



HISTORIC DISTRICT COMMISSION  
MINUTES

May 13, 2015

MEMBERS PRESENT: Mr. Tim Bender  
Dr. Lili Corbus  
Mr. Don Duffy  
Mr. Tom Egan, Chair  
Mr. James Haden  
Ms. Mattie Marshall  
Mr. Dominick Ristaino, Vice Chair  
Mr. Damon Rumsch  
Mr. Michael Sullivan  
Ms. Tamara Titus, Second Vice Chair

MEMBERS ABSENT: Mr. Rodric Lenhart

OTHERS PRESENT: Mr. John Howard, Administrator  
Historic District Commission  
Ms. Wanda Birmingham, Assistant Administrator  
Historic District Commission  
Ms. Kristina Harpst, Preservation Planner  
Historic District Commission  
Ms. Linda Keich, Clerk to the  
Historic District Commission  
Mr. Thomas Powers, Assistant City Attorney  
Court Reporters

Chairman Egan called to order the Regular May meeting of the Historic District Commission at 1:00 pm. He began the meeting by introducing the Staff and Commissioners and explaining the procedure. All interested parties planning to give testimony – pro or con – must have completed a blue form and must be sworn in. Staff will present a description of the proposed project to the Commission. The Commission will first determine if there is sufficient information to proceed with the hearing. If continuing, Commissioners and the applicants will then discuss the project. Audience members signed up to speak FOR or AGAINST will be called to the podium. Presentations by the applicants and audience members must be concise and focused on the **Policy & Design Guidelines**. The Commission and Staff may question the Applicant. The Applicant may present sworn witnesses who will be subject to questioning by the Commission and Staff. The Applicant will be given an opportunity to respond to comments by interested parties. After hearing each application, the Commission will review, discuss, and consider the information that has been gathered and presented. During discussion and deliberation only the Commission and staff may speak. The Commission may vote to reopen this part of the meeting for questions, comments, or clarification to the application and audience members. Once the review is

completed, a MOTION will be made to Approve, Deny, or Continue the review of the application at a future meeting. The majority vote of the Commission members present is required for a decision to be reached. All exhibits remain with the Commission. If an Applicant feels there is a conflict of interest of any Commissioner or there is an association that would be prejudicial, that should be revealed at the beginning of the hearing of a particular case. The Commission is a quasi-judicial body and can accept only sworn testimony. Staff will report any additional comments received. While the Commission will not specifically exclude hearsay evidence, it is only given limited weight. Appeal from the Historic District Commission is to the Zoning Board of Adjustment. One has sixty (60) days from the date of the Approval or Denial to appeal. This is in accordance with Section 10.213 of the City Zoning Ordinance. Mr. Egan asked that everyone please turn to silent operation any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. Mr. Egan said that those in the audience must be quiet during the hearings. He will ask once that an audience member be quiet and the need for a second request will be removal from the room.

Index of Addresses:

**CONTINUED APPLICATIONS**

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HDC 2015-064, 2119 Wilmore Drive	Wilmore
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**NEW APPLICATIONS**

HDC 2015-059, 2112 Wilmore Drive	Wilmore
HDC 2015-060, 512 E. Tremont Avenue	Dilworth
HDC 2015-075, 1536 Merriman Avenue	Wilmore
HDC 2015-080, 229 E. Worthington Avenue	Dilworth
HDC 2015-081, 2237 Park Road	Dilworth
HDC 2015-083, 1748 Merriman Avenue	Wilmore

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- **MR. RUMSCH RECUSED HIMSELF DUE TO HAVING COMMUNICATION ON THE DESIGN OF THE PROJECT.**
  - **MR. EGAN RECUSED HIMSELF BECAUSE HE RECEIVED AN ADJACENT PROPERTY NOTIFICATION AND HE ALSO HAD COMMUNICATION WITH THE APPLICANT ABOUT THE PROJECT.**
  - **MR. SULLIVAN RECUSED HIMSELF BECAUSE HE RECEIVED AN ADJACENT PROPERTY OWNER NOTIFICATION.**
  - **MS. MARSHALL WAS NOT PRESENT FOR THIS APPLICATION DUE TO ARRIVING LATE TO THE MEETING**
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**APPLICATION: HDC 2014-007, 2010 THE PLAZA – NEW CONSTRUCTION**

The project was Continued from February for more information on the following: 1) Relocation plan of the house at 1926 The Plaza, 2) Landscaping plan, 3) Pool details, 4) Height of adjacent homes, 5) Setbacks along public streets, 6) Front loaded garages on Thurmond Place, 7) Materials, 8) Location of mechanical units and other accessory structures, and 9) Roof pitch of proposed townhomes.

### Existing Conditions

The existing structure at 1926 The Plaza is a 1 story single family home constructed in 1935. Exterior features include two small hipped dormers and a small covered porch on the front. The property at 2010 The Plaza is the Van Landingham Estate, a local historic landmark. The 4 acre property has two accessory buildings with fairly dense landscaping.

### Proposal

The proposal is a two part request.

1. Demolition of the structure at 1926 The Plaza.
2. New construction of 19 townhomes, a pool, pool house and other site features.
  - a. Ten units are accessed from The Plaza and face the main house. Six units are accessed from Belvedere Avenue and three units face the main house with access from Thurmond Place.
  - b. Maximum roof peak is approximately 33'-8".
  - c. Proposed material palette is wood, Hardie board siding, synthetic wood (trim), brick, stone and copper (porch roof and gutters).
  - d. Roof details include exposed rafter ends and synthetic wood trim.
  - e. The pool and pool house are accessed from Belvedere Avenue and The Plaza.
  - f. Other site features include landscaping, tree planting, a fence and new driveways and walkways.

### Revised Proposal – May 13, 2015

1. Site plan includes a landscaping plan with the revised pool location along The Plaza in the front and side yard.
2. Setbacks (measured from back of curb) along The Plaza is approximately 39', 32' to 33' along Belvedere Avenue and approximately 28' +/- along Thurmond Place.
3. Mechanical units are located internally to the private lots and screened (site plan note).
4. Pool house is a one story structure, traditional materials.
5. Pool deck is decorative concrete or stone. Fencing is decorative aluminum style.
6. Townhouse elevations have been revised, roof pitch changed to 6:12 and height lowered 3'-4'.
7. Window details have been revised.
8. Minor changes to fenestration patterns and roof design.
9. Siding materials are brick, stone and wood. Gable material is 'Hardie-panel'.

### **STAFF RECOMMENDATION:**

1. The Commission will determine if the 365-Day Stay of Demolition should be applied.
2. The Commission will determine if the proposal meets the guidelines for new construction

### **FOR/AGAINST:**

- Mr. Donald Rawlings, Neighborhood Resident, spoke in opposition
- Mr. Cecil Krimminger, Neighborhood Resident, spoke in opposition
- Mr. Charles Kinsey, Neighborhood Resident, spoke in opposition
- Mr. Damon Rumsch, Neighborhood Resident, spoke in opposition
- Mr. Tom Egan, Neighborhood Resident, spoke in favor
- John Phares, Dilworth Resident, spoke in opposition
- Marcia Rowse, Dilworth Resident, spoke in opposition

**MOTION:** Based on the need for additional information Ms. Titus made a MOTION to CONTINUE for further design study re: 1) Traditional Building Materials, 2) Building 1 pulled back to current setback of house to be moved or demolished, 3) Buildings 11, 12 and 13, no street facing garages, 4) Evaluate position of pool and pool house, 5) Building 19 to face Belvedere and to respect the established setback, 6) No corner boards. Mr. Duffy seconded.

VOTE: 6/0

AYES: BENDER, CORBUS, DUFFY, HADEN, RISTAINO, TITUS

NAYS: NONE

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**MS. MATTIE MARSHALL CAME IN AT 1:15 PM AND WAS PRESENT FOR THE NEXT APPLICATION.**

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**Application: HDC 2015-046, 1114 Linganore Place – Garage**

The application was Continued from April for the following: 1) Parking - Removal of the additional parking pad, and 2) Scale/Context - Height of adjacent structures, and 3) Setback.

Existing Conditions

This c. 1930 house is listed a Contributing Structure in the Dilworth National Register Survey. It is a two story painted brick home with parking on the ground level. It is located on a large lot at the corner of Dilworth Road and Linganore Place.

Proposal

The proposal is a detached garage located in the side yard and landscaping. Garage doors are carriage style, exterior material is brick with a clay tile roof to match the house. Windows will be wood STDL. The new garden courtyard will connect with garage and home. Garage height is approximately 25'-4", the house height is approximately 35'-6". Grading for the new garage and courtyard is identified on the plans. Courtyard features include pervious materials, new planting beds and metal handrails.

Revised Proposal – May 13, 2015

1. The height of adjacent structures is approximately 37' (principal structure) and 39' (adjacent house). Other heights along Linganore Place range from approximately 36' to 46'.
2. The garage setback is 5'-6" behind the principal structure.
3. The separate parking pad along Linganore Place has been removed.

**STAFF RECOMMENDATION:** The Commission will determine if the proposal meets the guidelines for new construction of a garage.

**FOR/AGAINST:**

- Marcia Rowse Neighborhood Resident spoke in opposition.
- Chris Hudson Neighborhood Resident spoke in opposition.

**MOTION:** Based on compliance of *Policy & Design Guidelines Garages* Mr. Sullivan made a MOTION to APPROVE as submitted making an exception to the Policy and Design Guidelines page 50, #1 new garages cannot be located in front or side yards due to the unique situation of this particular lot, which lacks a backyard to build a garage. Mr. Rumsch seconded.

VOTE: 10/0

AYES: BENDER, CORBUS, DUFFY, EGAN, HADEN, MARSHALL, RISTAINO, RUMSCH, SULLIVAN, TITUS

NAYS: NONE

**DECISION: APPLICATION FOR GARAGE APPROVED AS SUBMITTED.**

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MS. TITUS DECLARED A CONFLICT OF INTEREST BECAUSE SHE RECEIVED AN ADJACENT PROPERTY OWNER NOTIFICATION AND REMOVED HERSELF FROM THE COMMISSION FOR THE NEXT APPLICATION.

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**Application: HDC 2015-063 – 709 E. Worthington Avenue – Addition**

The application was Continued from April for the following: 1) Scale, Massing and Fenestration on right elevation, 2) Materials, 3) Size – Percentage of rear yard open space, and 4) Fenestration – Trim detail dimensions.

Existing Conditions

The original structure was a 1½ story bungalow constructed in 1925. It is listed as a Contributing Structure in the Dilworth National Register. Substantial changes to the original house occurred prior to establishment of the Historic District. Other modifications were approved by the HDC in 1990.

Proposal

The proposal is an addition to the first and second floor and redesign of the front facade. The renovation will require certain parts of the house to be removed. Details of the project include a new front porch, reduction of front roof pitch, addition of a front shed dormer and new two story rear addition. The addition will tie into the existing roof at the ridgeline. Façade materials include brick, fieldstone and wood trim. Non-traditional materials are proposed for the porch columns and façades.

*Revised Proposal – May 13, 2015*

1. The shed roof on the front ties in below the ridge.
2. A gabled dormer is added to the rear right side.
3. Materials will be traditional wood (cedar shakes and wood trim).
4. The percentage of permeable space in the rear yard is 81% (including pervious hardscape).
5. Window trim will match existing at 4-1/2”.

**FOR/AGAINST:**

- Neighborhood Resident John Phares spoke in favor.
- Adjacent Property Owner Tamara Titus spoke on this application.

**Staff Recommendation:** The Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.

**MOTION:** Based on compliance of *Policy & Design Guidelines Additions* Dr. Corbus made a MOTION to APPROVE with revised drawings to staff. The revised drawings will show, 1) Traditional building materials, 2) Add dimensions at dormer ridge, 3) Rear yard calculation 50/50 per guidelines, 4) Columns to be wood and noted. Mr. Ristaino seconded.

VOTE: 9/0

AYES: BENDER, CORBUS, DUFFY, EGAN, HADEN, MARSHALL, RISTAINO, RUMSCH, SULLIVAN

NAYS: NONE

**DECISION: APPLICATION FOR ADDITION APPROVED WITH REVISED DRAWINGS TO STAFF.**

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**APPLICATION: HDC 2015-064, 2119 Wilmore Drive – New Construction**

The application was Continued from April for the following: 1) Fenestration – Wall, roof and window details, 2) Rhythm/Scale – Porch column size and proportion, and 3) Front setback dimension.

Existing Conditions

The site is a vacant lot located on a curve along Wilmore Drive. The lot narrows toward the rear. Adjacent properties are primarily 1 or 1½ story ranch and cottage style homes. Setbacks of the adjacent properties are approximately 17-19 feet from back of sidewalk.

Proposal

The proposal is a two story home with a one story design toward the front. Total height is approximately 23’. Project details include wood siding, wood windows and trim, brick foundation material and a new driveway.

Revised Proposal – May 13, 2015

1. The proposed front setback is 23’ from the back of sidewalk to the front porch.
2. Porch column base is 16” and more in proportion with the tapered column.
3. Window trim details noted (5/4 trim, ¾” muntin bars).
4. Wall/roof sections have been included with notes.
5. All materials noted.

**STAFF RECOMMENDATION:** The Commission will determine if the proposal meets the guidelines for new construction.

**FOR/AGAINST:**

- No one accepted Mr. Egan’s invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on compliance of *Policy & Design Guidelines Additions* Ms. Marshall made a MOTION to APPROVE with revised drawings to staff. The revised drawings will show, 1) Details and materials noted correctly to include windows-STDL wood, soffit, columns and eaves. Mr. Haden seconded.

**VOTE:** 10/0                      AYES: BENDER, CORBUS, DUFFY, EGAN, HADEN, MARSHALL, RISTAINO, RUMSCH, SULLIVAN, TITUS

NAYS: NONE

**DECISION: APPLICATION FOR NEW CONSTRUCTION APPROVED WITH REVISED DRAWINGS TO STAFF.**

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**MR. RUMSCH RECUSED HIMSELF DUE TO HAVING COMMUNICATION ON THE DESIGN OF THE PROJECT.**

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**APPLICATION: HDC 2015-065, 2200 Park Road – Addition**

The application was Continued from April for the following: 1) Materials – Column cap, brick detail and deck skirt, and 2) Rhythm – Rail, column and lighting details.

Existing Conditions

The existing structure is a one story brick building constructed in 1927. It is listed as a Contributing Structure in the Dilworth National Register of Historic Places. The site is located at the corner of Ideal Way and Park Road.

Proposal

The proposal is the construction of a rear deck, expansion of the front patio and window replacement. The proposed change to the front windows is a pair of operable garage doors. The fence along the front patio includes brick piers and wood handrails and pavers. The rear deck and left side stair/ramp includes similar elements to the front patio (brick piers and wood handrails).

*Revised Proposal – May 13, 2015*

1. Patio, column, rail, steps and deck skirt (wood) materials and dimensions are noted.
2. Column lighting plan included.

**RECOMMENDATION:** The Commission will determine if the proposal meets the applicable guidelines for Windows and Doors and Additions. The guideline for Setback does not apply.

**FOR/AGAINST:**

- No one accepted Mr. Egan’s invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on compliance of *Policy & Design Guidelines Additions* Mr. Bender made a MOTION to APPROVE as submitted noting the existing door will stay, the left elevation piers will be raised to the height of the far right pier. Staff will review alternate lights if the applicant chooses to change them. Mr. Ristaino seconded.

**VOTE:** 9/0                      **AYES:** BENDER, CORBUS, DUFFY, EGAN, HADEN, MARSHALL, RISTAINO, SULLIVAN, TITUS

**NAYS:** NONE

**DECISION: APPLICATION FOR ADDITION APPROVED AS SUBMITTED.**

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**APPLICATION: HDC 2015-059 – 2112 Wilmore Drive – Addition/Siding Change**

Existing Conditions

The existing structure is a one story cottage ranch type home constructed in 1940 with a full width front porch. Adjacent structures are primarily 1 and 1.5 story cottage style homes.

Proposal

The proposal is a second story addition within the existing building footprint. Project details include wood lap and cedar shake siding, new porch columns, standing seam metal porch roof, wood trim, and aluminum clad STDL windows. Proposed height from finished floor elevation (FFE) is approximately 29’.

**FOR/AGAINST:**

- No one accepted Mr. Egan’s invitation to speak either FOR or AGAINST the application.

**STAFF RECOMMENDATION:** The Commission will determine if the proposal meets the applicable guidelines additions. The guideline for setback does not apply.

**MOTION:** Based on non-compliance of *Policy & Design Guidelines Additions page 36*, Ms. Titus made a MOTION to DENY this application. Does not meet Page 36 Additions of the Policy and Design Guidelines for item 2. Additions must respect the original character of the property, but must be distinguishable from the original construction and 3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure. Ms. Marshall seconded.

**VOTE:** 10/0                    AYES: BENDER, CORBUS, DUFFY, EGAN, HADEN, MARSHALL, RISTAINO, RUMSCH, SULLIVAN, TITUS

NAYS: NONE

**DECISION: APPLICATION FOR ADDITION DENIED.**

**APPLICATION: HDC 2015-060, 512 E. Tremont Avenue – New Construction**

90 Day no hear was waited out.

Existing Conditions

The existing structure was constructed in 1930 and built as a duplex and used as such and still listed as contributing in the Dilworth National Register of Historic Places. It is a one story single family structure with a projecting entry, carport and side porch. The established setback of older homes along the block face is approximately 20 to 23 feet from back of curb.

Proposal

The proposal is the construction of a new two story single family house. The front setback is approximately 25’ from back of sidewalk, front porch depth is 8’-5”, rear yard pervious area is approximately 2800 square feet, total height is approximately 28’-6” from the finished floor elevation (FFE) to the ridge, exterior materials are brick, cedar shake siding and wood lap siding, windows are wood STDL.

**STAFF RECOMMENDATION:**

1. The Commission will determine if the 365-Day Stay of Demolition should remain.
2. The Commission will determine if the proposal meets the guidelines for new construction.

**FOR/AGAINST:**

- John Carpenter Owner of the property spoke in favor.

**MOTION:** Based on non-compliance of *Policy & Design Guidelines Additions page 34*, Mr. Sullivan made a MOTION to DENY this application. Does not meet any of our Guidelines on New Construction for Size, Scale, Massing, Fenestration, Rhythm, Context, and Landscaping. Mr. Rumsch seconded.

**VOTE:** 10/0                    AYES: BENDER, CORBUS, DUFFY, EGAN, HADEN, MARSHALL, RISTAINO, RUMSCH, SULLIVAN, TITUS



NAYS: NONE

**DECISION: APPLICATION FOR NEW CONSTRUCTION DENIED.**

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**APPLICATION: HDC 2015-075, 1536 Merriman – Addition**

Existing Conditions

The existing structure is a single story Bungalow constructed in 1936 on a corner lot. Architectural features include wood siding, hipped roofs, exposed rafter tails and 4 over 1 pattern windows. Adjacent homes are a variety of one and two story structures.

Proposal

The proposal for HDC review is the addition of three dormers, one on the left and right side and one on the rear. The chimney on the left side will be raised two feet. The dormers have clipped gable roofs with wood lap siding and slate tile roofing. The front entry door will be replaced with a design consistent with the Bungalow style.

**STAFF RECOMMENDATION:** The Commission will determine if the proposal meets the guidelines for additions. The guidelines for size and setback do not apply.

**FOR/AGAINST:**

- No one accepted Mr. Egan’s invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on compliance of *Policy & Design Guidelines Additions* Mr. Haden made a MOTION to APPROVE as submitted noting all windows will be wood. Dr. Corbus seconded.

**VOTE:** 10/0                      AYES: BENDER, CORBUS, DUFFY, EGAN, HADEN, MARSHALL, RISTAINO, RUMSCH, SULLIVAN, TITUS

NAYS: NONE

**DECISION: APPLICATION FOR ADDITION APPROVED.**

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**MR. BENDER WAS NOT IN THE ROOM FOR THE NEXT TWO APPLICATIONS.**

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**APPLICATION: HDC 2015-080, 229 E. Worthington Avenue – Addition**

Existing Conditions

The existing structure is a 1.5 story Victorian structure at the corner of East Worthington Ave. and Cleveland Ave. It is listed as a contributing structure in the Dilworth National Register of Historic Places. The proposed use is office (zoned B-1).

Proposal

The proposal is a renovation of the structure including an expansion of the attic, porch addition and possible reconstruction of a corner tower. A new detached garage and accessory dwelling unit (ADU) is proposed in the rear yard. Other improvements include an outdoor seating area and fence (to be



**APPLICATION: HDC 2015-083, 1748 Merriman Avenue – Addition**

Existing Conditions

The existing structure is a one story Cottage style home constructed in 1940 with wood siding, trim and 6 over 1 window light pattern. Adjacent homes are primarily one story Cottage style.

Proposal

The proposal is a second story addition within the existing building footprint and extension of two chimneys. Project details include a new front gabled dormer, wood lap siding, windows and trim details to match existing, roof trim and materials to match existing, and a new covered balcony on the front. Total height is approximately 23'-4".

**STAFF RECOMMENDATION:** The Commission will determine if the proposal meets the guidelines for additions. The guideline for setbacks does not apply.

**FOR/AGAINST:**

- No one accepted Mr. Egan's invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on non-compliance of *Policy & Design Guidelines Additions page 36*, Ms. Titus made a MOTION to DENY this application. Front dormer massing is incompatible and the style does not compliment the original structure. Mr. Sullivan seconded.

**VOTE:** 10/0                      AYES: BENDER, CORBUS, DUFFY, EGAN, HADEN, MARSHALL, RISTAINO, RUMSCH, SULLIVAN, TITUS

NAYS: NONE

**DECISION: APPLICATION FOR ADDITION DENIED.**

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A motion was made to approve the April 2015 minutes with revisions from Ms. Titus.

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The meeting adjourned at 7:15 pm with a meeting length of 6 hours and 15 minutes.

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Linda Keich, Clerk to the Historic District Commission.