



Approved March 11, 2009

## HISTORIC DISTRICT COMMISSION

### MINUTES

February 11, 2009

MEMBERS PRESENT: Mr. Jonathan Crotty, Chair  
Ms. Mary Ellen George, Alt. Vice Chair  
Ms. Lucia Griffith  
Ms. Barbara Highfill  
Mr. Jeff Koenig  
Mr. John Phares  
Mr. Terry Sheffield, Vice Chair

MEMBERS ABSENT: One Vacancy

Ms. Jane Anne McDermott

Mr. Damon Rumsch

Ms. Karen Rush

OTHERS PRESENT: Mr. John Rogers, Administrator

Historic District Commission

Ms. Wanda Birmingham, Secretary to the

Historic District Commission

Mr. Mujeeb Shah-Khan, Assistant

City Attorney

Ms. Tamara Titus, Liaison between HDC and

DCDA

With a quorum present, Chairman Crotty called the regular February meeting of the Historic District Commission to order at 3:07 pm. He began 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.) Mr. Crotty asked that everyone in attendance please sign in and when addressing the Commission please state name and address for the record. Mr. Crotty 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 applicant. The second part is the discussion and deliberation portion of the meeting. At this point, discussion of the application is limited to Commission members and staff only. Unless the Commission votes to re-open the meeting to ask additional question 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. Mr. Crotty asked that all cell phones and any other electronic devices be either turned completely off or set to silent operation. He also asked that all Commissioners announce, for the record, their arrival and departure when this takes place during the meeting.

Due to the bare minimum number of Commissioners present, it was determined that the policy discussion topic would be pushed forward to the March meeting.

Index of Addresses:	724 Walnut Avenue	Wesley Heights
	404 East Tremont Avenue	Dilworth
	700 East Worthington Avenue	Dilworth
	729 East Worthington Avenue	Dilworth
	1914 Ewing Avenue	Dilworth

Application: 724 Walnut Avenue – Addition.

This application for a second story addition was deferred in January for additional information. The proposal is to run the ridge up to allow a two story rear addition to join the new roof height. A large tree near the existing back corner of the house will be compromised by the addition. The Urban Forestry Arborist has recommended that the tree be removed before any construction begins. Revised plans show a corrected front elevation a continuous eave line around the house – old and new. Cedar shakes show in all gables – both existing and proposed and cedar shakes on the new second floor addition. A proposed “dogleg” line has been eliminated and replaced with a secondary gable element instead on the side elevation. Dimensions and materials are noted.

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

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Mr. Sheffield made a MOTION to APPROVE the addition with noted clarification: (1) windows will be 4/1 as are the existing and appropriate in size and scale and pattern where exact copies are not called out, (2) appropriate 5/4 trim rather than 3/4 will be used at the bottom of shakes, (3) large maturing tree will be added to property as a replacement to one being lost to addition, (4) appropriate mullion will be added where windows are paired. Mr. Phares seconded.

VOTE: 6/0            AYES: CROTTY, GEORGE, HIGHFILL, KOENIG,  
PHARES, SHEFFIELD

NAYS: NONE

DECISION: ADDITION APPROVED – SEE MOTION.

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Application: 404 East Tremont Avenue – New Construction.

A new 1 ½ story home is planned for this soon-to-be vacant lot. The stay-of-demolition has only a few more days to run in the year delay imposed by the Commission. The plan shows sweeping side gables, lapped wood siding on the first floor and shakes on the second floor and a substantial front porch beneath a front facing gable. A large shed roofed dormer on the rear accommodates the new second floor.

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Ms. Griffith arrived at 3:30 pm and was present for the remainder of the meeting.

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FOR/AGAINST: Neighborhood Resident, Tamara Titus, spoke with concern about the appropriateness of the project within the existing context.

Adjacent Property Owner, Allen Brooks, expressed concern about the “considerable massing above the first floor” and the lack of bungalow design. He said the 12/12 roof says “Victorian” and that if a

bungalow is removed then the replacement should be bungalow. He went on to say that John Fryday does a great job.

MOTION: Based on the need for further design study and an expanded streetscape exhibit, Mr. Sheffield made a MOTION to DEFER. Ms. Griffith seconded.

VOTE: 7/0            AYES: CROTTY, GEORGE, GRIFFITH, HIGHFILL,  
KOENIG, PHARES, SHEFFIELD

NAYS: NONE

DECISION: NEW CONSTRUCTION DEFERRED.

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Mr. Phares removed himself from the Commission to become the applicant for the next agenda item.

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Application:            729 East Worthington Avenue – Addition.

This 1 ½ story house is at the corner of Worthington and Lennox Avenues. A new two story rear addition will unify previous additions. The front will remain unchanged but a connector will link the existing to the new two story addition. The same stucco and ½ timbering will be used on the new. Details and all materials will match existing. A hedge around the rear yard will remain as a screen.

APPLICANTS COMMENTS: Architect John Phares, said the house has a strong original form that needs to be maintained in the side elevation form which the proposed connector/addition does. This is to be a Preservation Tax Credit project.

FOR/AGAINST: Neighborhood Resident, Tamara Titus, complimented the proposal in that it does not change the streetscape, and does a fantastic job of respecting the integrity of the house.

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Mr. Sheffield made a MOTION to APPROVE the addition as presented. Mr. Koenig seconded.

VOTE: 6/0            AYES: CROTTY, GEORGE, GRIFFITH, HIGHFILL,  
KOENIG, SHEFFIELD

NAYS: NONE

DECISION: ADDITION APPROVED.

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Application: 1914 Ewing Avenue – Garage Addition.

The HDC approved an addition to a garage. This is a Preservation Tax Credit project and the State did not want the existing garage enlarged but did want it renovated. Revised plans show the existing garage scooted over to comply with current setbacks (and thereby allowed by Code to be renovated). A new 1 ½ story building will be located behind the existing garage and connected to it from the rear. Materials and details will copy those found on the house.

APPLICANT COMMENTS: Architect Allen Brooks, said the State is very strong in their directive that the existing garage “MUST” be maintained in order to claim any tax credits on the garage or the house. The garage has a dirt floor so it will be dismantled and reraised in compliance with required setbacks. The cross gable roof of the new structure will recede behind the relocated garage. The State wants the garage to be just a garage – nothing more. Hopefully HDC approval can be obtained to send to Raleigh with the next submission.

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

MOTION: Based on the need for further design study to simplify the rear accessory building and possibly remove the connector element, Ms. Griffith made a MOTION to DEFER TO STAFF revised plans. Mr. Koenig seconded.



VOTE: 7/0      AYES: CROTTY, GEORGE, GRIFFITH, HIGHFILL,  
KOENIG, PHARES, SHEFFIELD

NAYS: NONE

DECISION: GARAGE ADDITION DEFERRED TO STAFF FOR POSSIBLE  
FINAL APPROVAL.

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Mr. Rogers asked for conversation about two brick houses that have been painted in Wesley Heights. One has been denied by the Commission and the other one has not been before the HDC. The direction was to tell one owner that the paint was denied and get the other one before the Commission.

The discussion for March will be Synthetic Materials and Green Issues.

A MOTION was made, seconded, and the vote was unanimous to APPROVE the January minutes. The usual invitation was made to call Mrs. Birmingham if any changes, mistakes, or additions were noticed.

The meeting adjourned at 4:55 pm with a length of one hour and 48 minutes.

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Wanda Birmingham, Secretary to the Historic District Commission