

Historic District Commission Meeting Report
May 9, 2007
(Submitted by Tamara Titus)

****Please note that this is a citizen's report. For a copy of the approved minutes of this meeting, please contact Wanda Birmingham at the HDC.**

Commissioners absent: Meg Nealon

Applications in Dilworth

1. **731 E. Kingston Avenue**—Change in Previously Approved Plans. Joshua Miller, Applicant. This applicant is currently under a stop work order from zoning and his application was denied at the April HDC meeting. Several changes to the approved plans have been built on site, and adjacent property owners Josie Bulla and Henry Ward were present to point out the multiple deviations: left gable was knocked down and replaced, second floor got lifted by 8 to 10 inches and the shed dormer was extended, structure has been built out in the rear by an additional six feet, no protections were put in place for the large tree on the property line adjoining 727 Kingston, etc. Commissioner Meg Nealon made a motion to defer this application until accurate “as built” drawings can be submitted to the full commission. Commissioner Jane Anne McDermott seconded the motion. APPLICATION UNANIMOUSLY DEFERRED. Staff has been instructed to conduct an inspection of this property and create a full list of “as built” variations from the approved application, and this information, along with new drawings for proposed mitigation, must be submitted to the full commission.

**Commissioner Meg Nealon arrived at 3:22 p.m.

2. **1315 Lexington Avenue**—New Construction. Joe Sanders, Applicant. This application already had conceptual approval for the proposed new house on this vacant lot, but the commission requested that the applicant return with specific details on materials and a revised plan for the new garage, which they previously felt was top heavy. The applicant brought in several stone samples and indicated that he wanted a lot of variety in the stone so he could match it to the brick on the house. He also brought a requested window sample and said that the windows would provide simulated divided light. Commissioner Terry Sheffield indicated that he would like for the applicant to choose the thinner of the two sash options on the window. The applicant also brought three new designs for the garage, with the third option having a copper roof on the first floor and dropping the hinge point of the dormer. Commissioner Damon Rumsch made a motion to approve the plans as submitted, with the third garage option being used. Commissioner Terry Sheffield seconded the motion, which also included that the thinner window sash be used. Final approval for the actual construction plans and landscaping

will be delegated to HDC staff. APPLICATION UNANIMOUSLY APPROVED.

3. **1001 Mt. Vernon Avenue**—Change in Previously Approved Plan. Sarah Curme, Applicant. This is actually a new application for a porch addition with a solid copper roof and a pergola extension. The applicant’s architect indicated he would be using copper instead of tile (as previously approved) because the pitch of the roof is so low. Commissioner John Phares made a motion to approve the plans as submitted, and Meg Nealon seconded the motion. APPLICATION UNANIMOUSLY APPROVED.

4. **833 East Boulevard**—Site Features. Urban Realty, LLC, Applicant. HDC staff member John Rogers showed photos of this commercial property and indicated that there were four specific areas where changes had been made without HDC approval: new curvilinear front walkway, new privacy fence (which is visible from the front yard), the sign in the front yard, and the landscape timbers used to hold the gravel in the rear yard parking area. The commission considered each item separately. Commissioner Meg Nealon made a motion to deny the current landscape timbers and require that they be replaced with brick, stone, or concrete. Damon Rumsch seconded the motion. LANDSCAPE TIMBERS DENIED. The commissioners discussed the fact that the current sign is more like a structure than a simple sign. Meg Nealon made a motion to deny the signage, and Damon Rumsch seconded. SIGN UNANIMOUSLY DENIED. The commission voted to approve the existing fence only along the rear property line and deny the rest of the fence. Commissioner Barbara Highfill was opposed. FENCE DENIED EXCEPT FOR PORTION ALONG REAR PROPERTY LINE. The new curvilinear walkway is made of cast concrete pavers, which, as Meg Nealon pointed out, are not an approved material. Also, the city’s file photo shows that the previous concrete walkway was a straight line from the sidewalk to the front door, and John Phares pointed out that the new walkway failed to follow the historic design precedent of its environment, as indicated on page 65, item 5 of the HDC guidelines. The applicant indicated that his new sprinkler system would be underneath the walkway if he was required to rebuild it in a straight line, and that this would be very expensive to fix. Dilworth resident Tamara Titus stated that the new walkway was the one issue that greatly altered the historic integrity of the structure. Meg Nealon made a motion to deny the walkway based on its curved design and materials that did not meet the guidelines. Commissioners Mary Ellen George and Jonathan Crotty were opposed. WALKWAY DENIED. (The applicant will need to submit new plans to address the items that were denied.)