



HISTORIC DISTRICT COMMISSION

April 9, 2025 | Room 267

MINUTES

MEMBERS PRESENT: Nichelle Hawkins (Chair)
Kim Parati (Vice Chair)
Chris Barth (Second Vice Chair)
Sarah Curme
Cameron Holtz
Christa Lineberger
Sean Sullivan
Scott Whitlock
Heather Wojick

MEMBERS ABSENT: Shauna Bell
Brett Taylor
Vacant, Resident-Owner Hermitage Court
Vacant, Resident-Owner Oaklawn Park
Vacant, Resident-Owner Wilmore

OTHERS PRESENT: Kristi Harpst, HDC Staff
Candice Leite, HDC Staff
Jen Baehr, HDC Staff
Marilyn Drath, HDC Staff
Elizabeth Lamy, HDC Staff
JT Faucette, HDC Staff
Erin Chantry, Division Manager
Nicole Hewett, Assistant City Attorney
Candy Thomas, Court Reporter

With a quorum present, Chair Hawkins called the April meeting of the Historic District Commission (Commission) meeting to order at 1:04 p.m. Chair Hawkins 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 form to speak and must be sworn in. Staff will present a description of each proposed project to the Commission. The Commissioners and the Applicants will then discuss the project. Audience members signed up to speak either FOR or AGAINST will be called to the podium for each agenda item. Presentations by the Applicants and audience members must be concise and focused on the **Charlotte Historic District Design Standards**. 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. A 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 quasi-judicial body and can accept only sworn testimony. Staff will report any additional comments received and while the Commission will not specifically exclude hearsay evidence, it is only given limited weight. Chair Hawkins asked that everyone please silence any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. Chair Hawkins requested that those in the audience remain quiet during the hearings. An audience member will be asked once to be quiet and the need for a second request will require removal from the room. Chair Hawkins swore in all Applicants and Staff and continued to swear in people as they arrived for the duration of the meeting. In accordance with N.C.G.S. § 160D-947(e), subsections (4) and (5), and UDO Article 14.1.M.1, an appeal of quasi-judicial decisions may be made to the Mecklenburg County Superior Court as provided in N.C.G.S. § 160D-1402 within the time specified in N.C.G.S. § 160D-1405(d).

Mr. Sullivan made a motion to approve the February 2025 HDC meeting minutes. Ms. Curme seconded the motion. It passed 8/0.

Ms. Curme made a motion to approve the March 2025 HDC Meeting Minutes. Ms. Holtz seconded the motion. It passed 8/0.

INDEX OF ADDRESSES:

CONSENT

HDCRMI-2025-00185, 1818 Lennox Av	Dilworth
HDCRMI-2025-00184, 1238 E Worthington Av	Dilworth
HDCRMI-2024-00674, 800 Woodruff Pl	Wesley Heights
HDCRMI-2025-00187, 1165 Langanore Pl	Dilworth

CONTINUED FROM THE JANUARY 8, 2025 MEETING

HDCRMI-2024-00210, 1901 Thomas Av	Plaza Midwood
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CONTINUED FROM THE MARCH 12, 2025 MEETING

HDCRMA-2023-01199, 1433 The Plaza	Plaza Midwood
HDCRMI-2025-00123, 814 Berkeley Av	Dilworth
HDCRMA-2024-00684, 220 S Summit Av	Wesley Heights

NEW CASES

HDCRMAA-2024-00338, 317 W Park Av	Wilmore
HDCRMA-2025-00018, 301, 306, 308, & 312 N Graham St/420 W 6 th St	Fourth Ward
HDCRMA-2025-00005, 1607 Dilworth Rd W	Dilworth
HDCRMA-2025-00004, 321 W Park Av	Wilmore
HDCRMA-2025-00003, 2000 Dilworth Rd W	Dilworth
HDCRMA-2025-00105, 2225 The Plaza	Plaza Midwood
HDCRMIA-2024-00214, 916 E Park Av	Dilworth
HDCRMIA-2024-00673, 415 E Kingston Av	Dilworth

CONSENT

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WHITLOCK

APPLICATION:

HDCRMI-2025-00185, 1818 LENNOX AV (PID: 12108309) – ADDITION – REAFFIRMATION

EXISTING CONDITIONS:

The existing structure is a 1.5-story Craftsman house built c. 1915. Architectural features include a front-gable roof, a bay window, exposed rafters, and 12/1 double-hung windows. The partial-width engaged front porch features square columns with shake siding; the right bay of the front porch was formerly infilled. The lot size is approximately 50' x 190'. Adjacent structures are a mixture of 1.5, 2, and 2.5-story residential and commercial buildings.

PROPOSAL:

The proposed project is a reaffirmation of a previously approved project for front porch restoration, addition, and new detached one-vehicle accessory structure under HDCRMI-2021-00918. The COA for HDCRMI-2021-00918 was approved and has expired.

The proposed project is also a reaffirmation of minor changes to the 2021 project, that included window relocation and side entry changes. The COA for HDCRMI-2023-00888 was not issued and the approval has expired.

Project details of both original approvals are below. No changes to either project are proposed as part of the reaffirmation request.

January 2022 – Original Project Approval, HDCRMI-2021-00918, COA Issued, enclosed.

The proposed project is the restoration of the front porch, an addition, and a new detached one-car accessory structure. The infilled right bay of the front porch will be restored. The addition changes an existing gable on the left elevation to a true cross gable to match the existing right elevation. The addition ties in beneath the original ridge. Materials will all match existing including the wood shake siding, window/door/roof trim, brackets, and brick foundation. In the rear yard, two mature Pecan trees in will be removed and two new mature canopy trees will be replanted. Post-construction, the rear yard will be 87% permeable. The roof of the new addition is wider than the original roof, which requires full Commission review. The accessory building and new patio may be reviewed at the Administrative level.

October 2023 – Approval, HDCRMI-2023-00888 - Approval w/Conditions Letter, enclosed.

The proposed project is changes to a previously approved project. On January 12, 2022, the HDC approved the restoration of the front porch, an addition, and a new detached one-vehicle accessory structure under HDCRMI-2021-00918. The COA was issued on September 22, 2022, and renewed for an additional 12-months on September 22, 2023.

The applicant is requesting two minor project changes, which due to visibility cannot be approved at the Administrative level.

1. Relocate an existing window from the right elevation to the front elevation. The original plans approved this window to be changed to a new entry door on the right elevation. Instead of the window being discarded, the applicant is now seeking to repurpose it to the front elevation.
2. Reorient the new side entry steps to face both the front and back yards. This allows the steps to remain fully on the property and no encroach into the alley.

STAFF RECOMMENDATIONS:

Staff has the following comments about the proposal:

1. The project is not incongruous with the district and meets the Standards for New Construction for Residential Buildings, Chapter 6, and the Secretary of the Interior's Standards, 2.5.
2. Per 10.4.1 of the Rules for Procedure, Staff recommends Approval of the project for meeting the Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to Staff for final review.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: APPROVE

1st: CURME 2nd: HOLTZ

Ms. Curme moved to approve the application as it is not incongruous with the special character of the district as described in Chapter 3 of the HDC Design Standards and the Secretary of the Interior's Standards for Historic Rehabilitation, page 2.5. She required that the applicant provide permit-ready construction drawings to Staff for final review.

Ms. Holtz seconded the motion.

VOTE: 8/0

AYES: BARTH, CURME, HAWKINS, HOLTZ, LINEBERGER, PARATI, SULLIVAN, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR ADDITION – REAFFIRMATION – APPROVED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WHITLOCK

APPLICATION:

HDCRMI-2025-00184, 1238 E WORTHINGTON AV (PID: 12111207) – REAR ADDITION

EXISTING CONDITIONS:

The existing structure is a 1.5-story American Small House built c. 1938. Architectural features include Colonial Revival elements, such as the original trim around the front door and paired 6/6 windows. The house has undergone a major addition with a front gable and dormer addition, second level cross-gable roof addition, and a one-story rear addition with open rear porch. Exterior materials include a painted brick exterior on the first level and wood lap siding on the second level. The lot size is slightly irregular measuring approximately 50' x 135'. Adjacent historic structures are 1, 1.5, and 2-story single-family and multi-family buildings.

PROPOSAL:

The proposed project is the removal of an existing rear patio and a non-original rear covered porch and the construction of a new, larger rear porch.

- The footprint of the new covered porch will measure approximately 16'-2' x 14'-0". Footprint dimensions of the existing porch are not provided.
- The porch will be widened slightly to the 10' side setback line but will remain inset from the rear corner of the house.
- The depth of the porch will be extended to align with the rear thermal wall of a previous rear addition.
- Proposed materials include an unpainted brick foundation, porch floor, and stairs; metal handrail; wood fixed louvered shutters; wood beam, soffit, and trim; and architectural shingle roof.

- The 10" round columns are proposed to be a Turncraft, a poly material that can be painted.
- The paired rear entry door will be replaced with a new, aluminum clad triple slider with Simulated True Divided Light (STD L) muntins to match the existing fenestration on the house.

STAFF RECOMMENDATIONS:

Staff has the following comments about the proposal:

1. The Commission has previously approved the use of Turncraft columns on rear additions, with the requirement that the columns be painted.
2. The project is not incongruous with the district and meets the Secretary of the Interior's Standards for Rehabilitation, and the City of Charlotte Design Standards for New Construction for Residential Buildings, Chapter 6.
3. Per 10.4.1 of the Rules for Procedure, Staff recommends Approval of the project for meeting the Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to Staff for final review, with the following conditions:
 - a. Provide final proposed brick/mortar samples to Staff for probable approval, with all brick to remain unpainted.
 - b. Provide manufacturer specifications that meet HDC Standards for the new doors.
 - c. The Turncraft columns shall be painted to match the other wood components (beam, trim, soffit, etc.).
4. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: LINEBERGER 2nd: HOLTZ

Ms. Lineberger moved to approve the project as it is not incongruous with the district and meets the Secretary of the Interior's Standards for Rehabilitation and the City of Charlotte's Design Standards for New Construction, Chapter 6. She added the following conditions: that the applicant provide proposed brick and mortar samples to Staff; that all brick must remain unpainted; that manufacturer specifications for the new doors that meet HDC Standards be provided to Staff; and that the Turncraft columns be painted to match the other wood components.

Ms. Holtz seconded the motion.

VOTE: 8/0

AYES: BARTH, CURME, HAWKINS, HOLTZ, LINEBERGER, PARATI, SULLIVAN, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR REAR ADDITION – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WHITLOCK

APPLICATION:

HDCRMI-2024-00674, 800 WOODRUFF PL (PID: 07103504) – ACCESSORY BUILDING FENESTRATION CHANGES

EXISTING CONDITIONS:

The existing structure is a 1.5-story Contemporary Tudor constructed in 2018. Architectural features include running bond and herringbone brick cladding, a side gable roof, large front chimney, brow-arched dormers, and 6/6 and 9/9

windows. Lot size is 82.5' x 150'. Surrounding structures are 1 and 1.5-story residential buildings. The Commission approved a cantilever addition to the accessory building under HDCRMI-2023-00952 at the April 10, 2024 meeting.

PROPOSAL:

The project is fenestration changes to an existing accessory building.

- On the elevation facing the primary structure, an existing balcony with French doors and an arched metal roof will be removed.
- A new five-bay door with transoms above will be installed.
- A new brick step to match existing will also be installed.
- The new arched metal roof will match existing and will tie in approximately 8" below the building's main ridge.
- The brick will be salvaged and reused with mortar to match existing. Information is not provided about the new door or transom window materials.

The proposed arbor may be Staff approved.

STAFF RECOMMENDATIONS:

Staff has the following comments about the proposal:

1. The project is not incongruous with the district and meets the Secretary of the Interior's Standards for Rehabilitation, and the City of Charlotte Design Standards for New Construction for Residential Buildings, Chapter 6 and Accessory Buildings, 8.10.
2. Per 10.4.1 of the Rules for Procedure, Staff recommends Approval of the project for meeting the Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to Staff for final review, with the following conditions:
 - a. The roof and trim should match existing in design, detail, dimension, and material.
 - b. New brick + mortar to match existing.
 - c. All masonry to remain unpainted.
 - d. Provide manufacturer specifications that meet HDC Standards for the new windows and doors.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: SULLIVAN 2nd: LINEBERGER

Mr. Sullivan moved to approve the application because it is not incongruous with the district and meets the Secretary of the Interior's Standards for Rehabilitation and the City of Charlotte's Design Standards for New Construction for Residential Buildings, Chapter 6, and Accessory Buildings, 8.10. He added the following conditions: that the roof and trim match existing in detail, dimension, design, and materials; that new brick and mortar match the existing; that all brick remain unpainted; and that the applicant provide manufacturer specifications for doors and windows that meet HDC Standards to Staff.

Ms. Lineberger seconded the motion.

VOTE: 8/0

AYES: BARTH, CURME, HAWKINS, HOLTZ, LINEBERGER, PARATI, SULLIVAN, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY BUILDING FENESTRATION CHANGES – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WHITLOCK

APPLICATION:

HDCRMI-2025-00187, 1165 LINGANORE PL (PID: 12310409) – ADDITION

EXISTING CONDITIONS:

Known as the Ira Stone House, the existing structure is a 1.5-story Picturesque/Tudor Revival built c. 1930. Architectural features include a main block under a hipped roof with a number of steeply gabled and shed projections. A massive chimney is beside the gabled entry projection. The masonry entry is arched with its original door. The entire structure is executed in (unpainted) broken and rough brick giving it the structure a distinctive texture. The gables and shed dormers have lap wood siding. Windows are original metal casements with transoms above. An accessory structure matching the style and design of the main house was constructed in 2015. The lot size is slightly irregular measuring approximately 78' x 158' x 98' x 150'. Adjacent historic structures are 1.5 and 2-story single-family buildings.

PROPOSAL:

The proposed project is to enclose a rear stoop. In fall 2024 a large tree fell on the building causing significant damage; see photos in presentation. An emergency repair COA #HDCADMRM-2025-00011 was issued immediately upon request on January 6, 2025; however, the applicant never moved forward with the side entry repairs because they decided to request design changes.

Previously the rear entry stoop was covered by a hip roof supported by a square brick column. The proposed project is to rebuild and enclose the space with new columns, windows, and doors. Project details include:

- No changes to footprint. The existing stoop and step to remain.
- Slate roof to match existing, with slate from former roof to be salvaged and reused where possible
- Columns, beam, and trim to be wood. Dimensions not provided.
- The new windows and doors are proposed to be steel and glass; dimensions and specifications not provided

STAFF RECOMMENDATIONS:

Staff has the following comments about the proposal:

1. The project is not incongruous with the district and meets the Secretary of the Interior's Standards for Rehabilitation, and the City of Charlotte Design Standards for New Construction for Residential Buildings, Chapter 6.
2. Per 10.4.1 of the Rules for Procedure, Staff recommends Approval of the project for meeting the Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to Staff for final review, with the following conditions:
 - a. Note plans with height dimensions and that the new roof will be in the same location as the previous roof, tying in below the window sill.
 - b. Add a base and cap detail to the columns.
 - c. Provide a beam/column alignment detail with dimensions and materials noted.
 - d. Provide dimensions and manufacturer specifications that meet HDC Standards for the new doors and windows.
 - e. All brick to remain unpainted.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: HOLTZ 2nd: PARATI

Ms. Holtz moved to approve the application because it is not incongruous with the district and meets the Secretary of the Interior's Standards for Rehabilitation and the City of Charlotte Standards for New Construction for Residential Buildings, Chapter 6. She added the following conditions: that permit-ready drawings be submitted to Staff for final review that notes the height, dimensions, and specifications of the new roof and that the new roof be in the same location as the previous roof, tying in below the window sill; ; that a base and cap detail be added to the columns; that a beam/column alignment detail with dimensions and materials be provided; that window and door specifications that meet HDC Standards are provided; and that all brick remains unpainted.

Ms. Parati seconded the motion.

VOTE: 8/0

AYES: BARTH, CURME, HAWKINS, HOLTZ, LINEBERGER, PARATI, SULLIVAN, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR ADDITION – APPROVED WITH CONDITIONS.

CONTINUED FROM THE JANUARY 8, 2025 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR

ARRIVED: WHITLOCK

APPLICATION:

HDCRMI-2024-00210, 1901 THOMAS AV (PID: 08119333) – DOOR CHANGES & REAR PORCH ADDITION

This application was continued from the January 8, 2025 meeting for the following item:

1. *Rear porch addition*
 - a. *Restudy the rear porch roof form and how it connects to the existing structure.*
 - b. *The roof should minimize the nonconforming overhanging dormer and follow the details for additions and porches with regard to columns, eave lines, roof form, railing, doors, etc.*

EXISTING CONDITIONS:

The existing structure is a 1.5-story Craftsman Bungalow constructed in 1929. Architectural features include a clipped side gable roof, covered front porch, front door with sidelights, vinyl siding, painted chimney and foundation, and 6/1 windows. Lot size is approximately 50' x 150'. Adjacent structures are 1 and 1.5-story single-family structures.

PROPOSAL:

The proposed project is in five parts.

Part 1: Door Change Front Elevation.

The proposal is the removal of the front door entrance on the side of the front bump out, and the restoration of the front elevation to the original 1929 condition. The existing door is proposed to be removed and the wall filled in with vinyl to match existing.

Part 2: Side Door Addition.

The proposal is the removal of the non-original side entrance addition on the left elevation, and the restoration of the left elevation to the original 1929 condition. The addition is proposed to be removed and the wall filled in with vinyl to match existing.

Part 3: Rear Porch.

The proposal is the removal of the rear porch. It is unclear if the existing porch is historic. The 1950s Sanborn Map does show a rear porch in the location of the existing rear porch. The 1929 Sanborn Map shows no rear porch. The existing porch has a shed roof with asphalt shingle, painted brick foundation, and screening with vinyl sided half walls.

Part 4: Window.

The proposal is the removal of the existing windows. The material of the existing window has not been provided but looks to be non-original with grids-between-the-glass (GBG).

Part 5: Siding.

The proposal is the removal of the historic siding. Staff approved the vinyl siding to be removed and the existing historic wood lap siding to be restored under application # HDCADMRM-2024-00059. Information about the historic siding has not been provided. Information on the new siding has not been provided.

Revised Proposal – January 8, 2025:

- Applicant statement provided.
- Rear porch drawing provided.
- Front door images provided.
- Siding and foundation images provided.

Revised Proposal – April 9, 2025

- Revised rear porch drawing set.
- Detail page provide.
- Existing footprint measurements unknown.
- Proposed footprint measures 23'-4" x 10'-0".
- Brick foundation, wood siding, screen windows, and shingle roof or metal.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Rear Porch
 - a. Provide update on selected roof material.
 - b. Provide dimension of post between the screens, posts look thin.
 - c. Delineate true beam and add full columns with trim.
 - d. Match existing historic materials and details.
 - e. Provide dimensions and material for landing patio.
 - f. Provide material for steps and handrails.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: **BARTH** **2nd:** **SULLIVAN**

Mr. Barth moved to approve the application. He added the following conditions: that the applicant work with Staff to ensure all visible exposed trim materials and railings, including corner posts, trim, and eave band boards, be made of finished lumber; that the applicant add a finished soffit to match the existing house and the exposed soffits on the porch addition; that all new materials be wood; that the applicant use asphalt shingles with a bituminous underlayment on the shed roof; that the applicant work with Staff on appropriate paver materials and that both the walkway and patio match; that the stairs from the porch onto the patio are wood material and that the applicant work with Staff on details; and that the foundation match the previously approved parging or stucco instead of the brick veneer. He cited the

following Standards: for foundations, 6.12; for roof form and materials, 6.13; for cornices and trims, 6.14; for porches, 6.17; and for materials, 6.18.

Mr. Sullivan seconded the motion.

VOTE: 9/0

AYES: BARTH, CURME, HAWKINS, HOLTZ, LINEBERGER, PARATI, SULLIVAN, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR DOOR CHANGES & REAR PORCH ADDITION – APPROVED WITH CONDITIONS.

CONTINUED AT THE MARCH 12 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR

APPLICATION:

HDCRMA-2023-01199, 1433 THE PLAZA (PID: 08117117) – NEW CONSTRUCTION – RESIDENTIAL

This application was continued from the March 12, 2025 meeting for the following items:

1. *Windows,*
 - a. *Restudy the fenestration for rhythm, style of windows, proportion and scale, particularly on the left elevation. Noting that in most instances, windows on the main floor should be larger in appearance than those on the second floor.*
 - b. *Provide examples of both the window style in the neighborhood as it responds to the same architectural style (Bungalow) as the applicant’s proposed design, as well as provide examples of window compositions overall.*
 - c. *Look to the Design Standards and other resources, including staff, ‘Get Your House Right’ book, the Secretary of Interior’s Standards, as well as context examples within a 360 degree view of the property.*
2. *Details. Apply the following detail considerations:*
 - a. *24-inch-on-center rafter tails or at least simulated 24-inch-on-center rafter tails.*
 - b. *Ensure that window and door trim stands proud of the furthest projecting siding material.*
 - c. *Porch railing pickets set to the inside.*
3. *Explore a restudy of the rear porch roof to be a shed roof to match the front porch roof.*
4. *Include a tree protection plan in the application.*

EXISTING CONDITIONS:

The existing structure is a 1-story, American Small House with Colonial Revival elements constructed c. 1933. Architectural features include a side gable, boxed eave roof with two small gable dormers on the front elevation, a partial width engaged front porch supported by wood square columns (the handrail is not original), and wood double-hung 6/6 windows. Some windows, such as on the dormers, have traditional wood window trim. Some windows have brickmould trim. It appears the large front window is a later replacement. Exterior materials include wood German lap siding with corner boards and a painted brick foundation. Originally a single-family structure, the building is currently divided into three units. Multiple rear additions have been constructed over the years.

A simple, 1-story accessory building is located at the rear of the property. The front elevation faces School Street. The left elevation, which faces the house, is constructed on top of a CMU retaining wall. The building has a front gable roof, 6/6 windows with brickmould trim, and wood German lap siding with wood corner boards. The lot is irregular and measures approximately 55' x 132' x 28' with a 10' alley at the rear. Adjacent historic properties are 1, 1.5, and 2-story residential buildings.

On July 10, 2024, the Commission voted to approve demolition of the primary building and accessory building with a 365-day stay under application #HDCRDEMO-2023-01198.

PROPOSAL:

The proposed project is the new construction of a residential building and an accessory structure.

Primary Building:

The tallest height is 27'-4.5" as measured from grade to ridge at the front left corner, and 33'-6" at the rear of the property. The property slopes down both to the right and to the rear. Proposed width is 28'-4" and steps in between 2'-0" and 1'-8" along the right elevation. Setbacks are 35'-4". The proposed exterior materials are Hardie Artisan lap siding with a 9" reveal, cementitious board and batten in the dormers and gable ends, and an unpainted brick foundation. Both asphalt and metal are proposed for the roofs. The windows are proposed to be 2/1 SDL Sierra Pacific Westchester aluminum-clad in both double-hung and casement. Column and trim materials are unknown.

Accessory Building:

At the tallest point, height is 21'-1 1/2" as measured from grade to ridge. The overall dimensions are 20'-8" x 14'-0". Setbacks are not provided. The proposed exterior materials are Hardie Artisan lap siding with a 9" reveal, unpainted brick foundation, and asphalt roof. The single garage door details are unknown. Windows proposed to be 2/1 SDL Sierra Pacific Westchester aluminum-clad casement, and the man door is proposed to be wood.

Site Work:

Both a retaining wall and fence are proposed. The fence is wood and 3'-0" tall. The retaining wall is unpainted brick, and the height is unknown. Staff can approve true retaining walls and fencing.

Revised Proposal – January 8, 2025

- Revised drawing set provided.
- Main structure design changes include roof massing, windows & doors, and materials.
- Accessory structure design changes include orientation, height, and massing.
- Main structure height changes from 27.3' (October) to 28.7' (January).
- Accessory structure height changes from 21.3' (October) to 18.17' (January).
- Metal roofs and board & batten have been eliminated.
- Materials include Hardie Artisan lap siding with a 9" reveal, wood shakes, unpainted brick, asphalt shingle roof, and Sierra Pacific Westchester Aluminum-clad windows.
- Details page provided.

Revised Proposal – March 12, 2025

- Revised drawing set provided.
- Main ridge height decreased 1'-7 3/8".
- Dormer is offset from thermal wall and porch roof, offset dimension unknown.
- Windows have been modified on the left, right, and rear elevations with alternative options provided for larger upper windows on the left and right. Option "B" windows are smaller casement windows.
- Carriage style doors have been added to the accessory building.
- Corner boards have been added.

- Note to consult a Certified Arborist about Tree Protection has been added to the site plan.
- Retaining wall dimensions have been added.
- Proposed rear yard impervious area has been updated. 47.8% impervious.

Revised Proposal – April 9, 2025

- Revised drawing set provided.
- Rhythm, proportion, scale, and style of windows have been updated.
- Neighborhood window style study included.
- Rafter tails updated to 24-inch-on-center.
- Rear porch roof switched to a shed to match the front porch.
- Tree protection has been added to the site plan.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Main Structure
 - a. Windows and Doors
 - i. Option “B” (smaller casement) is preferred on right elevation.
 - ii. Option “C” (longer window) as a true double-hung is preferred on the left elevation.
2. Accessory Building
 - a. The Commission will determine if the accessory building meets the Standards.
3. Materials
 - a. Provide brick sample. May be provided to Staff for probable approval.
 - b. Provide window and door specifications that meet HDC Standards. May be provided to Staff for probable approval.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins’ invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: SULLIVAN 2nd: BARTH

Mr. Sullivan moved to approve the application because the proposed project is not incongruous with the special character of the district as described in Chapter 3 of the Design Standards and is consistent with the Secretary of the Interior’s Standards for Historic Rehabilitation. He added the following conditions: the eave trim frieze board be plumb with a molded crown against the soffit; that the applicant use brick sample option 1; that the garage door with strap hinges and pull handles be included; that the optional elevations on all four elevations be approved, specifying Option A on the School Street elevation for the purpose of having egress windows and Option C on the left elevation; and that the applicant present a tree protection plan to be approved by Staff. He cited the following Standards: for windows and doors, 6.15 and 6.16; for accessory buildings, 8.10, number 6; and for materials, 6.18.

Mr. Barth suggested the friendly amendment that the Commission specify that Option A on the School Street elevation and Option C were being approved because they better respond to the architectural form and that the larger windows help with rhythm and fenestration percentage as well as the proportion of lights. Mr. Sullivan accepted the amendment.

Mr. Barth seconded the motion.

VOTE: 9/0

AYES: BARTH, CURME, HAWKINS, HOLTZ, LINEBERGER, PARATI, SULLIVAN, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION – RESIDENTIAL – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR

APPLICATION:

HDCRMI-2025-00123, 814 BERKELEY AV (PID: 12309518) – SIDE PORCH CHANGES

This application was continued from the March 12, 2025 meeting for the following items:

- 1. Restudy based on Design Standards for Porches, 4.8 and Context 6.2 – 6.3.*
- 2. Present historic context information for the Commission to reference and compare the proposed design with the historic context in a 360-degree view.*
- 3. Explore avoiding factory mulled units in this case, and the mullions can be applied, and windows trimmed out using traditional materials as recommended by Staff.*
- 4. It is not the Commission's mission to make enclosed side porches look like the rest of the house. The intent of the porch is that it's open, which is why the Commission wants to omit the requested window muntins.*

EXISTING CONDITIONS:

The existing building is 2-story Colonial Revival constructed c. 1928. The building has a symmetrical façade with a central portico and partial width brick terrace that connects to a 1-story side porch with balustraded roof. The front portico and side porch have wide beams with dentil molding supporting by round Tuscan columns and square pilasters. Other architectural features include a side-gable slate roof with a decorative dentil mold cornice, 6/6 double-hung wood windows flanked by operational wood shutters, and an exterior painted brick chimney flanked by quarter round louvered wood vents on the right elevation. Exterior material is wood lap siding with corner boards and an unpainted brick foundation. The lot size measures approximately 75' x 160'. Adjacent historic buildings are 1.5, 2, and 2.5-story residential structures.

PROPOSAL:

The proposed project is changes to an existing side porch.

This project was Approved at the January 8, 2025 meeting under application HDCRMI-2024-00802, with the following Conditions:

1. The porch changes should be reversible and should not damage original architectural features.
2. Original architectural features of the porch are to remain. Do not remove and replace the original columns, pilasters, beam and/or trim.
3. Eliminate the window muntins to provide a more glassy, open appearance and the design should have full-length windows instead of a paneled base.
4. Provide window and door specifications that meet HDC Standards.
5. All materials are to be traditional with design and dimensions to match existing.

The new application proposes a revised design:

1. The project is reversible and retains all original architectural features (columns, pilasters, beam, trim, etc.)
2. The design changed to include tall casements factory mulled hopper windows below to mimic the design of the existing screen porch.
3. The applicant is requesting to use muntins on the windows to match the original windows on the main house. New windows are proposed to be Marvin Signature Ultimate casement with 7/8" Simulated True Divided Light (STD L) muntins.

Revised Proposal – April 9, 2025

- Context information provided.
- Design updated to reflect field applied trim, instead of factory-mulls.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Minor changes may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: APPROVE WITH CONDITIONS**1st: BARTH****2nd: PARATI**

Mr. Barth moved to approve the application because of the historic examples provided by the applicant and the architectural style of the house. He added the following conditions: that the applicant add a single pedestrian door on the front elevation in the middle of the screen porch where the existing screen door is currently; that the door be full lite and that the lite proportion match both the adjacent windows and the windows on the main house; that all details match the side mold and trim; and that the porch be enclosed with glass instead of the panels. He cited the following Standards: for porches, 6.17; for doors and windows, 6.15 and 6.16; for cornices and trims, 6.14; for materials, 6.18; and for context; 6.1 through 6.4.

Ms. Parati seconded the motion.

VOTE: 9/0**AYES: BARTH, CURME, HAWKINS, HOLTZ, LINEBERGER, PARATI, SULLIVAN, WHITLOCK, WOJICK****NAYS: NONE****DECISION: APPLICATION SIDE PORCH CHANGES – APPROVED WITH CONDITIONS.**

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR

APPLICATION:

HDCRMA-2024-00684, 220 S SUMMIT AV (PID: 07101501) – ACCESSORY DWELLING UNIT

This application was continued from the March 12, 2025 meeting for the following items:

The proposed project is incongruous with the following Design Standards:

1. *New Construction for Residential Buildings, 6.1-6.13.*
2. *Accessory Buildings, 8.10.*
3. *Recommend studying the Staff Analysis and provide Historic Examples of the design criteria being used in the project.*
4. *The Commission has not review any project details at this time.*

EXISTING CONDITIONS:

The existing 2-story building was originally constructed as a duplex c. 1939. Architectural features include a side gable roof, symmetrical six-bay front façade, and 6/6 double-hung wood windows. Exterior is unpainted brick. Originally, matching front porches were separate with brick columns, arched openings, and front-facing gables. A central connector and railings were added to the front porches during the c. 2007-2008 renovations. The accessory structure and existing 1-story rear addition were also constructed c. 2007-2008. The lot size measures approximately 50' x 187'. Adjacent structures are 1, 1.5, and 2-story residential buildings.

PROPOSAL:

The project is an addition to an existing brick accessory structure.

- The existing accessory structure has a footprint of 29'-10" x 24'-0". The addition will expand the footprint to 29'-10" x 32'-0 ½".
- The existing accessory structure height, as measured from grade to ridge, is approximately 15'-10". The addition will create a new overall height, as measured from grade to ridge, of approximately 23'-10".
- The proposed materials are shingle roof with unpainted brick to match existing. The new windows are proposed to be double-hung Simulated True Divided Lights (STDL) in a 6/6 pattern to match existing. Existing window and door material unknown.

Revised Proposal – April 9, 2025

- Revised drawing set provided.
- Proposed new height as measured from grade to ridge is approximately 22'-4 ½".
- Proposed new footprint is 29'-10" x 35'-0".
- Proposed materials remain the same.
- Rear yard permeability is 52%.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Context, Massing, Height & Width, Scale, and Roof Form:
 - a. Provide historic examples of pop-up, two-story, intersecting cross gable structures in Wesley Heights.
 - b. Provide historic examples of stacked gable roofs on accessory buildings.
 - c. Provide historic examples of full two-story accessory buildings with coplanar walls.
 - d. Provide examples of historic three-bay accessory structures in Wesley Heights.
 - e. Structure does not appear to be secondary in massing or footprint to the primary structure.
2. Windows and Doors, and Rhythm:
 - a. Restudy window and door rhythm and locations.
 - b. Provide window and door specifications that meet HDC requirements.
3. Cornice and Trim, and Materials:
 - a. Porkchop eaves are incongruous with the Standards 6.14, number 3.
 - b. All brick is to remain unpainted.
4. Provide location of mechanicals on site plan.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: CONTINUE

1st: SULLIVAN 2nd: HOLTZ

Mr. Sullivan moved to continue the application because the proposed project is incongruous with the following Standards: context, 6.1 through 6.4; massing, 6.8; and accessory structures, 8.10.

Ms. Holtz seconded the motion.

VOTE: 7/2

**AYES: BARTH, CURME, HOLTZ, PARATI, SULLIVAN,
WHITLOCK, WOJICK**

NAYS: HAWKINS, LINEBERGER

DECISION: APPLICATION FOR ACCESSORY DWELLING UNIT – CONTINUED.

NEW CASES

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: ABSENT: BELL, TAYLOR

APPLICATION:

HDCRMAA-2024-00338, 317 W PARK AV (PID: 11908615) – WINDOW REPLACEMENT – AFTER THE FACT

EXISTING CONDITIONS:

The existing structure is a 1-story Craftsman bungalow constructed c. 1931. Architectural features include a full-width engaged front porch supported by brick piers and square wood columns, a small decorative gable dormer, and wood German-lap siding. The lot size is approximately 50' x 195'. Adjacent structures are 1 and 1.5-story residential buildings.

PROPOSAL:

The proposed project is to replace seven (7) original 6/6 wood windows with new vinyl windows with grids between the glass (GBG). The new windows will have the same grid pattern as the originals. The original window openings will be made smaller to accommodate the new vinyl windows. Wood 2x4s will be installed to fill the gap at the top and bottom of the window frame. The original wood trim will remain. The windows to be replaced are as follows:

Front Elevation

- The two paired windows to the left of the front door, labeled as “A” in the presentation.
- One of the paired windows to the right of the front door, labeled as “B” in the presentation.

Left Elevation

- A single window located in the middle of the left elevation, labeled as “C” in the presentation.

Right Elevation

- The two paired windows located in the front room of the house, labeled as “D” in the presentation.

Rear Elevation

- A single window located to the right of the elevation, labeled as “E” in the presentation.

The application is an After-The-Fact review, with the Commission reviewing the project on its merits as if the work has not yet occurred.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission needs to make one decision about this project:
 - a. The removal of the original wood windows and changing the openings.
2. For Removal of original wood windows and changing the openings:
 - a. Recommended Motion: Denial.
 - i. The removal of seven (7) original wood windows is incongruous with the Design Standards for Windows 4.14, numbers 10, 12, 13, 14, 16, 17, 18 and 19.
 - b. Recommended Facts:
 - i. Seven (7) original 6/6 wood windows were replaced with 6/6 GBG vinyl windows.
 - ii. The size of all original window openings was decreased to accommodate the use of smaller windows.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins’ invitation to speak.

MOTION: DENY

1st: WOJICK 2nd: HOLTZ

Ms. Wojick moved to deny the application for the removal of the original wood windows and changing the openings as it does not meet the Design Standards and lacks documentation showing that the original windows were beyond repair. She added that Staff will assist the applicant in choosing new replacement windows that match the original windows in design and material as per HDC Standards 4.14, numbers 1 through 8, 10,16, and 19. She specified that the original seven 6/6 wood windows were replaced with 6/6 grids-between-glass vinyl windows and that the size of all the window openings were decreased for the new windows.

Ms. Holtz seconded the motion.

VOTE: 9/0

AYES: BARTH, CURME, HAWKINS, HOLTZ, LINEBERGER, PARATI, SULLIVAN, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR WINDOW REPLACEMENT – AFTER THE FACT – DENIED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR

APPLICATION:

HDCRMA-2025-00018, 301, 306, 308, & 312 N GRAHAM ST/420 W 6TH ST (PID: 07806401 & 07806402) – NEW CONSTRUCTION – COMMERCIAL/MULTI-FAMILY

EXISTING CONDITIONS:

There are two parcels with three structures that are all connected and form a U-shape. The lot size of 306 N. Graham Street is approximately 309' x 197'. The lot size of 420 W. 6th Street is approximately 68' x 194'. Adjacent structures are commercial and multi-family buildings. The Commission approved Demolition of the structures with a 365-day stay on March 9, 2022.

306 N. Graham Street (PID# 07806401): Constructed c. 1928, the 2-story structure is a classic historic commercial building with a storefront on the first level, windows on the upper façade, and decorative cornice. The storefront windows are replacements but the highly decorative brick and cast stone detailing remain intact.

A 1-story brick building with a decorative stepped parapet connects the 2-story commercial building with the 1-story building located at 420 W. 6th Street.

420 W 6th Street (PID# 07806402): One structure, constructed c. 1950. The building is a 1-story, brick building with an American bond brick pattern in the front section, the middle section of the building has a running bond brick pattern, and the rear section of the building is concrete block. The front elevation fronts on N. Graham Street and architectural features include a brick wing wall and large storefront windows that wrap around the right elevation.

PROPOSAL:

The project is material changes to a previously approved project. The request will change one exterior material and the exterior patio door material.

1. Hardie Panel
 - a. Approved: 7/16" thick Hardie panel.
 - b. Requested Change: 5/16" thick Hardie panel, because the originally approved thickness is no longer manufactured.
2. Exterior Patio Doors
 - a. Approved: Aluminum clad patio doors at unit balconies.
 - b. Requested Change: Fiberglass patio doors at unit balconies

The Commission originally approved the new construction of a mixed-used multi-family and commercial building on March 8, 2023. The Commission approved changes to the project December 8, 2023, under application #HDCRMA-2023-00865, and a COA was issued (see attached). The Commission has not yet approved signage or lighting for this project.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission has not yet approved an exterior fiberglass door on a primary elevation.
2. Minor changes may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: WHITLOCK 2nd: BARTH

Mr. Whitlock moved to approve the application with the conditions: that the fiberglass doors without the wood grain only be installed above the brick area of the building, with aluminum clad doors below that level. He specified that the Commission would allow fiberglass doors in this instance because it is not in the pedestrian view, because the building is located Uptown and not in a residential setting, and because of the maintenance of those doors. He cited the following Standards: for doors, 7.14; for materials 7.16; for context, 7.2 and 7.3; for scale, specifically supporting the fiberglass doors above pedestrian level, 7.9, number 3; and the Secretary of the Interior's Standards, 2.5.

Mr. Barth seconded the motion.

VOTE: 9/0

**AYES: BARTH, CURME, HAWKINS, HOLTZ, LINEBERGER,
PARATI, SULLIVAN, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION – COMMERCIAL/MULTI-FAMILY – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR

APPLICATION:

HDCRMA-2025-00005, 1607 DILWORTH RD W (PID: 12311201) – ADDITION

EXISTING CONDITIONS:

The existing building is a 2.5-story Colonial Revival with Tudor elements constructed c. 1938. Architectural details include a side gable main block with a slightly lower projecting side section, a 1-story gable wing with Tudor detailing, and three varying height and pitched front gables, including central entry. Each gable includes one arched bay. The left elevation features brick gable-end chimney flanked by triangular windows and topped with terracotta chimney pots. Most of the original windows have been retained and are double hung wood in a 6/6 pattern. Replacement windows have a 1/1 pattern. The 1-story rear wing is a later addition. The lot size is irregular with all sides of the building visible from the public right-of-way, measuring approximately 130' x 57' x 120' x 90' x 91'. Adjacent structures are 2 and 2.5-story residential buildings.

PROPOSAL:

The proposed project is a second story addition and expansion of an existing side porch. The historic 1-story side porch on the left elevation will be removed and a new 2-story addition will be constructed, with a larger footprint than the

existing porch. The footprint of the existing 1-story porch is 10'-2" x 14'-5 ¼". The footprint of the new addition measures approximately 10'-2" x 18'-10 ½". The existing front patio and pergola will also be redesigned. The footprint of the existing front patio is 10'-6" x 14'-10". The footprint of the new addition measures approximately 10'-2" x 10'-5 ¼". The new side porch addition will have a side gable roof with dormers. The front patio will be covered with a clipped front gable roof. Proposed materials include an unpainted brick foundation, lap siding, stucco siding, wood trim, and shingle roof. Materials for windows, doors, lap siding, columns, and patio floor are not provided.

Background

Rear dormers on main house were approved at the January 8, 2025 HDC meeting under application number HDCRMA-2024-00679

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The 1-story gable side wing is mentioned in the 1987 National Register nomination. There are no previous applications on file for the addition of a side wing. The front patio extension with the pergola appears to be a later addition and not original to the house.
2. Context, Massing, Height & Width, Scale, and Roof Form:
 - a. Changes to an original side wing, per Standard 6.20, number 2.
 - b. Provide historic examples of 1.5/2-story side porches on Tudor revival structures.
 - c. Provide 3D rendering for perspective.
3. Doors and Windows, Details, and Materials:
 - a. Window to siding proportions.
 - b. Provide lap siding material.
 - c. Provide beam and column detail.
 - d. Provide window and door specifications.
 - e. Provide patio floor material.
 - f. Provide dimensions for window mullions.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: CONTINUE

1st: PARATI 2nd: HOLTZ

Ms. Parati moved to continue the application and requested that the applicant restudy the left elevation of the addition, the board and batten and fenestration of the sunroom, and either restudy the makeup of the covered porch or remove the covering to be an open porch. She cited the Standards for porches, 6.20, number 6, and the Secretary of the Interior's Standards, 2.5.

Ms. Holtz seconded the motion.

Ms. Wojick offered a friendly amendment that the detail Ms. Parati referred to in the motion is not board and batten but is actually called half-timber framing. Ms. Parati and Ms. Holtz accepted the amendment.

VOTE: 9/0

**AYES: BARTH, CURME, HAWKINS, HOLTZ, LINEBERGER,
PARATI, SULLIVAN, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR ADDITION – CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR

LEFT: BARTH

APPLICATION:

HDCRMA-2025-00004, 321 W PARK AV (PID: 11908616) – ADDITION

EXISTING CONDITIONS:

The existing structure is a 1-story Bungalow style house constructed in 1926 with a full-width front porch and a hipped roof. Architectural features include a small front dormer with gable roof, a left side bump-out with a gable roof, a front central unpainted chimney, painted brick foundation, and 6/1 aluminum-clad double-hung replacement windows. The existing rear addition was added prior to the creation of the Wilmore Local Historic District. Lot size is approximately 50' x 195'. Adjacent structures are 1, 1.5, and 2-story single-family structures.

PROPOSAL:

The project is a rear addition and an upper addition that raises the main ridge approximately 3'-6". The existing rear addition and deck will be removed. The existing and proposed footprint measurements are not provided. Materials include unpainted brick foundation, wood lap siding to match existing, wood trim and details to match existing, 6/1 aluminum-clad double-hung windows, sky lights - material unknown, and a shingle roof to match existing. Rear yard permeability is 80%. Tree information not provided.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Context, Massing, Height & Width, Scale, and Roof Form:
 - a. Roof massing, per Standards 6.8 and 6.20, numbers 2 & 3.
 - b. Changes to original roof form, per Standards 6.8, 6.9, 6.10, and 6.13, number 4.
 - c. Provide existing and proposed footprint dimensions.
 - d. Restudy design to extend out the rear without going up.
2. Doors and Windows, Details, and Materials:
 - a. Provide beam and column detail.
 - b. Provide handrail detail.
 - c. Provide dimensions for window mullions.
 - d. Provide window and door trim detail.
 - e. Provide window and door specifications.
 - f. Provide skylight specifications.
3. Site Plan:
 - a. Show mechanicals on site plan.
 - b. Provide tree information.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: CONTINUE

1st: WOJICK 2nd: SULLIVAN

Mr. Whitlock moved to continue the project because it is incongruous with the Standards and required that the applicant restudy the project for context, massing, height and width, scale, and roof form and also that the applicant restudy the design to extend out the rear without increasing height. She cited the following Standards: for massing, 6.8; for additions, 6.20-6.24; for height and width, 6.9; for scale, 6.10; and for roof form and materials, 6.13, number 4; for context 6.1-6.4. She specified that the Commission was not reviewing Staff Analysis Items 2 and 3, or any additional details, at the time.

Mr. Sullivan seconded the motion.

VOTE: 8/0

**AYES: CURME, HAWKINS, HOLTZ, LINEBERGER, PARATI,
TAYLOR, WOJICK, WHITLOCK**

NAYS: NONE

DECISION: APPLICATION FOR ADDITION – CONTINUED.

The following cases could not be heard due to time constraints and will be heard at the May 14, 2025 meeting:

- HDCRMA-2025-00003 for 2000 Dilworth Rd W
- HDCRMA-2025-00105 for 2225 The Plaza
- HDCRMIA-2024-00214 for 916 E Park Av
- HDCRMIA-2024-00673 for 415 E Kingston Av

With no further business to discuss, Chair Hawkins adjourned the meeting at 6:46 p.m.