



HISTORIC DISTRICT COMMISSION
MINUTES
April 18, 2013

MEMBERS PRESENT: Mr. Tim Bender
Dr. Lili Corbus
Mr. Roger Dahnert
Mr. Don Duffy
Mr. Tom Egan
Ms. I-Mei Ervin
Ms. Mary Ellen George
Ms. Debra Glennon
Mr. Brad Norvell
Mr. Dominick Ristaino
Ms. Lisa Yarbrough

MEMBERS ABSENT: Mr. Tom Low

OTHERS PRESENT: Ms. Wanda Birmingham, Secretary to the
Historic District Commission
Ms. Linda Keich, Historic District Support
Mr. Thomas Powers, Assistant City Attorney

With a quorum present Chairman George called the regular April meeting of the Historic District Commission to order at 3:10 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 in 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.

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	1701 Park Road	Dilworth
	1422 The Plaza	Plaza Midwood

Application: 520 East Tremont— Rear Two Story Addition.

This application was deferred in February for lack of information regarding size and scale.

This existing house is a 1925 Bungalow style house with an end-gable roof and an engaged front porch under a shed roof extension on the left side of the facade. It is listed as a Contributing structure in the Dilworth National Register Survey. The house has a previous one and one half story addition on the rear.

The attached plans show an addition projecting toward the rear, slightly offset to the right from the existing house. The addition adds 32 feet of depth to the existing 44.5 foot depth of the house.

The addition would attach to the existing house at the peak of the gable of the previous addition, and would repeat that gable element toward the rear. A new smaller rear-facing gable contains an engaged covered porch.

The new right side elevation, which is where the projection outside the current building width occurs, is interrupted toward the rear by an engaged shed element at the rear corner. There is also a shed roof over the wider extension.

The existing side facing entrance door on the façade would be replaced by a new door with sidelights at the current location of two windows on the existing front porch.

FOR/AGAINST: Neighborhood Resident John Phares spoke in opposition.

Neighborhood Resident Marcia Rouse spoke in opposition.

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Mr. Egan made a motion to APPROVE the addition with the foreign Tudor detailing to be removed and changed to match existing house details. Revised plans will be submitted for staff review. Mr. Duffy seconded the motion.

VOTE: 10/1 AYES: BENDER, CORBUS, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAY: DAHNERT

DECISION: APPROVED WITH REVISED PLANS FOR STAFF REVIEW

Application: 1915 Springdale Avenue—Renovation/Addition

Finish long ago started renovation. This c. 1915 bungalow house is identified as Contributing in the Dilworth National Register Survey. It is one of four nearly identical houses making up this block of Springdale Avenue. A renovation had begun a number of years ago with several false starts. It has been open to the elements and unfinished for years. This application is to finish it off. Accurate “as is” plans with the proposed details have been submitted.

STAFF RECOMMENDATION: Commission will determine if any changes are warranted and if the plans accurately show the existing and the proposed.

FOR/AGAINST: Neighborhood Resident Lance Jacobs spoke in favor of this application. Neighborhood Resident Cindy Schwartz, spoke in opposition.

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Mr. Egan made a motion to APPROVE IN CONCEPT the renovation/addition. Revised plans will show include 1) fenestration - left and right elevations to reflect rhythm, scale, and pattern of original house, 2) detail with evidence of pictures in drawings, 3) square, tapered columns, 5) parged foundation will be uniform in color to existing brick. Ms. Glennon seconded the motion.

VOTE: 11/0 AYES: BENDER, CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAY: NONE

DECISION: APPROVED IN CONCEPT

Application: 315 East Tremont/Euclid – Demolition/New Construction/Redevelopment

Demolition and Redevelopment. This is a large piece of property at the corner of Euclid and East Tremont Avenues. It actually consists of six tax parcels. Four buildings are to be demolished for the redevelopment. Conceptual Approval is being sought in order to move forward with design development drawings.

- 315 East Tremont Avenue is identified as a c. 1950 Non Contributing building.
- 317 East Tremont Avenue is identified as a c. 1925 Contributing building.
- 321 East Tremont Avenue has been an empty lot for many years. It is a flag shaped lot.
- 325 East Tremont Avenue is identified as a c. 1915 Contributing building. It sits in the elbow of the flag shaped lot that wraps it.
- 1920 Euclid is an early c. 1900 two story brick multi-unit apartment building. It is recognized as Contributing.
- 1916 Euclid Avenue is an empty lot.

A 54 unit apartment complex will be built. It will be a three story building with the ground level units addressing either Euclid or Tremont Avenues with individual porches and sidewalk connection. One car per unit will park on a rear surface parking lot. A mixture of finishes includes wood and Hardie products. This project requires a Rezoning so the HDC will be giving feedback at this point. A decision on the Rezoning will have taken place by the time the Commission sees this again. The application was recently deferred for revised plans which consider scale and density reduction, the roof dropped to create a transition, trees saved.

The proposal for this redevelopment is substantiated by other multifamily projects adjacent to and in the immediate vicinity. There are many considerations but appropriateness of mass, scale, size, and context are the overriding criteria to first determine. Design, rhythm, materials, architecture, etc. can be reviewed later. Revised plans show the entire building lowered at least one foot, less roof breaks, roof comes down to two-story on the Euclid side, elimination of two parking spaces, add stack on rear, six foot rear wooden fence.

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings and neighborhood in mind. The Historic District Commission does not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than any applied decorative details. However, well

designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

FOR/AGAINST: Neighborhood Resident Cindy Schwartz spoke in opposition.
Adjacent Property Owner Resident Rick Cohen spoke in opposition
Neighborhood Resident Jack Fenlon spoke in opposition.
Neighborhood Resident Jeff Rulac spoke in opposition.
Neighborhood Resident Marcia Rouse spoke in opposition.
Neighborhood Resident Lance Jacobs spoke in opposition.
Neighborhood Resident Chris Hudson spoke in opposition.
Neighborhood Resident Tom Duzan spoke in favor.

MOTION: Mr. Dahnert made a MOTION to identify the structures as contributing to the Dilworth National Register Local Historic District. Mr. Egan seconded.

VOTE: 8/3 AYES: BENDER, CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAY: CORBUS, ERVIN, GLENNON

MOTION: Mr. Dahnert made a MOTION to impose the maximum 365-Day-Stay-of-Demolition with the understanding that the 90 day no hear policy will be waived if the applicants want to come back in with the revised plans before the 90 days has passed. The Commission may waive the remainder of the Stay once plans are approved.

VOTE: 8/3 AYES: BENDER, CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAY: CORBUS, ERVIN, GLENNON

MOTION: Based on probable compliance with ***Policy & Design Guidelines – New Construction***, Mr. Duffy made motion to approve in concept with further design study to lower the 3 story transition down to 2 stories. Mr. Egan seconded the motion.

VOTE: 7/4 AYES: BENDER, DAHNERT, DUFFY, EGAN, GEORGE, NORVELL, RISTAINO

NAYS: CORBUS, ERVIN, GLENNON, YARBROUGH

DECISION: APPROVED IN CONCEPT

DR. CORBUS LEFT AT 6:05 AND WAS NOT PRESENT FOR THE REMAINDER OF THE MEETING.

Application: 1315 Lexington Avenue—New Construction Single-family house

This application was approved in concept with the following to come back to the commission with revised application to include: (1) a scale exhibit, (2) height dimensions, (3) relationship to adjacent properties, (4) setbacks, (5) site plan with trees, (6) driveway.

New Construction. A proposed two story house has a front elevation expressed as a story and one half with a cross gable behind a front facing gable and a shed dormer. Hipped entry element is supported by columns on piers. Large, sweeping, side to side gable faces the right elevation with a hipped roof projection on the first floor. The left elevation gable is broken with a sleeping porch dormer. Materials include shaker siding, ½ timbers, brick, etc. Details include appropriate rails, trim, window configuration, etc. Detached garage is designed as a companion building appropriately detailed.

Commission will determine appropriateness based on New Construction criteria for mass, scale, size. Materials and architecture seem to be in compliance.

FOR/AGAINST: Neighborhood Resident Marcia Rouse spoke in favor

Applicant Comments:

MOTION: Based on compliance with ***Policy & Design Guidelines – NEW CONSTRUCTION***, Mr. Egan made a motion to APPROVE the application with all wood materials, except substitute material window as shown. Mr. Dahnert seconded the motion

VOTE: 10/0 AYES: BENDER, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE, GLENNON,
NORVELL, RISTAINO, YARBROUGH

NAY: NONE

DECISION: APPROVED WITH ALL WOOD MATERIALS AND WINDOW AS SHOWN

Application: 2128 Park Road—Demolition/New construction of garage

This is a c. 1925 bungalow style home. An existing garage will be demolished and replaced with a two story garage. Materials and details reflect back to the house. Artificial turf will be the “grass” in the back yard.

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 – Garage***, Mr. Egan made a motion to APPROVE the DEMOLITION of the existing garage with revised plans to come back for staff to review and possibly approve. Revised plans will show: 1) hinge point of shed dormers below ridge, 2) beef up corners, 3) move man door inward off trim, (4) lower trim band 10” to 12”, (5) move dormers in to be off front wall, (6) eliminate pork chop detail, (7) new garage location meets current setbacks. Mr. Dahnert seconded.

Rear garage will be demolished. New garage will be shifted to meet setbacks of today. Double carriage style doors face the drive. A side-to-side shed dormer will be on the front and back. Siding is cedar shake. Windows will be salvaged from house. All trim and details will match house.

VOTE: 10/0 AYES: BENDER, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: None

DECISION: APPROVED WITH REVISED PLANS FOR STAFF REVIEW.

Application: 820 Brookside Avenue—Second Story Addition.

This c. 1920 house has been converted from a duplex to a single family residence. It is located on the edge of the Dilworth Local Historic District. A cross gable addition will be added behind existing cross gable. The new gable will be higher. Cross gable addition will be in the back ½ of the house. Materials will match existing. Addition will not be substantially visible due to the nearness of adjacent houses and pushed back location of addition. This has been approved in a preliminary fashion by the State Historic Preservation Office for Preservation Tax Credits.

HDC will determine if they agree with SHPO that the massing and detailing of this addition are approvable.

FOR/AGAINST: Neighborhood Resident Michael O'Brien spoke in support.

Applicant Comments:

MOTION: Based on compliance with ***Policy & Design Guidelines Addition***, Mr. Duffy made a motion to approve as submitted. Mr. Egan seconded.

VOTE: 10/0 AYES: BENDER, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: None

DECISION: APPROVED AS SUBMITTED

Application: 922 East Park Avenue—New Construction.

This application was deferred from March for lack of information. The applicant was to come back with revised plans to show more articulation of the front, roof on top of windows, streetscape, context drawing, scale and massing details, roof shortened, reduce gutter to gutter height, more transition to the corner, context details, size of house relative to the lot.

This empty lot overlooks Latta Park. It was part of the large side yard for the house facing Dilworth Road West. The previous owners were able to modify the house on its lot and carve out two additional lots. The house and the lot closest to the intersection have been sold. Proposed is a two and a half story home with a center bay front door and porch. French doors access front terrace. Center roof gable will be flanked by small gabled dormers. A two story element will project from each side. A Palladian window arrangement will be in gable end, third floor, of the right and left side elevations. Rear elevation shows a shed dormer on the third floor and a large chimney on the first floor. The proposal includes painting the brick house. The Commission recently deferred the application wanting to see a street scape exhibit to show context and relative scale and massing, revised plans to explore more articulation of the façade, roof shortened, reduction of gutter to gutter height, more transition to corner, details specifically drawn, and a detailed site plan.

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is to be located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the neighborhood in mind. The Historic District Commission does not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often more important than any applied decorative details. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new

construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

Applicant Comments: Ms. Lauer stated that they accomplished everything they were asked for. They lowered the roof by 9". The adjacent property is 50" higher.

FOR/AGAINST: Neighborhood resident Patricia Lute spoke in opposition.
Neighborhood resident Margaret Clifford spoke in opposition.
Neighborhood resident Marcia Rouse spoke in opposition.

MOTION: Mr. Duffy made motion to defer based on some lack of information and with revised drawings to show: 1) scale, mass appropriateness, 2) exact and specific, accurate drawings, 3) missing artistic gestures. Ms. Yarbrough seconded the motion.

VOTE: 10/0 AYES: BENDER, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: None

DECISION: APPLICATION DEFERRED

Application: 1701 Park Road—Demolition.

This c. 1920 house is identified as Contributing in the National Register Survey. It appears as it has for many years but the understanding is that it is completely gutted on the inside to the exterior walls. DEMOLITION is being requested. This property does meet the first two qualifications for Preservation Tax Credits – It is located within National Register boundaries, and is identified as a Contributing structure in the Survey.

STAFF RECOMMENDATION: The Commission will make a determination as to whether or not this house is determined to be contributing to the Dilworth Local Historic. With affirmative determination, the Commission can impose up to a 65 Day Stay of Demolition. Or if the Commission determines that this property is no longer contributing, then demolition may take place without a delay

FOR/AGAINST: Neighborhood resident Marcia Rouse spoke in opposition.

Applicant Comments:

MOTION: Mr. Duffy made a motion that it is a contributing structure to the Dilworth Local Historic District. Mr. Dahnert seconded the MOTION.

VOTE: 10/0 AYES: BENDER, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: None

MOTION: Mr. Duffy made a MOTION to impose the maximum 365 Day Stay of Demolition with no waiver of the 90 day No Hear policy. Mr. Dahnert seconded.

DECISION: HOUSE IDENTIFIED AS CONTRIBUTING. 365 DAY STAY WITH NO WAIVER TO THE 90 DAY NO HEAR POLICY.

Application: 1003 Romany Road—New construction

This application was deferred in March due to lack of information. The applicant needed to come back with the following: (1) plans that show a 3' setback from the thermal wall of the adjacent house facing Romany Road, (2) streetscape up Lexington, (3) detailed construction drawings - ¼ scale Design Development drawings, (4) materials drawn in or called out on plans, (5) all dimensions.

This address is a lot at the corner of Romany Road and Lexington Avenue. This lot was the side yard of the adjacent Romany Road house. It was carved off to become a legal lot of record and sold. This is a new application for a two story brick house with a front porch. A front facing gable will be centered on the upper roof, flanked by matching shed dormers. A one story element with a chimney to the street will face the side street. The rear elevation has a large shed dormer that is pulled in from the sides and projects out in the center. Lower level includes porch with chimney. A detached single car garage has office space above with a pair of windows over carriage style garage doors and a shed dormer and porch/entry/stair facing into the yard and back toward the house. The Commission recently reviewed the application and deferred it. Accurate design development drawings (to include materials, dimensions, and the front thermal wall to be within three feet of the established setback) will be submitted for further review.

FOR/AGAINST: Neighborhood Resident Keith Lehr spoke in opposition
Neighborhood Resident Marcia Rouse spoke in opposition

Neighborhood Resident Patricia Luke spoke in opposition

MOTION: Based on compliance with **Policy & Design Guidelines - New Construction**, Mr. Egan made a motion to approve the house with the front outermost wall within 3' of the adjacent property's front setback with the following materials: (1) brick veneer, (2) board and

batten in gable ends, (3) wood corner trim, (4) 10" trim band, (5) architectural shingles, (6) wood window may be clad. The garage was deferred based on size, scale, mass, context and details. Ms. Ervin seconded.

VOTE: 9/1 AYES: BENDER, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, NORVELL,
RISTAINO, YARBROUGH

NAYS: DAHNERT

Application: 1505 Southwood Avenue—Rear addition

An addition to the front and back of this small brick house is proposed. A gabled entry will be added over the front and a rear master bedroom will be added to the rear. The siding for the rear addition will be lapped wood and trim detail includes mitered corners.

HDC will determine if the introduction of the new materials and massing are approvable.

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 Addition**, Mr. Duffy made a motion to approve the application with revised plans to be submitted for staff review and possible approval which shows windows added to left rear of the new addition and porch changes regarding site conditions. Revised plans will be submitted for staff review. Mr. Egan seconded.

VOTE: 10/0 AYES: BENDER, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE,
GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: None

DECISION: APPROVED WITH REVISED PLANS FOR STAFF REVIEW

Application: 1422 The Plaza—Addition

New side to side gable is to be added beyond existing side to side gable. A new dormer will be added on the front above the new porch roof. New columns and pier details will be added to support new porch roof. Rear will become two stories. New lapped wood siding will be above existing first floor brick. New window configuration will be found on existing house.

Commission will determine appropriateness of proposed addition. Addition criteria will be used for consideration of decision.

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. Norvell made a motion to approve the application with revised plans to be submitted to staff for review and possible approval: (1) the windows in the new front gable to go from three to two with a little bit of siding showing, (2) two smaller windows on sides at client's discretion centered in the siding of new gable, (3) new porch roof will be supported by columns with the correct column to beam relationship. Mr. Egan seconded.

VOTE: 10/0

AYES: BENDER, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE,
GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPROVED WITH REVISED PLANS FOR STAFF REVIEW.

Linda Keich, Clerk to the Historic District Commission