



Approved August 12, 2009

HISTORIC DISTRICT COMMISSION

MINUTES

July 8, 2009

MEMBERS PRESENT: Mr. Jonathan Crotty, Chair
Ms. Mary Ellen George, Alternate Vice Chair
Ms. Debra Glennon
Ms. Lucia Griffith
Ms. Barbara Highfill
Mr. Jeff Koenig
Mr. Dominick Ristaino
Mr. Damon Rumsch
Ms. Karen Rush

MEMBERS ABSENT: Mr. John Phares
Mr. Terry Sheffield, Vice Chair

OTHERS PRESENT: Mr. John Rogers, Administrator
Historic District Commission
Ms. Wanda Birmingham, Secretary to the

Historic District Commission

Mr. Mujeeb Shah-Khan, Assistant City Attorney

Ms. Tamara Titus, Liaison between DCDA and the

Historic District Commission

With a quorum present, Chairman Crotty called the regular July meeting to order at 3:11 pm. He began the meeting with a welcome to all in attendance and by swearing in those present (and continued to do so throughout the meeting as others arrived). Due to the quasi-judicial nature of the Commission, staff and others who may speak are sworn in at every meeting. (Commissioners are sworn in by the City Clerk for the length of the appointment at the beginning of each term.) Mr. Crotty asked that everyone in attendance please sign in and when addressing the Commission please state name and address for the record. Mr. Crotty explained the meeting process. The review of each application consists of two parts. The first is the presentation portion. Staff presents the application then Commissioners and those speaking on behalf of the application will discuss the project. Next, members of the audience will be asked if anyone present wishes to speak either FOR or AGAINST the application. Again, there will be an opportunity for comments and questions from the Commission and the applicant. The second part is the discussion and deliberation portion of the meeting. At this point, discussion of the application is limited to the Commission members and staff only. Unless the Commission votes to re-open the meeting to ask additional questions or for clarification of some issue, the applicant and audience members do not participate in this portion of the discussion. Once discussion is complete, a MOTION will be made to APPROVE, DENY, or DEFER and a vote will be taken. A simple majority vote of those Commissioners present is required for a decision. Mr. Crotty asked that all cell phones and any other electronic devices be either turned completely off or set to silent operation. He also asked that any Commissioner announce, for the record, their arrival and/or departure when this takes place during the meeting.

Index of Addresses:	2012 Dilworth Road West	Dilworth
	1704 Park Road	Dilworth
	701 East Tremont Avenue	Dilworth
	1615 Dilworth Road West	Dilworth

Mr. Rogers introduced and welcomed newly appointed Commissioner, Dominick Ristaino. City Council appointed him to fill the recently vacated Dilworth Business Owner seat. Mr. Ristaino is a long familiar with HDC contractor who not only lives within the Dilworth Local Historic District but also lives in a designated Landmark.

Mr. Crotty declared a conflict of interest as an Adjacent Property Owner and removed himself from the Commission for the first application.

With Chairman Crotty recused and Vice Chair and Alt. Vice Chair not in attendance, Mr. Koenig made a MOTION nominating Mr. Rumsch as Chairman to preside over the first application. Ms. Rush seconded and the vote was unanimous.

Application: 2012 Dilworth Road West – Addition.

Drawings for a new front entry show a simple, square entablature, added gable with barrel vault to create an entry that adds a shelter over the front door with brackets and columns. The dimensions are 3 ½ feet deep and seven feet across.

Applicant Comments: Contractor Ryan DeRuby said they found the original plans which called for this same element but it has never been added. He said three or four houses in each block have a similar treatment.

FOR/AGAINST: No one accepted Mr. Rumsch's invitation to speak either FOR or AGAINST the application.

MOTION: Based on the need for more specific drawings, Ms. Highfill made a MOTION to DEFER the application to come back to the full Commission. Mr. Koenig seconded.

VOTE: 6/0 AYES: GLENNON, HIGHFILL, KOENIG, RISTAINO, RUMSCH, RUSH

DECISION: DEFERRED.

Application: 1704 Park Road – Driveway Installation.

This application is in response to an Enforcement letter sent to owners by Staff. This address is one off Kingston Avenue beside a condo conversion of several years ago. This property and the adjacent redevelopment were one property at that time. A previous drive was removed to accommodate individual walled in patios for the condos. Access was proposed for both this single family house and

the 4 units by way of an alley/drive from Kingston Avenue. Now that the properties are all individually owned, it is no longer so practical a situation. A drive was added along the right property line in the same location as the previously existing one with the exception that the redrawn property lines no longer allow a drive to continue past the house – the drive stops in the front setback. The surface is brick pavers including a walk from the drive to the front steps.

Ms. Griffith arrived at 3:52 pm and was present for the remainder of the meeting.

FOR/AGAINST: Neighborhood Resident Brad Stafford said that if there is a legal easement with legitimate access then the need for a front setback driveway is eliminated.

MOTION: Based on exception warranted to ***Policy & Design Guidelines - Driveways*** by (1) original plans were for an integrated multi-family project, (2) a drive previously existed, (3) redrawn property lines leave no space for a drive, Ms. Rush made a MOTION to APPROVE the drive and sidewalk as installed. Ms. Highfill seconded.

VOTE: 5/3 AYES: CROTTY, GRIFFITH, HIGHFILL, KOENIG, RUSH

NAYS: GLENNON, RISTAINO, RUMSCH

DECISION: DRIVEWAY AND SIDEWALK APPROVED.

Address: 701 East Tremont Avenue – Roof Material Change.

This is a two-story shingled house at the corner of East Tremont and Springdale Avenue has a one story front porch. The porch roof has a shallow pitch. Originally the roof had wooden shingles but for many years has had regular roofing shingles. The proposal is to re roof the porch with standing seam metal.

Applicant Comments: Owner Brad Stafford said there are a number of examples of this treatment in the neighborhood. He will use a clad metal.

FOR/AGAINST: An audience member said this proposal is not the original choice but an acceptable one.

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Ms. Griffith made a MOTION to APPROVE the application of standing seam metal roofing on the porch. Staff will review final plans and choices. Mr. Rumsch seconded saying that sharkskin may need to be added as an underlayment.

VOTE: 8/0 AYES: CROTTY, GLENNON, GRIFFITH, HIGHFILL, KOENIG, RISTAINO, RUMSCH, RUSH

NAYS: NONE

DECISION: STANDING METAL ROOF APPROVED ONCE STAFF SEES FINAL PLANS.

Application: 1615 Dilworth Road West – Window Replacement.

This late to the neighborhood house was built in 1939. It is facing the corner of Latta Park. This application arrives in response to an Enforcement letter sent to the owner by Staff. Windows have recently been replaced with ones that do not have exterior muntin bars.

FOR/AGAINST: Neighborhood Resident, Tamara Titus, spoke in opposition to this window replacement application.

MOTION: Based on no exception warranted to ***Policy & Design Guidelines – Window Replacement***, Mr. Rumsch made a MOTION to DENY the window replacement. Ms. Glennon seconded.

VOTE: 8/0 AYES: CROTTY, GLENNON, GRIFFITH, HIGHFILL, KOENIG, RISTAINO, RUMSCH, RUSH

NAYS: NONE

DECISION: WINDOW REPLACEMENT DENIED AS INSTALLED.

Continuing in the discussion of *Policy & Design Guidelines*, Mr. Rogers repeated that he can find no commissions that have a policy that deals with quality of materials. A way to address the issues is to create some wording that looks at “Traditional” and “Non-Traditional” building materials.

Ms. George arrived at 4:46 pm and was present for the last few minutes of the meeting.

The current Enforcement Policy has been word-smithed a bit. Ms. Griffith made a MOTION to approve the proposed changes. Mr. Rumsch seconded. The vote to approve was unanimous - 9/0.

The Minutes were approved by acclamation with the usual suggestion from Mr. Crotty that any changes or correction be reported to Ms. Birmingham.

With business completed, the meeting adjourned at 4:55 pm with a meeting length of 1 hour and 44 minutes.

Wanda Birmingham, Secretary to the Historic District Commission

