



Approved May 12, 2010

HISTORIC DISTRICT COMMISSION

MINUTES

April 14, 2010

MEMBERS PRESENT: Mr. Jonathan Crotty, Chair
 Ms. Debra Glennon
 Mr. Greg Grueneich
 Ms. Barbara Highfill
 Ms. Paula Owen
 Mr. John Phares
 Mr. Dominick Ristaino
 Mr. Damon Rumsch
 Ms. Karen Rush

MEMBERS ABSENT: Ms. Mary Ellen George, Vice Chair
 Ms. Lucia Griffith

OTHERS PRESENT: Mr. John Rogers, Administrator of the

Historic District Commission

Ms. Wanda Birmingham, Secretary to the

Historic District Commission

With a quorum present, Chairman Crotty called the regular April meeting of the HDC to order at 3:04 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 application. 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 member 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 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 a meeting. Mr. Crotty also asked that any Commissioner announce, for the record, their arrival and/or departure when this takes place during the meeting.

Index of Addresses:	928 East Park Avenue	Dilworth
	1525 Thomas Avenue	Plaza Midwood
	943 Romany Road	Dilworth
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	408 East Worthington Avenue	Dilworth
	624 East Worthington Avenue	Dilworth

Mr. Rogers introduced new Commission member Paula Owens, who fills the Fourth Ward Representative seat. She was recently appointed by City Council to fill the seat vacated by Jeff Koenig.

Mr. Rogers reported that HDC Attorney, Mujeeb Shah Khan, has a conflict with City Council's budget review meeting and will be on call and nearby if he is needed by HDC. Mr. Shah Khan and his wife are expecting their first baby in October.

Application: 928 East Park Avenue - New Construction.

This address is the newly created lot at the corner of Dilworth Road West and East Park Avenue. New construction plans were deferred in March for additional application exhibits and revisions to plans: (1) a streetscape showing the new house and several adjacent houses – one for both Dilworth Road West and East Park Avenue, (2) material choices narrowed to those found in the

adjacent houses, (3) break mass of right elevation wall which faces East Park Avenue houses, (4) diminish overall size and height, (5) relocate windows relative to intersection of gable, (6) site plan which shows walkways and labeled trees.

Applicant Comments: Architect John Zucker pointed out that he had brought the height down visually by incorporating a jerkinhead. In addition the overall height has been lowered by nine feet. It will be no problem to move the house eight inches to facilitate an offset on the right elevation.

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 – New Construction***, Ms. Rush made a MOTION to APPROVE the new construction as presented. Mr. Rumsch seconded.

VOTE: 8/0 AYES: CROTTY, GLENNON, GRUENENICH, HIGHFILL, OWENS, PHARES, RUMSCH, RUSH

NAYS: NONE

DECISION: NEW CONSTRUCTION APPROVED.

Application: 1525 Thomas Avenue – Rear Deck.

An existing rear deck will be added onto. A lower level will be added in the back yard and an area that wraps the corner of the house. Stoop and steps will be in the side yard. Roots of an existing tree will be spanned. If lattice work is added, it will be stick built.

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 – Additions***, Mr. Rumsch made a MOTION to APPROVE the deck additions as presented. Ms. Rush seconded.

VOTE: 8/0 AYES: CROTTY, GLENNON, GREUENICH, HIGHFILL, OWENS, PHARES, RUMSCH, RUSH

NAYS: NONE

DECISION: DECK ADDITION APPROVED.

Application: 943 Romany Road – Addition.

A front porch is proposed for the c. 1951 house at the corner of Romany Road and Lexington Avenue. Sketch drawings show an existing gable that will be pulled out to become the roof structure supported by columns and roofed in

standing seam metal. Stucco will be added in the gable end. A set of triple windows will be replaced with larger ones. A rear addition with similar details has been approved by staff.

Applicant Comments: Architect Andy Woodruff said they are fighting a battle of a 1950s house vs. designing an addition with character.

Owner Keith Lehr said he wants to take the house back by mimicking the past removed metal casement windows with wooden double hung ones with the same look. He wants to add architectural character and not McMansionize the house he has bought.

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

MOTION: Based on the need for further design study to look at options for a front porch more in keeping with the house (all the while encouraging the addition of a front porch), Mr. Rumsch made a MOTION to DEFER the application. Ms. Highfill seconded.

VOTE: 8/0 AYES: CROTTY, GLENNON, GRUENEICH, HIGHFILL, OWENS, PHARES, RUMSCH, RUSH

NAYS: NONE

DECISION: FRONT PORCH PLANS DEFERRED FOR FURTHER DESIGN STUDY.

Mr. Ristaino arrived at 3:40 pm and was present for the remainder of the meeting.

Mr. Crotty declared a conflict of interest and removed himself from the Commission for the next application. Mr. Rumsch assumed the position of Chair by acclimation.

Application: 2117 Charlotte Drive – Rear Addition.

This address is on the edge of the Dilworth Local Historic. An existing rear addition will be removed to be replaced with a new two story rear addition. Materials and details will match existing. The new ridge will peek over the exiting roof.

Applicant Comments: Architect Mike Standley said they are fortunate that the front of the house is completely intact so they can see the elements and details to copy.

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

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Ms. Rush made a MOTION to APPROVE the addition as presented. Mr. Phares seconded.

VOTE: 8/0 AYES: GLENNON, GRUENEICH, HIGHFILL, OWENS, PHARES, RISTAINO, RUMSCH, RUSH

NAYS: NONE

DECISION: ADDITION APPROVED.

Mr. Crotty declared a conflict of interest and remained recused for the next application.

Application: 1914 Dilworth Road – Addition.

A two story rear addition will tie well below existing ridge. A new chimney on the side makes the addition technically wider than the existing house and therefore a full Commission issue. Materials and details will match existing.

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

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Ms. Rush made a MOTION to APPROVE the addition as presented. Mr. Phares seconded.

VOTE: 8/0 AYES: GLENNON, GRUENEICH, HIGHFILL, OWENS, PHARES, RISTAINO, RUMSCH, RUSH

NAYS: NONE

DECISION: ADDITION APPROVED.

Application: 408 East Worthington Avenue – Garage.

A two story, two car garage with a side to side gable is proposed for the rear of this c. 1911 house. The garage footprint will be 30'x28'. Mitered shakes on the first floor and lapped wood siding will constitute the siding. Double carriage style doors will have a walk through door between them. A full shed dormer will tie onto the cross gable.

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

MOTION: Based on probable compliance with ***Policy & Design Guidelines – Outbuildings***, Mr. Rumsch made a MOTION to APPROVE revised plans which show an engaged, roof element shed dormer. Staff has the ability to approve the revised plans. Ms. Rush seconded.

MOTION: 9/0 AYES: CROTTY, GLENNON, GRUENEICH, HIGHFILL, OWENS, PHARES, RISTAINO, RUMSCH, RUSH

NAYS: NONE

DECISION: STAFF MAY APPROVE REVISED PLANS REGARDING DORMER.

Application: 624 East Worthington Avenue – Foundation Skin.

This house is located one off the corner of Springdale and Worthington Avenues. These lots fall off dramatically from front to rear. A rear addition has been staff approved with living space underneath on the rear. The house has a brick foundation that has been painted for many years. Because of the height of the new rear addition, the owner would like to do parged block and rather than painted brick.

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

MOTION: Based on exception warranted to Policy **& Design Guidelines**, by height of rear walls and new construction, Ms. Owens made a MOTION to APPROVE parging the walls of the new rear construction. Mr. Rumsch seconded.

VOTE: 9/0 AYES: CROTTY, GLENNON, GRUENEICH, HIGHFILL, OWENS, PHARES, RISTAINO, RUMSCH, RUSH

NAYS: NONE

DECISION: FOUNDATION WILL BE PARGED.

Application: 604 Mt. Vernon Avenue – Façade Change.

This c. 1948 house has a front door that is only slightly recessed. The door opens into an entry hall with a closet. The proposal is to inset the front door and erase that closet just inside and create a front porch.

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 – Additions**, Ms. Owens made a MOTION to APPROVE the façade change as presented. Mr. Rumsch seconded.

VOTE: 9/0 AYES: CROTTY, GLENNON, GRUENEICH, HIGHFILL, OWENS,
PHARES, RISTAINO, RUMSCH, RUSH

NAYS: NONE

DEICISION: FRONT PORCH CREATION APPROVED.

Mr. Rogers reported that a favorable report has been received from the State on the proposed Wilmore Local Historic District. City Council will have the public meeting on April 19 with a decision to come in May. Revised boundaries include removing a parcel owned by Electrolux. It was decided that the HDC spring retreat would be on May 26, beginning with lunch. A place will be found by staff.

HDC Notebooks will be distributed at the retreat.

On May 12 a Nominating Committee will be created to make nominations for HDC officers for the next fiscal year. The vote will be in June and new officers will take office in July.

Minutes for March were unanimously approved with the usual direction that if anyone finds mistakes, or omissions to please call Ms. Birmingham.

The meeting adjourned at 4:43 pm with a meeting length of 1 hour and 39 minutes.

Wanda Birmingham, Secretary to the Historic District Commission

