



HISTORIC PRESERVATION COMMISSION
Monday, June 6, 2016
7:00 p.m.

Action Minutes

Commissioners present: Jim Glover, David Sacks, Peter Yoxall, Dana Rector, Christine McMahan

Consultants present: Monica Callahan and Ken Kocher

Staff present: Philip Howland and Keri Stevens

Item 1. Meeting Called to Order: Jim Glover called the meeting to order at 7:02 p.m.

Item 2. Approval of Minutes: May 2, 2016, Peter Yoxall moved to approve, Christine McMahan second, all in favor

Item 3. Consent Agenda:

- **106-128 N. Avondale Road (Paty) – new dumpster enclosure**
- **106-128 N. Avondale Road (Paty) – new windows**
- **25 Wiltshire Drive (Michelson) - new façade on proposed garage**
- **31 North Avondale Plaza (Moore) – new paver patio**

Monica Callahan suggested that the 78 Clarendon demolition be removed from the consent agenda because the new structures at that location were not a forgone conclusion so, Dana Rector moved to remove the 78 Clarendon demolition and approve the amended consent agenda, Christine McMahan second, all in favor, unanimously approved.

David Sacks asked that the agenda be amended to include a discussion about scale in the historic district time allowing. Jim Glover agreed to accommodate David's request.

Item 4. Old Business: none

Item 5. New Business:

- **78 Clarendon Avenue (Turner) – demolish old home**
- **78 Clarendon Avenue (Turner) - build new house**
- **00 Clarendon Avenue (Turner) – build new house, address TBD**

78 Clarendon is a tier 3 mid-century modern home slated for removal. It has a horizontal orientation. It is a later contribution to the district. It will be replaced with 2 homes with a two story *half-moon* appearance. The proposed house at 78 Clarendon is similar in appearance to 43 Clarendon. The proposed house at 00 Clarendon is a 2 story hiding behind shed dormers that run the length of the house. These houses are 2 story going into a part of the neighborhood that is 1 to 1 ½ story predominately. There is discussion on the mid-story

windows at the staircase. The lower and upper parts of the house are 2 separate materials and the window is in the center. The orientation of the new houses is different from its neighbors. Over time the neighborhood is losing its horizontal nature. Some the older 2 stories, have a horizontal nature. These proposed homes have a verticality to them. There are wood steps specified for these houses. David Sacks suggested that the houses be moved back on the lot to help with the height issue. Monica Callahan stated that moving the house back on the lot would not solve the height problem because of features in the 2 houses that create verticality. She also stated that the American four square needed a foundation or it would read as a structure that has a slab on grade. She also said that the overall design reads as vertical and if that was a concern, the applicant needed to choose another design. She suggest that the applicant should bring a conceptual plan with a strong horizontal orientation to match the street. Jim Glover stated that from a materials perspective and a design perspective, the proposed houses don't fit. Rocky, from 82 Clarendon, stated that the houses don't face Clarendon and are not oriented on the lots like the rest of the homes on Clarendon. He also stated that the proposed driveways should be changed to not cut in front of the houses. The driveways are not the same as the most of the drives on Clarendon. Kathy Kingsbury spoke of her concern about the vistas of Avondale Estates being destroyed. Susy Deiters, 2 Clarendon Avenue, stated that her house faces the street. She also said that there are far more 1 ½ story homes in Avondale than 2 story homes. Candice Smith, Fairfield Drive, is concerned about the loss of Tier 3 bungalows. She feels that 2 of these houses together will look like a skyscraper. Kathy Hatfield, 77 Clarendon, has an original infill house that was built in 1997. She challenged anyone to pick her house out as an infill. In her opinion, it's an example of a properly scaled and massed home for the neighborhood. Monica Callahan summed up the discussion by stating that the conversation and concerns revolved around 4 topics; materials, orientation, siding, and the driveways.

Monica explains the procedural options; to allow, to deny, to table and consider the 2 proposed houses separately. There is a discussion about when a special called meeting could be held. The consensus is that there is not a good time in the next 30 days to hold a special held meeting.

Jim Glover asked for a motion to deny 78 Clarendon Avenue. Peter Yoxall moved to deny. Christine McMahan second. All in favor. Unanimously approved.

Discussion begins on TBD Clarendon Avenue. David Sacks pointed out that the walls upstairs are on the same plane as the walls of the first story and the second story walls are masked by the long dormers. Jim Glover believe the house looks very vertical. Monica Callahan states that if the house didn't have dormers, I would be a better fit. She goes on to say that if most of the street is brick and one story and in conflict with the designs the applicant is proposing, the applicant needs to propose a new, more compatible design. Rocky, at 82 Clarendon, pointed out that most homes on Clarendon had detached garages. The proposed designs do not.

David Sacks moved to deny TBD Clarendon Avenue on the grounds of orientation, materials, and driveways. Christine McMahan second. All in favor, unanimously approved.

Item 6. Other items deemed appropriate for discussion:

- **HPC/ARB Consultant – Review RFQ**

Keri Stevens report on the draft RFQ for a new consultant. Everyone thought it looked good but David Sacks want to add a couple of things: What are we looking for in the way of qualifications? Ask them to provide a 1 or 2 page narrative on how they think they would provide these services to the City.

Item 7. Adjournment: Dana Rector moved to adjourn and Christine McMahan second. All in favor, unanimously approved at 8:15 p.m. Adjourn to ARB meeting.

HPC meeting is called back to order to discuss David Sack's material on scale. Adjourned at 8:50 p.m.

The next scheduled Historic Preservation Commission will be held on

Wednesday, July 6, 2016 at 7:00 p.m.

Application Deadline: Friday, June 3, 2016