



HISTORIC DISTRICT COMMISSION  
MINUTES

December 9, 2015

MEMBERS PRESENT: Mr. Don Duffy  
Mr. Tom Egan, Chair person  
Mr. James Haden  
Mr. Rodric Lenhart  
Mr. Nasif Majeed  
Ms. Mattie Marshall  
Mr. Dominick Ristaino, Vice-Chair  
Mr. Damon Rumsch  
Ms. Claire Stephens  
Ms. Tamara Titus, Second Vice Chair

MEMBERS ABSENT: Mr. Tim Bender  
Dr. Lili Corbus

OTHERS PRESENT: Mr. John Howard, Administrator  
Historic District Commission  
Ms. Kristi Harpst, Staff  
Historic District Commission  
Ms. Wanda Birmingham, Staff  
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 December meeting of the Historic District Commission at 1:06 pm. He began the meeting by introducing the Staff and Commissioners and explaining the meeting procedure. All interested parties planning to give testimony – FOR or AGAINST – must submit 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. 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. 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 decision 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.

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**MS. TITUS MADE A MOTION TO APPROVE THE NOVEMBER MINUTES WITH AMENDMENTS. THE VOTE WAS UNANIMOUS.**

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Index of Addresses:

**CONTINUED APPLICATIONS**

HDC 2015-223, 1716 Winthrop Avenue	Dilworth
HDC 2015-238, 804 E. Kingston Avenue	Dilworth

**NEW APPLICATIONS**

HDC 2015-253, 1335 Lafayette Avenue	Dilworth
HDC 2015-259, 2005 Cleveland Avenue	Dilworth
HDC 2015-263, 429 E. Tremont Avenue	Dilworth
HDC 2015-266, 601 E. Kingston Avenue	Dilworth
HDC 2015-267, 512 E. Tremont Avenue	Dilworth
HDC 2015-141, 220 W. 10 <sup>th</sup> Street	Fourth Ward
HDC 2015-250, 700 S. Summit Avenue	Wesley Heights
HDC 2015-264, 420 S. Summit Avenue	Wesley Heights
HDC 2015-265, 420 S. Summit Avenue	Wesley Heights
HDC 2015-256, 1829 S. Mint Street	Wilmore
HDC 2015-257, 1816 Wickford Place	Wilmore
HDC 2015-261, 1815 Wickford Place	Wilmore

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- **MR. DUFFY DECLARED A CONFLICT OF INTEREST AND REMOVED HIMSELF FROM THE COMMISSION FOR THE FIRST APPLICATION.**
  - **MR. EGAN DECLARED A CONFLICT OF INTEREST AND REMOVED HIMSELF FROM THE COMMISSION FOR THE FIRST APPLICATION.**
  - **MR. MAJEED ARRIVED AT 1:13 AND WAS NOT PRESENT FOR THE FIRST APPLICATION.**
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Mr. Ristaino assumed the position of Chair for the next application.

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driveway will be extended into the rear yard. A mature tree on the right side will be removed and a new tree planted in the rear yard. An existing garage will be demolished.

**Updated Proposal**

New information in the application includes an updated height survey, elevations that show the existing house and the house with the proposed additions.

**Staff Recommendation**

The HDC will determine if the project meets the ***Policy & Design Guidelines*** - for Size, Scale, Massing, Context, Rhythm, Fenestration and Materials.

**FOR/AGAINST:**

- Neighborhood resident Lisa Stewart spoke in opposition.
- Neighborhood resident Lisa Gatlin spoke in opposition.

**MOTION:** Based on non-compliance with ***Policy & Design Guidelines – Addition***, Ms. Titus made a **MOTION to DENY** the additions. The proposed addition fails to respect original character of the historic structure and would constitute a virtual demolition. Mr. Rumsch seconded.

**VOTE:** 10/1                      **AYES:** CORBUS, DUFFY, HADEN, LENHART, MAJEED, MARSHALL, RISTAINO, RUMSCH, STEPHENS, TITUS

**NAYS:** EGAN

**DECISION: ADDITION DENIED.**

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**APPLICATION: HDC 2015-253 – 1335 LAFAYETTE AVENUE – SIDE/REAR ADDITION**

**Existing Conditions**

The existing structure is a two story c. 1930 Colonial Revival home. It is listed as a Contributing structure in the Dilworth National Register survey.

**Proposal**

Proposal is a two story addition on the left side beyond a one story offset and a new rear porch. The existing extension and chimney on the left side will not change. Project details include a side chimney, slate roof, wood lap siding, and wood windows. The rear porch includes round 12” columns, wood trim, and a standing seam metal roof.

**Staff Recommendation**

The Commission will determine if the proposal meets the ***Policy & Design Guidelines***.

**FOR/AGAINST:**

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

**MOTION:** Based on ***Policy & Design Guidelines, – Additions***, Ms. Stephens made a **MOTION to APPROVE** this application. Revised drawings to staff for probable approval will indicate the 50/50 rear yard math worked out, a section showing boxing detail on rear, wall section rear patio. Ms. Marshall seconded.

**VOTE:** 9/2

**AYES:** DUFFY, EGAN, HADEN, LENHART, MAJEED, MARSHALL, RISTAINO, STEPHENS, TITUS

**NAYS:** CORBUS, RUMSCH

**DECISION: SIDE ADDITION APPROVED WITH REVISED DRAWINGS TO STAFF FOR PROBABLE APPROVAL**

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- **MS. TITUS DECLARED A CONFLICT OF INTEREST AND REMOVED HERSELF FROM THE COMMISSION FOR THE NEXT APPLICATION.**
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**APPLICATION: HDC 2015-259, 2005 CLEVELAND AVENUE – DEMOLITION**

**Existing Conditions**

The existing structure is a c. 1900 one story Colonial style house. It is listed as Contributing and further described as a “Triple A mill house” in the Dilworth National Register survey. It is one of the oldest remaining houses in Dilworth. The deteriorated front porch of the house was removed a number of years ago but the house is very much intact. Current zoning regulations will not permit the reconstruction of the porch due to setbacks. Adjacent properties are developed multi-family, mixed use, and commercial. The house was designated as a Historic Landmark in 1982.

**Background**

In error, the property was not identified on maps as being within the Dilworth Local Historic District boundary nor was it included on public maps online. When the error was discovered, staff verified its location within the District through the original zoning application and map. The online and hard copy maps have been corrected. The Zoning office was notified of the error. The property was identified all along as a Landmark.

The Historic Landmarks Commission reviewed an application for demolition of the structure in January 2015. The Landmarks Commission placed a 180-Day Stay of Demolition on February 9, 2015, the effective date was August 9, 2015. The COA from the Historic Landmarks Commission is valid until February 9, 2016.

**Proposal**

The applicant is requesting approval for immediate demolition of the subject property. Had they been given the correct information, they would have applied for Demolition at the same time as they applied to the Historic Landmarks Commission and the delays could have run concurrently.

**STAFF RECOMMENDATION:** The Commission will make a determination as to whether or not this house is contributing to the Dilworth Local Historic District. With affirmative determination, the Commission can apply up to 365-Day Stay of Demolition, or if the Commission determines that this property is no longer contributing, then demolition may take place without a delay. Commission will determine if or what amount of weight will be given due to the error on the maps.

**FOR/AGAINST:**

- Neighborhood resident Jill Walker spoke in opposition of the demolition.
- Neighborhood resident John Phares spoke in opposition of the demolition.
- Neighborhood resident Doris McNeill spoke in favor of the demolition.

**MOTION:** Based on compliance with **Policy & Design Guidelines – Demolition**, Mr. Rumsch made a **MOTION** that the house is a contributing structure. Mr. Haden seconded.

**VOTE:** 10/0                    **AYES:** CORBUS, DUFFY, EGAN, HADEN, LENHART, MAJEED, MARSHALL, RISTAINO, RUMSCH, STEPHENS

**NAYS:** NONE

**MOTION:** Based on compliance with **Policy & Design Guidelines – Demolition**, Mr. Rumsch made a **MOTION** to impose the maximum 365 Day Stay of Demolition and the Commission will hear the application for New Construction no sooner than 90 days. Mr. Haden seconded.

**VOTE:** 10/0                    **AYES:** CORBUS, DUFFY, EGAN, HADEN, LENHART, MAJEED, MARSHALL, RISTAINO, RUMSCH, STEPHENS,

**NAYS:** NONE

**DECISION: 365 DAY STAY OF DEMOLITION IMPOSED WITH THE UNDERSTANDING THAT THE PLANS FOR NEW CONSTRUCTION WILL BE REVIEWED AFTER 90 DAYS.**

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- **MR. BENDER ARRIVED AT 3:15 PM AND WAS PRESENT FOR THE REMAINDER OF THE MEETING**
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**APPLICATION: HDC 2015-263 429 EAST TREMONT AVENUE –ADDITION**

Existing Conditions

The existing structure is a c. 1915 one and one half story home. It is located at the corner of East Tremont Avenue and Lyndhurst Avenue in the Dilworth neighborhood. It is listed as a Contributing structure in the Dilworth National Register survey.

Proposal

Proposed is a second floor addition, a one story addition on the right side, and a rear covered patio. The existing ridge will be raised approximately 3’-8” to accommodate a new rear facing gable for the new upstairs living space. New shed dormers are proposed for the sides and the front dormer will be enlarged and raised within the new roof plane. Project details of the addition include shingle siding, wood brackets and clad wood Simulated True Divided Light (STDL) windows. The front dormer will have a True Divided Light (TDL) window.

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

**FOR/AGAINST:**

- No one accepted Mr. Egan’s invitation to speak either for or against.

**MOTION:** Based on **Policy & Design Guidelines - Additions**, Mr. Rumsch made a **MOTION** to **APPROVE** this application, with revised drawing to staff for probable approval. The revised drawings will show 1) HVAC screened, 2) Dormer roof 6 inches lower than the main ridge, 3) Addition dimension notes corrected. Mr. Duffy seconded.

**VOTE:** 11/1                    **AYES:** BENDER, DUFFY, EGAN, HADEN, LENHART, MAJEED, MARSHALL,

NAYS: CORBUS

**DECISION: ADDITION APPROVED WITH REVISED DRAWINGS TO STAFF FOR PROBABLE APPROVAL**

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**APPLICATION: HDC 2015-266 601 EAST KINGSTON AVENUE –ADDITION**

Existing Conditions

The existing structure is a c. 1920 two story Four Square home. The property is located at the corner of East Kingston Avenue and Winthrop Avenue in the Dilworth neighborhood. It is listed as a Contributing structure in the Dilworth National Register survey.

Proposal

The proposal is a rear second floor addition that is approximately 7 feet lower than the roof of the main section of the house. Project details of the addition include wood siding, wood brackets, and wood Simulated True Divided Light (STDL) windows.

**STAFF RECOMMENDATION:** The Commission will determine if the proposal meets the applicable guidelines for additions.

**FOR/AGAINST:**

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

**MOTION:** Based on the need for additional information and further design study, Ms. Stephens made a **MOTION to CONTINUE** this application for revised drawing to show 1) Massing of the rear elevation, current design does not compliment the original house and needs to be simplified, 2) Additional dimensions noted on the plans, 3) Clearer drawing of all elevations. Mr. Rumsch seconded.

**VOTE:** 9/3                      AYES: BENDER, CORBUS, DUFFY, HADEN, MAJEED, MARSHALL, RISTAINO, STEPHENS, TITUS

NAYS: EGAN, LENHART, RUMSCH

**DECISION: REAR ADDITION CONTINUED**

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**APPLICATION: HDC 2015-267, 512 EAST TREMONT AVENUE – ADDITION**

Existing Conditions

The existing c. 1930 structure is a one story duplex home with a projecting entry, carport, and side porch. It is listed as Contributing in the Dilworth National Register survey. The subject site has a storm drainage easement at the rear and left side of the property. This easement affects what can be accomplished on this property.

An application for full demolition was reviewed on February 11, 2015. The HDC placed a 365-Day Stay of Demolition on the property. An application for new construction was reviewed and denied by the HDC May 13, 2015.

Proposal

The proposal is for a second story addition to the existing structure. The addition includes shed dormers on the front and rear, and a main cross gable. Primary and trim materials are wood. Foundation material is brick. The detached garage has design elements and materials that match the house.

**STAFF RECOMMENDATION:** The Commission will determine if the proposal meets the applicable guidelines for additions.

**FOR/AGAINST:**

- No one accepted Mr. Egan’s invitation to speak either for or against this application.

**MOTION:** Based on non-compliance with **Policy & Design Guidelines**, Ms. Titus made a **MOTION** to **DENY** this application for 1) Massing – the relationship of the building’s various parts to each other, the massing of the addition does not respect the original character of the property. It introduces Tudor and Bungalow elements that are not part of the original house, 2) The addition triples the size of the house, 3) The addition is a virtual teardown (greater than 50% demolished). Mr. Rumsch seconded.

**VOTE:** 12/0                      **AYES:** BENDER, CORBUS, DUFFY, EGAN, HADEN, LENHART, MAJEED, MARSHALL, RISTAINO, RUMSCH, STEPHENS, TITUS

**NAYS:** NONE

**DECISION: ADDITION DENIED AS PRESENTED.**

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**APPLICATION: HDC 2015-141, 220 w. 10<sup>TH</sup> STREET – NEW CONSTRUCTION**

Existing Conditions

The existing site is a narrow vacant lot in the Fourth Ward neighborhood adjacent to a two story Victorian home and multi-family buildings of various heights and large multi-family mid-rises. The setback of the Victorian structure is approximately 35’ from back of sidewalk. The adjacent multi-family building is approximately 14-18 feet from back of curb.

Proposal

The proposal is a 3 story multi-family building with parking underneath. Materials include brick, wood ship lap siding, metal, and stucco. Total height is approximately 40’. The front setback is approximately 23’ from the back of curb to the main entrance. New landscaping will be installed around the building.

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

**FOR/AGAINST:**

- Adjacent property owner Lucia Griffith spoke in favor.

**MOTION:** Based on the need for additional information, Ms. Marshall made a **MOTION** to **CONTINUE** this application. Revised submittal will show 1) additional information on the type of windows, 2) further design study on the street elevation, 3) material notes and dimension notes, 4) wall sections, 5) details on satellite, 6) railing and balcony details. NOTE: Size, Scale, Context, Setbacks are approved. Ms. Stephens seconded.



**VOTE: 11/1**

**AYES:** BENDER, CORBUS, DUFFY, EGAN, HADEN, LENHART, MAJEED, MARSHALL, RISTAINO, RUMSCH, STEPHENS

**NAYS:** TITUS

**DECISION: NEW CONSTRUCTION CONTINUED**

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- **MR. LENHART DECLARED A CONFLICT OF INTEREST AND REMOVED HIMSELF FROM THE COMMISSION FOR THE NEXT APPLICATION.**
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**APPLICATION: HDC 2015-250, 700 SOUTH SUMMIT AVENUE – NEW CONSTRUCTION**

**Existing Conditions**

The existing site is a vacant lot. Adjacent structures are multi-family and single family residences. The grade rises 3-4 feet above the sidewalk. There is a mature tree at the rear corner of the site. The Sanborn map from 1953 shows a two story duplex structure on the site.

**Proposal**

The proposal is a two story single family structure. The proposed front setback is 30 feet from the building as noted in the deed. Total height from the finished floor is approximately 27'-7". Materials include brick, cedar siding and wood trim. Windows are wood Simulated True Divided Light (STDL). Other features include eave brackets, exposed rafter tails, wood hand rails and covered rear patio with a metal roof. The applicant is requesting the use of Hardie Artisan lap siding.

**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 the need for additional information, Mr. Rumsch made a **MOTION to CONTINUE** this application. The revised drawing will show 1) House no higher than the tallest existing house on the block, 2) HVAC located in the rear yard, 3 )front setback to be 2' behind house to right. Mr. Haden seconded.

**VOTE: 10/1**

**AYES:** CORBUS, DUFFY, EGAN, HADEN, MAJEED, MARSHALL, RISTAINO, RUMSCH, STEPHENS, TITUS

**NAYS:** BENDER

**DECISION: NEW CONSTRUCTION CONTINUED.**

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**MR. DUFFY DECLARED A CONFLICT OF INTEREST AND REMOVED HIMSELF FROM THE COMMISSION FOR THE NEXT APPLICATION.**

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**APPLICATION: HDC 2015-264, 420 SOUTH SUMMIT AVENUE – DEMOLITION**

**Existing Conditions**

The existing structure is a C. 1981 one story house. The property is listed as Non-Contributing in the Wesley Heights National Register survey. The foundation is slab on grade and the siding is T1-11. The proposed is a replacement house for one that burned.

**Proposal**

The proposal is full demolition of the subject property. The applicant is requesting the HDC to approve immediate demolition of the structure.

**FOR/AGAINST:**

- No one accepted Mr. Egan’s invitation to speak for or against this application.

**MOTION:** Based on compliance with Policy & Design Guidelines – Demolition, Mr. Ristaino made a **MOTION** that the house is not a contributing structure. Mr. Rumsch seconded.

**VOTE: 11/0**                      **AYES:** BENDER, CORBUS, EGAN, HADEN, LENHART, MAJEED, MARSHALL, RISTAINO, RUMSCH, STEPHENS, TITUS

**NAYS:** NONE

**MOTION:** Based on compliance with Policy & Design Guidelines – Demolition, Mr. Ristaino made a **MOTION** to **APPROVE** the demolition with no stay. Mr. Majeed seconded.

**VOTE: 11/0**                      **AYES:** BENDER, CORBUS, EGAN, HADEN, LENHART, MAJEED, MARSHALL, RISTAINO, RUMSCH, STEPHENS, TITUS

**NAYS:** NONE

**DECISION: DEMOLITION APPROVED IMMEDIATELY ONCE NEW CONSTRUCTION PLANS ARE APPROVED.**

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**APPLICATION: HDC 2015-265, 420 SOUTH SUMMIT AVENUE – NEW CONSTRUCTION**

**Existing Conditions**

The existing structure is a c. 1981 one story house. The foundation is slab on grade construction, and siding is T1-11. The property is listed as Non-contributing in the Wesley Heights National Register survey. Adjacent buildings are one and two story. The Sanborn map from 1953 shows a 1.5/1 story duplex on the site.

**Proposal**

Proposed is a two story single family Dutch Colonial house. The proposed front setback is 30 feet from the building as noted in the deed. It will be lower than the adjacent house. Materials include cedar shingles and wood trim. Windows are aluminum clad Simulated True Divided Light (STDL). Foundation exterior is

stucco. Other features include wood hand rails and columns. The detached garage is accessed from an alley and connected to the house by a brick breezeway. The design and material palette of the garage reflects the principal structure.

**FOR/AGAINST:**

- No one accepted Mr. Egan’s invitation to speak for or against this application.

**MOTION:** Based on non-compliance with *Policy & Design Guidelines – New Construction*, Mr. Rumsch made a **MOTION** to **DENY** this application regarding 1) Size – the relationship of the project to its site. The house and garage are too large for the site, (2) Scale – the relationship of the building to those around it. The house should be no taller than the tallest existing house on the block, 3) Massing – the relationship of the building’s various parts to each other. The house is wider than every other on the block, 4) Context – the overall relationship of the project to its surroundings. Mr. Haden seconded.

**VOTE: 11/0**

**AYES:** BENDER, CORBUS, EGAN, HADEN, LENHART, MAJEED, MARSHALL,  
RISTAINO, RUMSCH, STEPHENS, TITUS

**NAYS:** NONE

**DECISION: NEW CONSTRUCTION DENIED.**

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

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Linda Keich, Clerk to the Historic District Commission.