



CHARLOTTE<sup>SM</sup>

HISTORIC DISTRICT COMMISSION

MINUTES

September 15, 2010

MEMBERS PRESENT:

Mr. Don Duffy

Mr. Tom Egan

Mr. Greg Grueneich

Ms. Barbara Highfill

Ms. Meg Nealon

Ms. Paula Owens

Mr. Dominick Ristaino, Vice Chair

Mr. Curtis Watkins

MEMBERS ABSENT:

Mr. Roger Dahnert

Ms. Mary Ellen George, Chair

Ms. Debra Glennon, 2<sup>nd</sup> Vice Chair

OTHERS PRESENT:

Mr. John Rogers, Administrator

Historic District Commission

Ms. Linda Keich, Secretary

Charlotte Mecklenburg Planning Department

Mr. Mujeeb Shah Khan, Assistant City Attorney

With a quorum present and in Chairman George's absence, Vice Chairman Ristaino called the regular September meeting of the HDC to order at 3:01 pm. He began the meeting 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.) Ms. George asked that everyone in attendance please sign in and when addressing the Commission to please state name and address for the record. Mr. Ristaino explained the meeting process. The review of each application consists of two parts. The first is the presentation portion. Staff presents the application then Commissioner 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. As 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. Ristaino asked that all cell phones and any other electronic devices be turned off completely or set to silent operation. He also asked than any Commissioner

announcer, for the record, their arrival and/or departure when this takes place during a meeting.

Mr. Rogers introduced two newly appointed (today) members to the Commission. Mr. Curtis Watkins was appointed by the Mayor to represent our newest Historic District. He lives in Wilmore and is endorsed by the neighborhood organization to sit in the Wilmore Resident seat. Ms. Meg Nealon represents the Planning Commission and was appointed by the Mayor for a one year term. She has been on the Commission before and brings previous years of experience back. Both are welcome additions to complete the Commission membership.

Index of Addresses:	501 West Park Avenue	Wilmore
	730 Templeton Avenue	Dilworth
	235 West Park Avenue	Wilmore
	1720 The Plaza	Plaza Midwood
	723 Mt. Vernon Avenue	Dilworth
	1606 Thomas Avenue	Plaza Midwood
	621 Berkley Avenue	Dilworth

Application: 501 West Park Avenue – Site Plan  
Redevelopment/Addition/Renovation.

Greater Galilee Baptist Church is undergoing a major redevelopment. A large addition is proposed, houses will be moved and renovated, and parking will be created. A variance has been approved for the issues requiring such. It has been a long process with involvement from the Planning Commission, Wilmore Neighborhood, Historic District Commission, and consultants. Approval in concept is being sought to allow the plan to be developed into a final form.

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

MOTION: Based on the probable compliance with ***Policy & Design Guidelines***, Mr. Egan made a MOTION to APPROVE IN CONCEPT the plans as presented. Ms. Nealon seconded.

VOTE: 8/0 AYES: DUFFY, EGAN, GRUENEICH, HIGHFILL, NEALON, OWENS, RISTAINO, WATKINS

NAYS: NONE

DECISION: GREATER GALILEE REDEVELOPMENT AND NEW CONSTRUCTION  
APPROVED IN CONCEPT.

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Application: 730 Templeton Avenue – Driveway Reconfiguration.

This is a large new duplex at the corner of Templeton and Myrtle. This unit faces Templeton with a driveway from the street along the property line. The proposal is to shorten the drive by six feet and put a wrought iron gate across the drive at the new ending point. A courtyard will be created with heavy landscaping. The new shortened length will still take the drive to a point past the front line of the house.

Applicant Comments: Owner Kristine Thomas said the drive now measures 48' from the City sidewalk to the ending point. With the length diminished by six feet, there will still be room for a car to get beyond the front of the house. Several years ago when this was built, this drive was dedicated to be the parking for both homes in the duplex but is now deeded to this unit only with the other unit having no off street parking.

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

MOTION: Based on exception warranted to ***Policy & Design Guidelines – Parking*** by restrictions of this particular lot, Mr. Duffy made a MOTION to approve the shortening of this driveway. Mr. Watkins seconded.

VOTE: 8/0            AYES: DUFFY, EGAN, GRUENEICH, HIGHFILL, NEALON, OWENS, RISTAINO, WATKINS

NAYS: NONE

DECISION: DRIVEWAY CHANGE APPROVED.

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Application:            235 West Park Avenue – New Construction.

A new two story four square house is planned for this deep vacant lot. The new house is to have an attached garage to the rear and a tin roofed front porch. Substitute siding is proposed.

Applicant Comments:    Owners Colin and Kevin Walsh pointed out that the precedent has been set in the nearby context for the height.

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

MOTION: Based on the need for further design study, Ms. Nealon made a MOTION to DEFER the application. Mr. Egan seconded.

VOTE: 8/0 AYES: DUFFY, EGAN, GRUENEICH, HIGHFILL, NEALON, OWENS, RISTAINO, WATKINS

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION DEFERRED.

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Mr. Egan declared a conflict of interest as an Adjacent Property Owner and recused himself from the Commission for the next application.

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Application: 1720 The Plaza – Addition.

A small left side bumpout addition will accommodate a bathroom expansion and a closet. An aluminum awning on the front of the house will be removed. A pergola will be added in the area where the awning will be removed. The awning will wrap the front corner of the house and continue down the side to wrap the new addition. Windows will match existing. Aluminum siding will be removed and original siding will be restored and replaced where necessary.

FOR/AGAINST: Adjacent Property Owner Mr. Egan said he is concerned about the pitch of the roof of the new addition. He asked that wood windows be specified in the approval.

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Mr. Egan left at 5:15 pm and was not present for the remainder of the meeting.

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MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Mr. Duffy made a MOTION to APPROVE the application as presented. Ms. Highfill seconded.

VOTE: 6/1      AYES: DUFFY, GRUENEICH, NEALON, OWENS, RISTAINO, WATKINS



NAYS: HIGHFILL

DECISION: APPLICATION APPROVED.

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Application: 723 Mt. Vernon Avenue – New Construction/Waiver of Remaining Demolition Delay.

A new house is being designed for this lot. Adjacent owners plan to demolish the existing house and build anew. The proposed two story house has Tudor detailing, a front porch, and a single front facing garage. A lower level living area provides access to a proposed rear outdoor living area and pool. The single garage is actually a garage elevator that lowers cars to a parking area within the footprint of the house that can park several cars. The garage is set back from the front line of the house.

Applicant Comments: Architect Harry Schrader pointed out that this proposal keeps the tree canopy undisturbed. He asked that the Commission give him direction that is as clear as possible.

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

MOTION: Based on the need for additional design review to address mass, scale, size and fenestration, Ms. Nealon made a MOTION to DEFER the application. Ms. Owens seconded.

VOTE: 6/1            AYES: DUFFY, GRUENEICH, HIGHFILL, NEALON, OWENS,  
RISTAINO

NAYS: WATKINS

DECISION: NEW CONSTRUCTION DEFERRED FOR FURTHER DESIGN REVIEW.

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Application:            1606 Thomas Avenue – New Garage.

The existing garage will be demolished and a new garage with space above will be added as an accessory structure to this one story house. Materials and details will match house and be appropriate to historic text of neighborhood.

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

MOTION: Based on compliance with ***Policy & Design Guidelines – Accessory Structures***, Ms. Nealon made a MOTION to APPROVE revised plans which staff can review which show this garage lower than the house it serves. Mr. Grueneich seconded.

DECISION: STAFF MAY APPROVE REVISED PLANS.

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Mr. Ristaino removed himself from the Commission for the next application to become the applicant. Ms. Nealon assumed the Chairmanship.

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Application: 621 Berkeley Avenue – Substitute Siding.

A previously approved garage is nearing completion. Artificial siding is being requested as the siding.

Applicant Comments: Contractor Mr. Ristaino showed samples of different siding materials. The Artisan line of HardieSiding was the most historic visually of the different wood and another artificial sample. Its depth and profile create a

better looking finish that most other choices available in recent years – including wood.

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

MOTION: Based on an exception justified by the particular product being applied to a new secondary building to ***Policy & Design Guidelines – Building Materials***, Mr. Duffy made a MOTION to APPROVE the siding as presented. Mr. Watkins seconded.

VOTE: 6/0            AYES: DUFFY, GRUENEICH, HIGHFILL, NEALON, OWENS,  
WATKINS

NAYS: NONE

DECISION: ARTISAN BY HARDIEPLANK APPROVED FOR GARAGE.

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August Minutes were approved unanimously with a correction of the date.

- Mr. Shah Khan announced that effective in October he will no longer be the attorney for the HDC. A new attorney is being hired to be legal counsel for quasi judicial boards and commissions. Mr. Shah Khan will be involved in the transition period.

With business complete the meeting adjourned at 7:05 pm. The meeting length was 4 hours and 4 minutes.

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Wanda Birmingham, Secretary to the Historic District Commission