

Approved April 11, 2012

HISTORIC DISTRICT COMMISSION

MINUTES

March 14, 2012

MEMBERS PRESENT:

Mr. Roger Dahnert

Mr. Don Duffy

Mr. Steven Firestone

Ms. Mary Ellen George, Chair

Ms. Debra Glennon, 2nd Vice Chair

Ms. Barbara Highfill

Mr. Brad Norvell

Ms. Paula Owens

Mr. Dominick Ristaino, Vice Chair

Ms. Karen Rush

MEMBERS ABSENT:

Mr. Tom Egan

Mr. Curtis Watkins

OTHERS PRESENT:

Mr. John Rogers, Administrator

Historic District Commission

Ms. Wanda Birmingham, Secretary to the

Historic District Commission

Mr. Thomas Powers, Assistant City Attorney

With a quorum present Chairman George called the regular March meeting of the Historic District Commission to order at 3:05 pm. She 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.) Ms. George asked that everyone in attendance please sign and when addressing the Commission to please state name and address for the record. Ms. George 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. Ms. George asked that all cell phones and any other electronic devices be turned off completely or set to silent operation. She also asked that any Commissioner announce, for the record, their arrival and/or departure when this takes place during the meeting.

Index of Addresses:	1821 Dilworth Road East	Dilworth
	1517 Wilmore Drive	Wilmore
	801 East Kingston Avenue	Dilworth
	1721 The Plaza	Plaza Midwood
	815 Mt. Vernon Avenue	Dilworth
	1614 Euclid Avenue	Dilworth
	1432 Pecan Avenue	Plaza Midwood

Mr. Rogers announced that Mr. Egan is not present because his father died. He is in Nashville with his family.

Mr. Rogers announced that Mr. Watkins is not present because he is at home with a fractured hip.

Mr. Rogers introduced the newly appointed Wesley Heights representative. Brad Norvell is an Architect with Jenkins Peer.

Application: 1821 Dilworth Road East – Final Detail Approval.

This major project is evolving in stages. This house was once a one story, painted brick house, sitting close to grade. The Commission, last year, approved the lifting of the house to create a basement/garage lower level. All brick was removed and replaced. Still to be approved is the new front porch with a metal roof and the porch details. Staff has approved simple metal side rails on the new side stoop. The proposal is to add a brick ½ wall as the rail for the porch. It would be finished out with semi circular drains at the floor level. The brick would match

everything else. Wooden rails would be on the screened side porch. It is proposed to remove the siding in the gables and reside with shingles.

FOR/AGAINST: Several Adjacent Property Owners commented:

.Copper exists as a roof material across the street.

.House now sits in a hill. There is a lot of brick creating a heavy look. The rail needs to be something transparent. Cedar shakes in gable a good idea.

.Project has gone on too long – just finish it.

.Biggest concern is the imposition on the street of adding more brick. Wood rails would be better. Soften and decrease amount of brick not add more.

.The proposed black metal roof is either not the right color or not the right material.

APPLICANT COMMENTS: Owner Chip Weatherly said he is really wanting the brick ½ wall for the rail and has seen the same treatment many times in the neighborhood. He just wants to be able to continue on and finish this project.

MOTION: Based on the need to create appropriate mass, scale, size, and be compliant with ***Policy & Design Guidelines – Additions***, Ms. Highfill made a MOTION to APPROVE (1) a new front porch roof whose pitch matches that of the side porch, (2) appropriately detailed matching wooden rail for new front porch and existing side porch, (3) new porch roof will be supported by historically accurate columns – four, one on each pier, (4) shingle siding in gables. NOTE: Mr. Duffy suggested using “Get It Right” to determine correct details and relationships. Mr. Duffy seconded.

VOTE: 10/0 AYES: DAHNERT, DUFFY, FIRSTONE, GEORGE, GLENNON,
HIGHFILL, NORVELL, OWENS, RUSH, RISTAINO

NAYS: NONE

DECISION: FINAL DETAILS APPROVED WITH CONDITIONS – SEE MOTION.

Application: 1517 Wilmore Drive – New Construction.

An application for New Construction was deferred in December. The project has been redesigned. This vacant lot, on the edge of the Wilmore Local Historic District, backs up to industrial. The new house is to be a story and ½ with a centered gable over the front porch.

Applicant Comments: Owner Michael Iagnemma thanked the Design Review Committee for their time and input.

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

MOTION: Based on the need to create appropriate size, scale, mass of New Construction, Mr. Duffy made a MOTION to APPROVE revised plans which staff will review as compliant with ***Policy & Design Guidelines – New Construction***. Revised plans will show (1) accurate boxing, (2) rear shed ties below ridge, (3) rear

shed pulled in from sides, (4) narrowed front porch roof, (5) beam added above front columns, (6) deeper porch pitch, (7) appropriate window sill trim. Ms. Rush seconded.

VOTE: 10/0 AYES: DAHNERT, DUFFY, FIRSTONE, GEORGE, GLENNON, HIGHFILL, NORVELL, OWENS, RUSH, RISTAINO

NAYS: NONE

DECISION: NEW CONSTRUCTION APPROVED WITH CONDITIONS – SEE MOTION.

Application: 801 East Kingston Avenue - Addition.

This c. 1925 house has fallen in to disrepair. Stucco has been removed to reveal the original siding. A proposed rear addition is slightly higher than the existing ridge. Materials and details will match existing.

APPLICANT COMMENTS: David Smith asked for conceptual approval to continue working.

FOR/AGAINST: No one accepted Ms. George's invitation to speak either FOR or AGAINST the application. Mr. Rogers handed out a letter of questions and concern from Adjacent Property Owner Josie Bulla.

MOTION: Based on the need for additional information, Ms. Rush made a MOTION to DEFER the application until all four elevations are submitted for review. Ms. Highfill seconded.

VOTE: 10/0 AYES: DAHNERT, DUFFY, FIRSTONE, GEORGE, GLENNON, HIGHFILL, NORVELL, OWENS, RUSH, RISTAINO

NAYS: NONE

DECISION: DUE TO REAR ADDITION BEING HIGHER THAN EXISTING RIDGE, HDC WILL REVIEW ALL FOUR ELEVATIONS.

Application: 1721 The Plaza – Addition.

A rear addition with a side porte cochere is proposed. Rear addition will be extruded with a roof hipped back to house. Columns for new porte cochere will be copied from those existing on the front.

Applicant Comments: Architect Ray Sheedy said there are not new elements being added just using those already found.

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

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Mr. Duffy made a MOTION to APPROVE the ADDITION (column may be raised). Mr. Ristaino seconded.

VOTE: 10/0 AYES: DAHNERT, DUFFY, FIRSTONE, GEORGE, GLENNON, HIGHFILL, NORVELL, OWENS, RUSH, RISTAINO

NAYS: NONE

DECISION: ADDITIONS APPROVED.

Application: 815 Mt. Vernon Avenue – Addition.

This c. 1949 house is Non Contributing to the Dilworth National Register. A transformation addition is proposed to introduce bungalow elements. A standing seam roof will cover a new wrap porch. Original brick will remain on the base/first floor but a lighter weight siding will be applied to upper floor. The footprint does not substantially change and a gable will be added to the front.

Applicant Comments: Contractor Josh Allison said they are trying to make this house light and open.

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

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

VOTE: 10/0 AYES: DAHNERT, DUFFY, FIRSTONE, GEORGE, GLENNON, HIGHFILL, NORVELL, OWENS, RUSH, RISTAINO

NAYS: NONE

DECISION: ADDITIONS APPROVED.

Application: 1614 Euclid Avenue – Re roof.

This c. 1925 foursquare was added on to in the mid 1980's and converted to three condominiums. Some original slate roofing remains on the older part. The proposal is to remove the remaining slate and re roof with asphalt shingles like the condo addition. There are leaks and failure where the two materials meet each other.

Applicant Comments: Owner of one of the units Catherine Coulter said the workmanship was very poor. Roofers have said the only thing to do is remove the old slate and replace it with new material.

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

MOTION: Based on the need for more information regarding restoration of the slate, Ms. Rush made a MOTION to DEFER the APPLICATION. Mr. Firestone seconded.

VOTE: 10/0 AYES: DAHNERT, DUFFY, FIRSTONE, GEORGE, GLENNON, HIGHFILL, NORVELL, OWENS, RUSH, RISTAINO

NAYS: NONE

DECISION: APPLICATION DEFERRED.

Application: 1432 Pecan Avenue – Install Skylights.

A master bedroom has been added in the roof area. Additional light was needed. Instead of proposing a dormer, two skylights near the roof ridge have been added on the roof slope facing the side street. They are flush skylights, flush mounted, and with a factory clad frame.

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

MOTION: Based on the historic appropriateness of a skylight addition to a c. 1929 house, Mr. Duffy made a MOTION to APPROVE the skylights as installed. Mr. Norvell seconded.

VOTE: 10/0 AYES: DAHNERT, DUFFY, FIRSTONE, GEORGE, GLENNON, HIGHFILL, NORVELL, OWENS, RUSH, RISTAINO

NAYS: NONE

DECISION: SKYLIGHTS APPROVED.

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- Mr. Rogers explained a situation that has come up. An applicant filed a complete application by the deadline to a new HDC email address that Staff was unaware had gone live. There are implications that would cause a hardship for those involved if they were to have to wait until the April meeting. Chairman George called a Special Meeting for March 28 to consider this application for the renovation of 1715 Euclid Avenue.
 - Mr. Rogers reminded all that it was Ms. Owens' last meeting.
 - Mr. Rogers said that both Ms. Highfill and Ms. Rush will be ending two full terms at the end of June (!?).

With business complete the HDC Regular March Meeting adjourned at 6:22 pm with a meeting length of three hours and 17 minutes.

Wanda Birmingham, Secretary to the Historic District Commission

