

Approved February 8, 2012

HISTORIC DISTRICT COMMISSION

MINUTES

January 11, 2012

MEMBERS PRESENT: Mr. Roger Dahnert
Mr. Don Duffy
Mr. Tom Egan
Ms. Mary Ellen George, Chair
Ms. Debra Glennon, 2nd Vice Chair
Ms. Barbara Highfill
Ms. Paula Owens
Mr. Dominick Ristaino, Vice Chair
Mr. Curtis Watkins

MEMBERS ABSENT: Mr. Steven Firestone
Ms. Karen Rush
One Vacancy

With a quorum present Ms. George called the regular January meeting of the Historic District Commission to order at 3:09 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 application. The second part is the discussion and deliberation portion of the meeting. At this point, discussion of the application is limited to 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.

Index of Addresses:	1615 Lela Avenue	Wesley Heights
	400 West Kingston Avenue	Dilworth
	2100 The Plaza	Plaza Midwood

901 East Boulevard

Dilworth

Application: 1615 Lela Avenue – Add Slate.

This one and one half story house with a steep front facing gable c. 1940 is in the Wesley Heights neighborhood. This application was recently deferred for additional information. The plan is to apply slate to the front terrace, steps, and walkway.

Applicant Comments: Owner Jimmy Sturdivant said he would like to add slate to all the flat surfaces - steps, terrace – and the risers also.

FOR/AGAINST: No one accepted Ms. George’s invitation to speak FOR or AGAINST the application.

MOTION: Based on compliance with the ***Policy & Design Guidelines – Materials***, Mr. Duffy made a MOTION to approve the addition of appropriate slate material over concrete slab of the terrace and the concrete steps at the end of the terrace but NOT on any brick or the concrete steps in the sidewalk. Mr. Watkins seconded.

VOTE: 8/1 AYES: DAHNERT, DUFFY, GEORGE, GLENNON, HIGHFILL, OWENS, RISTAINO, WATKINS

NAYS: EGAN

DECISION: APPLICATION OF SLATE APPROVED CONDITIONALLY – SEE MOTION.

Application: 400 West Kingston Avenue – Rear Patio.

This house is located at the corner of Kingston Avenue and Wickford Place in the Wilmore neighborhood. Though new construction, it was built before Wilmore became a Local Historic District. The house and side street entry garage cover a good percentage of the lot. A patio is to be added in the space between the back of the house and side of the garage.

Applicant Comments: Owner Mark Sroka said he proposes to use stamped red concrete. They will landscape with shrubs and plants.

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

MOTION: Based on exception warranted to ***Policy & Design Guidelines*** by lot and pre existing conditions, Mr. Egan made a MOTION to APPROVE paving the small area between the garage and house. The new paving will come no closer to the side street than the existing steps that lead from the parking pad down into the yard. Owner will submit final dimension for staff to review. Landscaping will be installed. Ms. Glennon seconded.

VOTE: 9/0 AYES: DAHNERT, DUFFY, EGAN, GEORGE, GLENNON, HIGHFILL,
OWENS, RISTAINO, WATKINS

NAYS: NONE

DECISION: REAR PAVING APPROVED CONDITIONALLY – SEE MOTION.

Application: 2100 The Plaza – Front Yard Landscape Plan.

This house is a designated Landmark located at the corner of The Plaza and Belvedere Avenue in the Plaza Midwood neighborhood. It is the c. 1915 Bishop Kilgo house. A planter is proposed to be added in front of the existing terrace with a low brick broader in front of that. A retaining wall will be added around the front yard and down the side street where it will terminate with a pillar. A holly that has grown in to a tree, now too close to the house, will be removed.

Applicant Comments: Landscape Designer Rick Solo said the brick choice will be architecturally appropriate.

FOR/AGAINST: No one accepted Ms. Geoge’s invitation to speak either FOR or AGAINST the application.

MOTION: Based on compliance with ***Policy & Design Guidelines – Landscaping***, Mr. Duffy made a MOTION to APPROVE the application as submitted. Mr. Dahnert seconded.

VOTE: 9/0 AYES: DAHNERT, DUFFY, EGAN, GEORGE, GLENNON, HIGHFILL,
OWENS, RISTAINO, WATKINS

NAYS: NONE

DECISION: LANDSCAPE CHANGES AND ADDITIONS APPROVED.

Application: 901 East Boulevard – Sign.

This two story brick/glass building c. 1970 is the former Eastern Federal Building at East Boulevard and Park Avenue. A new tenant needs a sign that quickly identifies the building to child advocates. The proposed aluminum sign is 6'x4' and will either be unlit or lit with ground mounted spotlights.

Applicant Comments: Mr. Bill Spencer said the two sided sign will be installed over the existing brick and block base of the previous sign.

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

MOTION: Based on exception warranted to ***Policy & Design Guidelines*** – Signage, by location and scale of building, Mr. Watkins made a MOTION to APPROVE the sign. Mr. Dahnert seconded.

SUBSTITUTE MOTION: Based on the need to reduce the size of the sign and to get an accurate understanding of the size of the sign relative to the building, Mr. Dahnert made a MOTION to create a Design Review Committee to meet on site with the applicant bringing a cut out that will be the size of the sign. The Committee will have the authority to make a final decision. Ms. Glennon seconded.

VOTE: 5/4 AYES: DAHNERT, DUFFY, GLENNON, HIGHFILL, RISTAINO

NAYS: EGAN, GEORGE, OWENS, WATKINS

DECISION: A DESIGN REVIEW COMMITTEE WILL MEET ON TUESDAY, JANUARY 17 AT 11:30 WITH THE ABILITY TO MAKE A FINAL DECISION. STAFF AND APPLICANT WILL MEET WITH COMMITTEE MEMBERS, MR. DAHNERT, MR. RISTAINO, AND MS. GLENNON.

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- Ms. Highfill reported that the brick apartment building at 600 Hermitage Court has been purchased and will be renovated for an upscale rental. She has heard that the new owner plans to add a porch across the front and small rear additions. It will look like it belongs to the neighborhood. This is an example of the value of the HDC putting a HOLD on a demolition request.

The December Minutes were unanimously approved with the usual direction to report any changes or corrections to Mrs. Birmingham.

The meeting adjourned at 4:55 pm with a meeting length of 1 hour and 46 minutes.

Wanda Birmingham, Secretary to the Historic District Commission