



Approved June 9, 2010

HISTORIC DISTRICT COMMISSION

May 12, 2010

MINUTES

- MEMBERS PRESENT: Mr. Jonathan Crotty, Chair  
Ms. Mary Ellen George, Vice Chair  
Ms. Debra Glennon  
Mr. Greg Grueneich  
Ms. Paula Owens  
Mr. John Phares  
Mr. Dominick Ristaino  
Mr. Damon Rumsch  
Ms. Karen Rush
- MEMBERS ABSENT: Ms. Lucia Griffith  
Ms. Barbara Highfill
- OTHERS PRESENT: Ms. Wanda Birmingham, Secretary to the

## Historic District Commission

With a quorum present, Chairman Crotty called the regular May 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 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 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.

In Mr. Rogers' absence, Mrs. Birmingham will present the cases.

Index of Addresses:	1652 Dilworth Road West	Dilworth
	211 East Boulevard	Dilworth
	1660 Dilworth Road	Dilworth
	723 Mt. Vernon Avenue	Dilworth
	808 Brookside Avenue	Dilworth

Application: 1652 Dilworth Road West – Bay Window Addition, Paint Brick.

An addition to the right side of this c. 1952 two story brick house was removed several years ago leaving a very visible line of brick always exposed vs. brick that had become interior for years. There are paint lines, areas where brick was filled in, large areas of brick on which some kind of sealer had been added, and non matching mortar in many places. The request is to paint the brick. The windows being replaced will all be within policy. A bay window will be added to the right side elevation. The window will have wood between appropriate windows and a metal roof.

FOR/AGAINST: Nearby neighbor Scott Wilkerson said he appreciates the renovation effort of the Wylies but he opposed the painting of the brick. He asked that other options be explored.

MOTION: Based on exception warranted by evidence to ***Policy & Design Guidelines – Painting Brick***, Mr. Rumsch made a MOTION to APPROVE the brick house being painted and the addition of a boxed bay window on the right side. Roof over bay will be either shingles or metal or copper. Ms. Owens seconded.

VOTE: 6/2  
RUMSCH

AYES: CROTTY, GEORGE, GLENNON, OWENS, PHARES,

NAYS: GRUENEICH, RUSH

DECISION: BRICK HOUSE MAY BE PAINTED. BOXED BAY WINDOW MAY BE ADDED.

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Application: 211 East Boulevard – Signage.

A sign will be installed in the yard and is staff approved. A brick foundation wall, topped with wrought iron encloses the front yard. Brick pillars flank the front sidewalk. There now exists a brass plaque on one pillar with the house number. The proposal is to add a matching plaque on the other pier with the name of the new owners' law firm.

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 – Signage***, by size and scale of building and engineered space in pier, Ms. Rush made a MOTION to APPROVE the second sign for this address. Ms. George seconded.

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

NAYS: NONE

DECISION: SECOND PROPERTY SIGN MAY BE ADDED TO BRICK PIER.

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Application:            1660 Dilworth Road – New Garage.

A two story garage with living space above will be added to rear yard. Materials and details will match renovated house. Garage doors will be simulated carriage style. The height matches soffit to soffit of the house.

FOR/AGAINST:        Nearby neighbor Scott Wilkerson pointed out that you will not be able to see the proposed garage from the street. He took the opportunity to compliment the quality of the house renovation.

MOTION: Based on probably compliance with ***Policy & Design Guidelines – Garages***, Mr. Rumsch made a MOTION for staff to APPROVE revised drawings which show: (1) the garage pitch tied to the pitch of the house and, (2) all dimensions, (3) redesign door/dormer elevation to add weight to the entrance, tie the element to the ground, and center it all up. Mr. Phares seconded.

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

NAYS: NONE

DECISION: STAFF MAY APPROVE REVISED PLANS.

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Mr. Ristaino arrived at 3:44 pm and was present for the remainder of the meeting.

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Application:            723 Mt. Vernon Avenue – Demolition.

This c. 1960 home is listed as Non Contributing in the National Register Survey. It is located in an area of much later construction in the Dilworth Local Historic District. It is a 1 and ½ story brick home with a large HDC approved addition on the back. Adjacent property owners have an option to purchase. They propose to tear it down and rebuild a home more in keeping with architecture of the age of significance of Dilworth.

Applicant Comments:    Owner Richard Eaker said his house was appraised at \$905,000 in 2007. They listed it at that and have dropped the price in \$50,000 increments until now where the list price has hit \$599,900. They even offer a \$50,000 bonus for upgrades and are offering broker incentives. They have yet to have one offer.

Harry Schrader, architect for the soon to be owners, said the new owners the Burgesses want to stay in the immediate area. They have renovated their home next door but want to take this opportunity to build a new house which will proactively address appropriate mass, scale, and size. This address will not be an empty lot for long.

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

MOTION: Based on being typical in its context regarding size and scale, and original in its location, Mr. Rumsch made a MOTION to RECOGNIZE the existing house as Contributing.

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

NAYS: NONE

MOTION: Based on the house being recognized as Contributing, Mr. Phares made a MOTION to impose the 365 Day Stay of Demolition with the encouragement to bring forward new construction plans in 90 days. Mr. Ristaino seconded.

VOTE: 9/0 AYES: CROTTY, GEORGE, GLENNON, GRUENEICH, OWEN, PHARES, RISTAINO, RUMSCH, RUSH

NAYS: NONE

DECISION: DELAY IMPOSED.

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Application: 808 Brookside Avenue – Deck Addition.

A rear deck addition wraps to the side of the house in the side yard. A large tree shows in the rear yard that seems to prevent a deck locating more to the rear. Ms. Glennon said that a deck and trees are not incompatible.

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 – Decks***, Ms. Karen made a MOTION allowing staff to approve the addition once questions are answered. Mr. Rumsch seconded.

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

NAYS: NONE

DECISION: STAFF MAY APPROVE A DECK THAT WRAPS OR ONE THAT EXTENDS INTO THE REAR YARD AROUND THE TREE.

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Mrs. Birmingham reported that Wilmore is fast approaching the final step in becoming our sixth Local Historic District. The proposal goes before City Council for a vote on May 17.

The Nominating Committee will meet and bring a recommendation forward for HDC officers for the upcoming fiscal year. Mr. Crotty appointed Ms. Rush, Mr. Ristaino, and Ms. George. Ms Rush will get the committee together and act as chair.

Minutes for April were approved by acclamation with the direction to report any changes or corrections to Ms. Birmingham.

The meeting adjourned at 4:25 pm with a meeting length of one hour and 21 minutes.

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Wanda Birmingham, Secretary to the Historic District Commission