CHARLOTTE

Approved December 9, 2009

HISTORIC DISTRICT COMMISSION

MINUTES

November 11, 2009

MEMBERS PRESENT: Mr. Jonathan Crotty, Chair
Ms. Mary Ellen George, Vice Chair
Ms. Debra Glennon
Mr. Greg Grueneich
Ms. Lucia Griffith
Ms. Barbara Highfill
Mr. Jeff Koenig
Mr. John Phares
Mr. Dominick Ristaino
Ms. Karen Rush

MEMBERS ABSENT: Mr. Damon Rumsch

OTHERS PRESENT: Mr. John Rogers, Administrator
Historic District Commission
Mrs. Wanda Birmingham, Secretary to the
Historic District Commission
Mr. Mujeeb Shah-Khan, Assistant City Attorney

With a quorum present, Chairman Crotty called the regular November meeting of the HDC to order at 3:15 pm. He began the meeting with a welcome to all in attendance and by swearing in those present (and continued to do so through 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 to 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 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. Mr. Crotty asked that all cell

phones and any other electronic devices be either turned off completely, or set to silent operation. He also asked that any Commissioner announce, for the record, their arrival and/or departure when this takes place during the meeting.

Mr. Rogers introduced the new Wesley Heights Neighborhood Representative, Architect Greg Grueneich. He was appointed by City Council to fill the vacant seat. Mr. Grueneich began a working relationship with the HDC several years ago when he built his new house in the neighborhood. He steps into the unfulfilled second term of Terry Sheffield.

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Application: 1914 Ewing Avenue – Façade Changes.

This house is under construction renovation within an approved plan. Through field investigation, it has been discovered that the front porch columns are not original. This proposal is to (1) remove two courses of brick (height of porch also not original as evidence in the brick shows), (2) remove slender porch

columns, (3) add brick piers, (4) add substantial columns atop new piers, (5) add an appropriate porch rail.

Applicant Comments: Architect Angie Lauer, said the new porch surface will be stone with a brick rowlock edge. Since this a Preservation Tax Credit project, all changes are proposed knowing that the State will have to approve.

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

MOTION: Based on compliance with ***Policy & Design Guidelines* – Additions**, Mr. Phares made a MOTION to APPROVE the changes with staff to see larger columns on the piers in revised plans. Ms. George seconded.

VOTE: 9/0 AYES: CROTTY, GEORGE, GLENNON, GREUNEICH, GRIFFITH, KOENIG, PHARES, RISTAINO, RUSH

NAYS: NONE

DECISION: PORCH CHANGES APPROVED WITH REVISED PLANS.

Application: 616 East Worthington Avenue – Addition.

This is a Contributing house from the early nineteen hundreds. It exists in a block of 1 ½ - 2 story houses facing the back of the Greek Church and its parking lot. This proposal is for a cross gable addition with a rear hipped roof dying into the new roof height at the ridge, becoming a full two story on the rear. Board and batten siding shows in the new side gables.

Application Comments: Architect Angie Lauer said this Tax Credit project stays within the existing footprint except the screened porch. The front remains untouched. The gable end flare now see on the front will be copied on the new gable on the left side. The gable distinguished new construction while preserving a quirky detail.

FOR/AGAINST: Audience Member Rich Norvell said the revised house would be more proportional than the original.

MOTION: Based on compliance with ***Policy & Design Guidelines* – Additions**, Ms. Griffith made a MOTION to APPROVE the addition with staff to see revised plans which show the side gables changed to a hipped configuration. Ms. Rush seconded.

Ms. Highfill arrived at 3:50 pm and was present for the remainder of the meeting.

FOR THE RECORD: Mr. Phares revised his remarks to clearly indicate the issues of his opposition: (1) the proposed massing is inappropriate in the context, (2) the proposed addition is disconnected, (3) the proposed addition will be visible from the street. HDC consideration is based on appropriateness not economics.

VOTE: 9/1 AYES: CROTTY, GEORGE, GLENNON, GREUNEICH, GRIFFITH, HIGHFILL, KOENIG, RISTAINO, RUSH

NAYS: PHARES

DECISION: STAFF MAY APPROVE REVISED DRAWINGS.

Application: 1919 The Plaza – Addition.

This house was transformed from its earlier mission style to a brick house with a look of the 1950s. The plan is to add a second story and create details that would call back to the house's Spanish revival roots using stucco and tile.

Applicant Comments: Architect Angie Lauer reminded the Commission that this had been approved three years ago but the owners never built it. Now it is back with the addition of one more room. Spanish Eclectic would be a style to call it. She said they can tell the house once had a flat roof. Additions have created different plate heights all around. Parapet walls can be seen in the attic. A huge tree grows within five feet of the rear of the house, preventing the thought of expanding out the back. The original stucco has been clad over in brick.

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 and the need for an accurate streetscape exhibit with the addition plugged in, Ms. Griffith made a MOTION to DEFER the application. Ms. George seconded.

VOTE: 10/0 AYES: CROTTY, GEORGE, GLENNON, GREUNEICH, GRIFFITH, HIGHFILL, KOENIG, PHARES, RISTAINO, RUSH

NAYS: NONE

DECISION: ADDITION DEFERRED FOR FURTHER DESIGN STUDY.

Ms. Highfill declared a conflict of interest as an Adjacent Property Owner and removed herself from the Commission for the next application.

Application: 530 Hermitage Court – Rear Yard Structure.

A play structure has been added in the rear yard and adjacent to the garage. It is a wooden deck with an upper deck and both have rails. It has always been the Commission's stance that "play structures are not reviewed". But it has been determined that this particular structure needs a building permit. So that places it before the Commission.

FOR/AGAINST: Adjacent Property Owner Barbara Highfill said, from a neighborhood point of view, that this is a process issue.

MOTION: Based on compliance with ***Policy & Design Guidelines* – Accessory Structures**, Ms. Rush made a MOTION to APPROVE the play fort. Mr. Koenig seconded.

VOTE: 9/0 AYES: CROTTY, GEORGE, GLENNON, GRUENEICH, GRIFFITH, KOENIG, PHARES, RISTAINO, RUSH

NAYS: NONE

DECISION: PLAY FORT APPROVED.

Application: 1012/1014 East Worthington Avenue – Addition and renovation.

This duplex is being converted to single family. To do so, a full width front porch will be added. One of the front doors will be removed and the windows and door reorganized. The new porch roof will be hipped back to the house and tie onto the façade below the upper windows. A gable element will be added to leading edge of new porch roof. This element calls back to the same thing that exists there now, off to the side, but will be removed.

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**, Ms. Griffith made a MOTION to APPROVE the front porch addition and the window and door changes with staff to see final plans. Mr. Ristaino seconded.

VOTE: 10/0 AYES: CROTTY, GEORGE, GLENNON, GREUNEICH, GRIFFITH, HIGHFILL, KOENIG, PHARES, RISTAINO, RUSH

NAYS: NONE

DECISION: ADDITION APPROVED WITH STAFF TO SEE FINAL PLANS.

Application: 1809 The Plaza – Addition.

This is a brick ranch that suddenly has a leaking roof. The owners have long planned to add a gable over the front door for attic ventilation. Now seems to be the right time since they have to reroof. They would like to use cedar shakes, like on the garage, as the siding in the new dormer. The dormer will be centered over the front door.

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. Phares made a MOTION to APPROVE the dormer addition once staff knows all the dimensions. Ms. Rush seconded.

VOTE: 10/0 AYES: CROTTY, GEORGE, GLENNON, GREUNEICH, GRIFFITH, HIGHFILL, KOENIG, PHARES, RISTAINO, RUSH

DECISION: DORMER ADDITION APPROVED.

Application: 922 Magnolia Avenue – Window Replacement.

The application is a representative for a window company. This appears to have been withdrawn.

All but three points of the revised manual have been approved. These are:

Add a definition of *conceptual.* Include a time line that has been worked out with the legal department.
Note appears over and over "1/2 or more" which preserves the HDC's discretion.
Expand the issue of prefabricated buildings.

Mr. Ristaino made a MOTION to APPROVE. Ms. Rush seconded and the vote was unanimous.

The owner of 522 Hermitage Court has asked that the Commission endorse and support his appeal to the Zoning Board of Adjustment. An application for an addition and new outbuilding and garage renovation was recently approved by the HDC. There may be two or more areas that need a Variance to build. After discussion, the HDC determined that the approval document is the endorsement and support.

Mr. Rogers reported that the Wilmore Neighborhood is completing the survey. The boundary justification and verification is still to be finalized but the HDC program may be staring in the face of the 6th historic district.

The Elizabeth Area Plan calls for relooking at Elizabeth as a Local Historic District.

State Statute requires that SHPO review and comment on any potential districts. HDC will make a recommendation to the State.

There may be an upcoming application to relocate one of the houses on the site of the proposed Dilworth Inn to nearby.

A MOTION was made, seconded, and the vote was unanimous to approve the October Minutes as distributed. Any changes, corrections, or omissions will be given to Mrs. Birmingham.

With a meeting length of two hours and fifteen minutes, the meeting adjourned at 5:30 pm.

Wanda Birmingham, Secretary to the Historic District Commission