



Approved 14 October 2009

HISTORIC DISTRICT COMMISSION

MINUTES

September 9, 2009

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

MEMBERS ABSENT: None

 One Vacancy

OTHERS PRESENT: Mr. John Rogers, Administrator

 Historic District Commission

 Mrs. Wanda Birmingham, Secretary to the

 Historic District Commission

 Mr. Mujeeb Shah-Khan, Assistant City Attorney

With a quorum present, Chairman Crotty called the regular September meeting to order at 3:15 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 to 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 taken. A simple majority vote of those Commissioners present is required for a decision. Mr. Crotty asked that all cell phone and any other electronic devices be either turned off completely, 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:	621 Woodruff Place	Wesley Heights
	529 East Tremont Avenue	Dilworth
	522 Hermitage Court	Hermitage Court
	715 Templeton Avenue	Dilworth

Application: 621 Woodruff Place – Addition.

A two story addition was deferred for further design study and offered the benefit of Design Review. Staff worked with the architect but the application was not seen by Design Review. This lot slopes up from the street creating a hilltop situation for the houses on this side. The building is a one story duplex with an entrance on the front and on the left. The proposal is to convert it to single family and to add a second story. Revised plans show a gable in the extended front-facing roof plane and a new shed dormer. The sides have been changed to gabled rather than hipped roofs. The side walls have been inset and remain two story. The ultimate height has been lowered from the previously seen plan.

Applicant Comments: Architect Diana Ramirez, explained that some brick will be salvaged and reused. The new shed dormer will have a standing seam metal roof.

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

MOTION: Based on revisions that comply with ***Policy & Design Guidelines – Additions*** (front dormers will tie at least 6" below new cross gable ridge, create false gable rake on both side elevations, realign side elevations to make sense with rake, match or reuse brick, windows will be within policy) Mr. Rumsch made a MOTION for Staff to review revised plans. Ms. Rush seconded.

VOTE: 9/1 AYES: CROTTY, GLENNON, GRIFFITH, HIGHFILL, KOENIG, PHARES, RISTAINO, RUMSCH, RUSH

NAYS: GEORGE

DECISION: ADDITION POTENTIALLY APPROVED WITH STAFF TO SEE REVISED PLANS.

Application: 529 East Tremont Avenue – Addition.

This one story house is at the corner of Tremont and Winthrop Avenues and has a porch entrance facing both streets. This application was deferred last month for further design study regarding size, mass, and scale and offered the benefit of Design Review. Revised plans show: (1) shallower pitch of gables, (2)

smaller shed dormer, (3) reduced overall height, (4) engaged chimney, (5) a shed “bridge” connecting side gables, (6) garage with shed dormer over garage doors. Vinyl siding will be removed.

Design Review Comments: Mr. Rumsch reported that all suggestions from Design Review have been incorporated into the revised plans.

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

MOTION: Based on plans that show architectural features being maintained and recreated and the fact that vinyl siding is being removed; Ms. Rush made a MOTION that this project will not be considered a DEMOLITION. Ms. Griffith seconded.

VOTE: 7/3 AYES: CROTTY, GEORGE, GRIFFITH, KOENIG, RISTAINO, RUMSCH, RUSH

NAYS: GLENNON, HIGHFILL, PHARES

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Ms. Griffith made a MOTION to APPROVE the revised plans. Ms. Rush seconded.

FOR/AGAINST: Architect and audience member, Peter Brooks, said this plan does not appear to meet the Zoning requirement for lot coverage vs. lot size.

VOTE: 8/2 AYES: CROTTY, GEORGE, GLENNON, GRIFFITH, KOENIG,
RISTAINO, RUMSCH, RUSH

NAYS: HIGHFILL, PHARES

DECISION: PROPOSAL NOT CONSIDERED A DEMOLITION. ADDITION APPROVED.

Ms. Highfill declared a conflict of interest as an Adjacent Property Owner and removed herself from the Commission for the next application.

Application: 522 Hermitage Court – Addition.

This distinctive house was designed by Martin Boyer. It was built in 1922 and is listed as a Contributing structure on the Myers Park National Register Survey. This small house is nestled between two much larger homes. A rear addition will go straight out the back from the right side and be less and one half the width of the house. An existing garage will be converted to a home office but a variance will be needed for improvement due to the grandfathered proximity to the side property line. A “garden folly” in the form of a 14’x14’ structure, will be located in the back of this deep lot adjacent to an alley. The highly articulated “folly” will have an open first floor with a room above. The ultimate height is 25’ (same as house) but the yard slopes down from front to back.

Applicant Comments: Owner Ian Kutner, explained that the alley has already been claimed by most of the abutting owners. The neighbor to the rear has a

huge roof and will not be impacted by the decorative accessory building. Even so, the plan is to plant trees as a screen. Regarding the addition, they do not want to compromise the integrity of their Martin Boyer house and have designed a bedroom addition which touches the house very lightly in the most noninvasive way. Because the houses are so close, none of the rear yard work will be visible from the street.

FOR/AGAINST: Adjacent Property Owner Barbara Highfill shared her confidence that this important house and its long term well being are in the good hands of careful, diligent owners.

Adjacent Property Owner Michael Wolff agreed and had the same confidence.

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Mr. Rumsch made a motion to APPROVE the wonderful ADDITION. Ms. Griffith seconded.

VOTE: 9/0 AYES: CROTTY, GEORGE, GLENNON, GRIFFITH, KOENIG, PHARES, RISTAINO, RUMSCH, RUSH

NAYS: NONE

DECISION: ADDITION APPROVED. GARDEN FOLLY APPROVED. CHANGES NECESSARY FOR GARAGE CONVERSION APPROVED.

Application: 715 Templeton Avenue – New Garage.

A 1 and ½ story two car garage is proposed. An internal staircase will provide access to the ½ story. Details include: (1) a cross gable roof,(2) individual garage doors, (3) a shed roof across back, (4) front facing dormers, (5) person door beside garage doors, (6) brick siding with typical brick detailing. The deteriorated drive will be replaced and lengthened to new garage using concrete with brick bands and sections. Roof will be stepped down over entry door and dormers will be centered over garage doors.

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

MOTION: Based on compliance with ***Policy & Design Guidelines – Garages***, Mr. Phares made a MOTION to approve the garage with a straight brick soldier course over the garage doors (not arched). Ms. Rush seconded.

VOTE: 10/0 AYES: CROTTY, GEORGE, GLENNON, GRIFFITH, HIGHFILL, KOENIG, PHARES, RISTAINO, RUMSCH, RUSH

NAYS: NONE

DECISION: GARAGE APPROVED WITH THE ONE TRIM CHANGE.

Mr. Rogers said he will mail out by the end of next week a P&D draft which reflects all the changes – big and little. A MOTION was made, seconded, and the vote was unanimous to empower Staff to make all grammatical and non substantives changes. Commission will review and discuss all other changes.

Springfield Square has asked for an on-site Design Review to help them figure out their siding options. Mr. Crotty appointed Ms. George, Mr. Koenig, and Mr. Ristaino. Mr. Rogers will set up a time. The August MINUTES were approved by acclimation. Mr. Crotty gave the usual disclaimer than any changes or corrections or additions be given to Mrs. Birmingham.

A discussion followed regarding the need for a definition of the word DEMOLITION.

With business complete, the meeting adjourned at 6:05 pm for a meeting length of 2 hours and 50 minutes.

Wanda Birmingham, Secretary to the Historic District Commission