



Approved November 9, 2011

HISTORIC DISTRICT COMMISSION

MINUTES

October 12, 2011

MEMBERS PRESENT: Mr. Roger Dahnert
Mr. Don Duffy
Mr. Tom Egan
Mr. Steven Firestone
Ms. Colette Forrest
Ms. Mary Ellen George, Chair
Ms. Debra Glennon, 2nd Vice Chair
Ms. Barbara Highfill
Ms. Paula Owens

MEMBERS ABSENT: Mr. Dominick Ristaino, Vice Chair
Ms. Karen Rush

Mr. Curtis Watkins

OTHERS PRESENT: Mr. John Rogers, Administrator

Historic District Commission

Ms. Wanda Birmingham, Secretary to the

Historic District Commission

Mr. Thomas Powers, Assistant City Attorney

With a quorum present Ms. George called the regular October meeting of the Historic District Commission to order at 3:13 pm. She 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. Ms. George 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. Ms. George asked that all cell phones and any other electronic devices be turned off completely or set to silent operation. She also asked that any Commissioner announce, for the record, their arrival and/or departure when this takes place during the meeting.

Mr. Rogers asked Ms. Birmingham to share her family status since everyone has been so concerned and thoughtful. Mrs. Birmingham thanked everyone for their prayers and worry. Billy is getting better after being in a coma for three weeks. It is beginning to look like he can hope for a full recovery from the devastating pneumonia – though it will be a long process. Erin is two days overdue but completely fine with whenever the new baby girl comes now that she knows her father is going to be OK.

Index of Addresses:	725 Woodruff Place	Wesley Heights
	2012, 2016, 2020 Euclid Ave.	Dilworth
	808 East Kingston Avenue	Dilworth
	901 East Worthington Ave.	Dilworth
	1555/1557 Merriman Ave	Wilmore
	401 Hermitage Court	Hermitage Court
	1226 Myrtle Ave.	Dilworth
	600 Hermitage Court	Hermitage Court

Application: 725 Woodruff Place – Addition/Siding.

A second story addition was recently approved to this c. 1948 home. It is listed as Contributing in the National Register inventory. Revised plans show a full

attached front porch, a single front gable, addition back loaded below ridge, rear elevation simplified. HardiePlank is requested as the new siding material.

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

MOTION: Based on exception warranted to ***Policy & Design Guidelines*** by the quality of the product and installation on an addition, Ms. Forrest made a MOTION to approve smooth, Artisan HardiePlank siding. Mr. Firestone seconded.

VOTE: 7/1 AYES: DAHNERT, DUFFY, FIRESTONE, FORREST, GEORGE, GLENNON, OWENS

NAYS: HIGHFILL

DECISION: ARTISAL HARDIEPLANK APPROVED FOR ADDITION.

Mr. Egan arrived at 3:45 pm and was present for the remainder of the meeting.

Application: 2012, 2016, 2020 Euclid Avenue – Request Review of New Construction for Concept Approval.

Last month the Commission heard the request for DEMOLITION of three houses. A 365-Day Stay of Demolition was imposed with the understanding that new construction plans could be submitted at any time (without regard to the usual 90 day delay to review new construction plans after a Stay has been imposed). Plans show an asymmetrical, 22 unit condominium project with garages on the first floor. It is a residential mews plan, utilizing alleyways and cross alleyways. Queen Anne elements include turrets, closed eaves, and mixed materials.

Applicant Comments: Wendy Martz said they are seeking approval to demolish the houses and get conceptual approval to move forward in plan development. She said the goal is to build this project as a model of sensitivity to the neighborhood.

FOR/AGAINST: Neighborhood Resident Josh Allison said he does not feel the Queen Anne precedent exists on Euclid Avenue. He said how the topo will be addressed is a concern.

Adjacent Property Owner Allen Brooks said there are elements to appreciate: attention to mass, attention to site, regulatory requirements.

MOTION: Based on potential compliance with ***Policy & Design Guidelines – New Construction***, Mr. Dahnert made a MOTION to APPROVE IN CONCEPT with future plans to include material, detailing, grade information, streetscape stepping, new construction in its own context, tree protection and identification, and Mr. Rogers will contact Historic Charlotte regarding the possibility of moving the houses to be demolished. Mr. Egan seconded.

VOTE: 9/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, FORREST,
GEORGE, GLENNON, HIGHFILL, OWENS

NAYS: NONE

DECISION: NEW CONSTRUCTION APPROVED IN CONCEPT. DEMOLITION STAYED.

808 East Kingston Avenue: Rear Porch.

A large engaged rear porch will be added. There is a side stair that wraps to the side. Materials and details will match existing house.

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

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Mr. Duffy made a MOTION to APPROVE the rear porch with the relationship of the column/beam/pier adjusted to match the porch on the front of the house. Mr. Dahnert seconded.

VOTE: 9/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, FORREST,
GEORGE, GLENNON, HIGHFILL, OWENS

NAYS: NONE

DECISION: REAR PORCH APPROVED WITH REVISED PLANS.

Application: 901 East Worthington Avenue – Demolition.

This c. 1920 1 and ½ story brick house sits at the corner of Park Road and East Worthington Avenue. With a past rear addition, it has functioned as a triplex. Most of it has been unoccupied for a while.

Applicant Comments: Owner Josh Allison showed evidence that the house is in bad shape structurally. The house has settled and the brick is pulling away from wood. There are multiple areas of movement. The floor is failing. Windows are rotted out. There is mold. The house is unlivable. The plan is to bring in plans for a new house that will fit with the neighborhood. He will stay in contact with the neighbors.

FOR/AGAINST: Adjacent Property Owner David Mills agreed that the house is in run down condition. He asked that the Commission require a plan to protect the trees.

MOTION: Based on the house being original Dilworth fabric, Mr. Dahnert MOTION to recognize the house as a Contributing structure. Mr. Duffy seconded.

VOTE: 9/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, FORREST, GEORGE, GLENNON, HIGHFILL, OWENS

NAYS: NONE

MOTION: Based on the house being identified as Contributing, Mr. Dahnert made a MOTION to impose the 365 Day Stay of Demolition. The 90 Day Delay for reviewing plans is waived and new plans may be submitted at any time. New Construction plans will include landscaping. Mr. Firestone seconded.

VOTE: 4/5 AYES: DAHNERT, DUFFY, FIRESTONE, OWENS

NAYS: EGAN, FORREST, GEORGE, GLENNON, HIGHFILL

MOTION: Based on the house being a Contributing structure to the Dilworth Local Historic District, Ms. Glennon made a MOTION to impose the 365 Day Stay of Demolition. Ms. Forrest seconded.

VOTE: 6/3 AYES: DUFFY, FIRESTONE, FORREST, GEORGE, GLENNON, HIGHFILL

NAYS: DAHNERT, EGAN, OWENS

DECISION: 365 DAY STAY OF DEMOLITION IMPOSED.

Application: 1555/1557 Merriman Avenue – Demolition.

This is a c. 1933 duplex. In May a huge tree fell on the house and crushed it. It has been condemned and is under Code Enforcement to demolish.

Applicant Comments: Owner Darius Johnson said the house was shifted off its foundation and nothing of it can be saved. All materials that can be salvaged will be reused. Though the house does not meet the setbacks of 2011, it can be rebuilt as it was due to the Act of God destruction. However, a building permit must be secured within a year of the event.

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

MOTION: Mr. Egan made a MOTION to recognize the house as a Contributing structure to the Wilmore neighborhood. Mr. Dahnert seconded.

VOTE: 9/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, FORREST, GEORGE, GLENNON, HIGHFILL, OWENS

NAYS: NONE

MOTION: Due to the circumstances, Ms. Glennon made a MOTION for the HDC to review the New Construction plans now. Mr. Egan seconded.

Ms. Forrest was out of the room for the vote.

VOTE: 8/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, GEORGE,
GLENNON, HIGHFILL, OWENS

NAYS: NONE

DECISION: NEW PLANS WILL BE REVIEWED.

Application: 1555/1557 Merriman Avenue – New Construction.

This duplex which was crushed by a large tree will be replicated on the same footprint. The only difference is a perpendicular partition wall in the middle of the back to separate the back doors. The ridge will be extended to provide a little more head room in the attic.

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

MOTION: Based on compliance with ***Policy & Design Guidelines – New Construction***, Mr. Egan made a MOTION to APPROVE the new construction plans with staff to see revised plans which show a column and beam correction. Mr. Duffy seconded.

VOTE: 8/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, GEORGE,
GLENNON, HIGHFILL, OWENS

NAYS: NONE

DECISION: NEW CONSTRUCTION PLANS APPROVED WITH CORRECTION.

Application: 401 Hermitage Court – Rear Deck.

This house is located at the corner of Providence Road and Hermitage Court. A rear deck exists above a one story double garage. There were water problems and the decking and rail had to be removed and replaced. In each span of the rail, rather than just a post, a tall post with a cross piece across the top was added. This will be to hang plants or serve as a support for wisteria to vine up and create a green privacy screen.

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

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Mr. Dahnert made a MOTION to APPROVE the rear deck and rail as submitted. Ms. Forrest seconded.

VOTE: 9/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, FORREST,
GEORGE, GLENNON, HIGHFILL, OWENS

NAYS: NONE

DECISION: DECK AND RAIL APPROVED.

Application: 1226 Myrtle Avenue – Addition.

This house is located at the corner of Myrtle and Mt. Vernon Avenues. A rear addition has been approved several times but not built. These plans show a one story shed roofed on the back of the house.

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

MOTION: Mr. Egan made a MOTION to APPROVE the rear addition with staff to see revised plans which show a hipped roof. Ms. Highfill seconded.

VOTE: 9/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, FORREST, GEORGE, GLENNON, HIGHFILL, OWENS

NAYS: NONE

DECISION: REAR ADDITION APPROVED WITH REVISION.

Ms. Highfill declared a conflict of interest as an adjacent property owner and removed herself from the Commission for the next application.

Application: 600 Hermitage Court – Demolition.

This c. 1950 red brick apartment building has four units. Demolition is being considered as well as proposed new construction of single family houses.

FOR/AGAINST: Adjacent Property Owner Lisa Yarbrough said the trees on the site are definitely a neighborhood concern. The two story brick structure reads as a house and fits nicely.

MOTION: Based on its 62 year age, it being a period of its own time, casement windows and vegetation, Mr. Duffy made a MOTION to recognize the building as a Contributing structure to the Hermitage Court Local Historic District. Mr. Dahnert seconded.

VOTE: 8/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, FORREST, GEORGE, GLENNON, OWENS

NAYS: NONE

MOTION: Based on its being determined to be Contributing, Ms. Glennon made a MOTION to impose the 365 Day Stay of Demolition. New Construction plans will be reviewed (without regard to the usual 90 day delay to review new construction plans after a Stay has been imposed). Mr. Firestone seconded.

VOTE: 7/1 AYES: DAHNERT, DUFFY, FIRESTONE, FORREST, GEORGE,
GLENNON, OWENS

NAYS: EGAN

DECISION: IS CONTRIBUTING. 365 DAY STAY OF DEMOLITION IMPOSED. NEW
CONSTRUCTION PLANS MAY BE SUBMITTED FOR REVIEW AT ANY TIME.

- Mr. Rogers reminded that a workshop has been scheduled for November 8 at 4 pm. It is training for all four Quasi Judicial Boards and Commissions. A follow up meeting will be scheduled for the HDC.
- August and September Minutes were unanimously approved as submitted with the instruction to contact Mrs. Birmingham with any changes, corrections, or additions.
- Following legal advice given by Mr. Powers, Mr. Duffy made a MOTION to count attendance FOR ones who attend the workshop but not AGAINST those who do not attend. Mr. Dahnert seconded. The vote was unanimous.

The meeting adjourned at 7:10 PM with a meeting length of 3 hours and 57 minutes.

Wanda Birmingham, Secretary to the Historic District Commission

