a 15' setback from the rear property line, which may impact the trees differently.
- b. Tree protection plan needed for both trees in the rear yard.

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION: APPROVED WITH CONDITION**

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

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

Ms. Bonaparte moved to approve this application because it is not incongruous with the district and it meets our design standards based on Secretary of Interior Standards page 2.5, accessory buildings page 8.9. Approve the conditions of the garage door with material steel core with wood finish and the right elevation wood posts being eight by eight, ten by ten timbers or clad in one by wood material. The tree protection plan be provided to staff for final approval. The left elevation glass proportions be horizontal instead of vertical. The applicant to work with staff to adhere to the 15ft ADU setback which will result in the removal of an existing Maple tree and replace with a city approved canopy tree on the property.

**VOTE:** 8/0

**AYES:** BARTH, BONAPARTE, GOODWIN, HENNINGSON, HINDMAN, HADEN, LINEBERGER

**NAYS:**

**DECISION:**

APPLICATION FOR ACCESSORY BUILDING APPROVED WITH CONDITIONS.

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Due to time constraints the following cases will be heard on December 08, 2021 at 1:00 pm.

HDCADMRM- 2021-00052, 704 Templeton Ave (PID: 12305618)

HDCRMI-2021-00506, 607 N Pine St (PID: 07807311)

HDCRMA-2021-00507, 2200 Charlotte Dr (PID: 12112410)

HDCRMI-2021-00512, 1610 Thomas Ave (PID: 08118713)

HDCRMI -2021-00598, 2115 Dilworth Rd W (PID: 12112103)

HDCRMI -2021-00553 2107 Dilworth Rd E (PID: 12112516)

HDCRMI -2021-00385 712 Mt Vernon Ave (PID: 12309415)

Ms. Bonaparte moved to approve the October 13, 2021 minutes as submitted. It was seconded by Ms. Lineberger. The vote was unanimous.

With no further business to discuss, Ms. Parati recessed the meeting at 7:45 PM.

Linda Keich, Clerk to the Historic District Commission