



Approved 11 November 2009

HISTORIC DISTRICT COMMISSION

MINUTES

October 14, 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 October meeting of the HDC to order at 3:13 pm. He began the meeting with a welcome to all in attendance and by swearing in those present (and continued to do so through 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 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 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: 611 Mt. Vernon Avenue Dilworth

404 East Worthington Avenue Dilworth

Application: 611 Mt. Vernon Avenue - Addition.

A detached outbuilding in the back yard was converted from a garage to indoor space long ago. This application is to add onto the accessory building. A 12'x16' addition with 8' ceilings, stepped in to comply with current setbacks will be added. cementitious siding is proposed as a continuation material. Windows call more to what is there than those existing on the Tudor trimmed house.

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

MOTION: Based on exception to ***Policy & Design Guidelines – Additions***, Mr. Rumsch made a motion to APPROVE the addition with cementitious siding as a continuation material on an outbuilding that that does not match the house. Height of proposed windows will be same as existing at sill and top. A triple window on the front and two pairs of matching windows on the side elevation will replace windows shown on plans. Mr. Phares seconded.

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

NAYS: NONE

DECISION: ADDITION TO OUTBUILDING APPROVED (INCLUDING SUBSTITUTE SIDING) WITH CHANGES TO WINDOWS.

Application: 404 East Worthington Avenue – Addition.

This house, c.1905, is in one of the oldest developed blocks in Dilworth. This application proposed to add a dormer to the right side of the house, near the back, and opposite one on the left side. The house footprint will not change. Materials and details will match.

Ms. Griffith arrived at 3:35 and was present for the remainder of the meeting.

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 dormer with the version showing the placement closer to the rear. Ms. George seconded.

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

NAYS: NONE

DECISION: DORMER ADDITION APPROVED.

Mr. Rogers reported that one application for the vacant Wesley Heights seat met the City Council deadline but at the meeting two nominations were added.

In response to a denied application to re side the entire phase of the project, a field Design Review for Springfield Square was held with Ms. George, Mr. Rumsch, and Mr. Ristaino. Ms. Birmingham and property owners who requested the meeting attended. Mr. Rumsch reported that the direction given was for the HOA to take specific areas and repair them which would give a true understanding of the real cost. Then undertake the project in phases. Mr. Ristaino said the existing siding is a very good 1st generation cedar siding product. The problem with failing pain, buckling, and water damage is inadequate or improper flashing. If repair is undertaken, the proposal may never need to come before the full Commission.

Following a discussion on revisions to the ***Policy & Design Guidelines***, there remain three issues unapproved: (1) definition of Conceptual Approval, (2) definition of Virtual Demolition, and (3) prefabricated accessory building conditions.

A MOTION was made, seconded, and the vote was unanimous to APPROVE the September Minutes. Mr. Crotty asked that any changes, corrections, or errors be reported to Mrs. Birmingham.

The meeting adjourned at 5:40 pm with a meeting length of 2 hours and 27 minutes.

Wanda Birmingham, Secretary to the
Historic District Commission