



CHARLOTTE

HISTORIC DISTRICT COMMISSION MINUTES

August 13, 2014

MEMBERS PRESENT: Mr. Tim Bender
Dr. Lili Corbus
Mr. Don Duffy
Mr. Tom Egan, Chair
Mr. Rodric Lenhart
Ms. Mattie Marshall
Ms. Tamara Titus

MEMBERS ABSENT: Ms. Debra Glennon
Mr. Dominick Ristaino, Vice Chair
Mr. Michael Sullivan

OTHERS PRESENT: Mr. John Howard, Administrator
Historic District Commission
Ms. Wanda Birmingham, Assistant Administrator
Historic District Commission
Ms. Linda Keich, Clerk to the
Historic District Commission
Mr. Thomas Powers, Assistant City Attorney
Court Reporters

Mr. Egan called to order the Regular August meeting of the Historic District Commission at 3:02 pm. He began the meeting by introducing the Staff and Commissioners and explaining the procedure. All interested parties planning to give testimony – pro or con – must have completed a blue form and must be sworn in. Mr. Howard or Mrs. Birmingham will present a description of the proposed project. HDC Staff will then make a Staff recommendation based on compliance with the *Policy & Design Guidelines*. The Commission and Staff may question the Applicant. The Applicant may present sworn witnesses who will be subject to questioning by the Commission and Staff. Other interested parties wishing to speak – pro or con – will be given reasonable time to present sworn testimony. The Applicant will be given an opportunity to respond to comments by interested parties. After hearing each application, the Commission will review, discuss, and consider the information that has been gathered and presented. A Motion for Approval, Deferral, or Denial will be made. All exhibits remain with the Commission. If an Applicant feels there is a conflict of interest of any Commissioner or there is an association that would be prejudicial, it will be revealed at the beginning of the hearing of a particular case. The

Commission is a quasi-judicial body and can accept only sworn testimony. Staff will report any additional comments received. While the Commission will not specifically exclude hearsay evidence, it is only given limited weight. Appeal from the Historic District Commission is to the Zoning Board of Adjustment. One has sixty (60) days from the date of the Approval or Denial to appeal. This is in accordance with Section 10.213 of the City Zoning Ordinance. Mr. Egan asked that everyone please turn to silent operation any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. Mr. Egan said that those in the audience must be quiet during the hearings. He will ask once that an audience member be quiet and the need for a second request will be removal from the room.

Index of Addresses: **CONTINUED APPLICATIONS**

HDC 2014-098	325 E. Tremont Avenue	Dilworth
HDC 2014-128	1701 Park Road	Dilworth
HDC 2014-131	1400 Pecan Avenue	Plaza Midwood

NEW APPLICATIONS

HDC 2014-180	1400 Pecan Avenue	Plaza Midwood
HDC 2014-055	530 Hermitage Court	Hermitage Court
HDC 2014-070	1700 Heathcliff Street	Wesley Heights
HDC 2014-100	409 Grandin Road	Wesley Heights
HDC 2014-139	800 E. Worthington Avenue	Dilworth
HDC 2014-153	536 E. Tremont Avenue	Dilworth
HDC 2014-160	1914 Dilworth Road	Dilworth
HDC 2014-161	1165 Linganore Place	Dilworth
HDC 2014-162	524 Walnut Avenue	Wesley Heights
HDC 2014-167	828 E. Worthington Avenue	Dilworth
HDC 2014-168	425 Rensselaer Avenue	Dilworth
HDC 2014-169	327 E. Worthington Avenue	Dilworth
HDC 2014-171	1901 Dilworth Road W	Dilworth

APPLICATION: HDC 2014-098 – 325 East Tremont Avenue – New Construction.

Based on the need for additional information this application was continued from the July meeting for further design study. Revised plans will show 1) a scaled elevation with roof heights on the Tremont Avenue elevation, (2) massing of the roof, (3) context.

The site is located at the corner of Euclid Avenue and East Tremont Avenue and includes separate parcels. Existing structures include a single family structure and multi family structure. The 365 day stay of demolition has expired. The surrounding context is multi-family and single family development. The site has mature trees to the rear and within the planting strips along public streets.

APPLICATION: **HDC 2014-055** – 530 Hermitage Court – Fenestration Changes.

This c. 1929 home is a two story home listed in the Myers Park National Register Survey as a Contributing structure. The purpose of this application is to tie up any loose ends of unapproved items.

A Certificate of Appropriateness (COA) was issued in 2011 for a front patio installation, rear addition and the addition of some windows. In 2012 a change was requested for the windows, a revised COA can not be found. The work has been completed. New full size windows on the upper left elevation are consistent in design and material with existing windows – same as added window on right elevation. The rear porch as built includes full floor to ceiling screening.

STAFF RECOMMENDATION: The new windows and the porch meet the guidelines.

FOR/AGAINST: A email was read from Mr. Wolfe an Adjacent Property Owner which must be considered hear say.

MOTION: Based on compliance with *Policy & Design Guidelines* – **FENESTRATION CHANGES AND REAR PORCH**, Mr. Lenhart made a MOTION to APPROVE as submitted Ms. Titus seconded.

VOTE: 7/0 AYES: BENDER, CORBUS, DUFFY, EGAN, MARSHALL,
 LENHART, TITUS

NAYS: NONE

DECISION: APPLICATION FOR FENESTRATION CHANGES AND REAR PORCH SCREENING APPROVED

APPLICATION: **HDC 2014-070** – 1700 Heathcliff Street – New Construction

The site is a triangular vacant lot on the edge of the Wesley Heights Local Historic District. The adjacent properties are one and a half and two story single family homes and a two story quadraplex. There are mature trees on the site. There is not an established front setback on the street..

The proposal is a new two story single family home with a continuous gable roof from front to rear. Primary exterior materials are cementitious siding, brick, and a standing seam metal roof over the front porch. The height from grade is approximately thirty feet and eight inches. Full size windows are six over one.

STAFF RECOMMENDATION The Commission will determine if the additions and fenestration changes are *Policy & Design Guidelines* compliant or if an exception is warranted.

FOR/AGAINST: Neighborhood resident Corey Mineese spoke in favor.
Neighborhood resident Marcia Rowse spoke in favor.
Neighborhood resident Mark Fisher spoken if favor.

MOTION: Based on compliance with *Policy & Design Guidelines*. Fenestration changes/Addition, Mr. Duffy made a MOTION to APPROVE this application as submitted. Ms. Marshall seconded.

VOTE: 7/0 AYES: BENDER, CORBUS, DUFFY, EGAN, LENHART, MARSHALL, RISTAINO

NAYS NONE

DECISION: APPLICATION APPROVED.

DR. CORBUS STEPPED OUT OF THE ROOM AND WAS NOT PRESENT TO HEAR THE NEXT APPLCATION.

APPLICATION: HDC 2014-153 – 536 E. Tremont Avenue –New Construction

This application was denied May 2014 for non-compliance with the *Policy & Design Guidelines* in the areas of Scale and Context.

NOTE: The Commission agreed that the plans application reflected a substantial change and heard the application.

The vacant parcel is a through lot with frontage on East Tremont Avenue and Dilworth Mews Court. The subdivision ordinance allows a home to be constructed because it meets the street frontage requirements on Dilworth Mews Court. The slope of the lot falls significantly from East Tremont Avenue down to a creek and up to Dilworth Mews. The surrounding context is a mix one, one and one half, and two story homes. Setbacks along the subject block are varied. However, the setbacks from the 600-630 side of East Tremont are generally deeper than the 502-528 side.

The proposal is a new two story home facing East Tremont Avenue with a detached garage accessed from Dilworth Mews Court. Because of the narrow lot configuration the width of the home is 20' and the height is approximately 31' - 8.5". The front porch will be full width. Siding will be wood and cedar shingles in the gables. All windows will be Simulated Divided Light. The setback will be in line with the homes further from the street. The garage will have similar details as the home.

The revised application is resubmitted based on substantial changes from the denied application. A summary of the changes include:

1. The overall height has been reduced from 31'-8" to 26'-4"
2. The front porch has been redesigned to be full width
3. The second floor features a shed dormer in the front
4. The fenestration pattern on the front elevation is centered and symmetrical
5. The side elevations introduce a gable roof toward the front
6. The first floor elevation features wood lap siding and wood shingles on the second floor

STAFF RECOMMENDATION: The Commission will determine if the plans meet the *Policy & Design Guidelines* or if an exception is warranted.

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

MOTION: Based on compliance with *Policy & Design Guidelines* - New Construction Mr. Duffy MADE a MOTION to APPROVE with revised drawing showing established setback for staff to review. Mr. Lenhart seconded.

VOTE: 6/0 AYES: BENDER, DUFFY, EGAN, LENHART, MARSHALL, RISTAINO,

NAYS NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION WITH DRAWING TO SHOW ESTABLISHED SETBACK FOR STAFF FINAL APPROVAL

APPLICATION: HDC 2014-160 – 1914 Dilworth Road West – Addition

The C. 1936 existing home is a two story brick Colonial. The house is listed as a Contributing structure in the Dilworth National Register Survey. The street is curvilinear and setbacks are fairly consistent along the block face.

The proposal is a front porch addition with stone to match existing, relocation of steps to the front patio, the enclosure of the side porch with the addition of patio doors and windows, and the addition of two gabled dormers to the detached garage facing the street.

STAFF RECOMMENDATION: The Commission will determine if the proposed additions meet the applicable guidelines.

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

The existing. 1928 structure is a two story brick quadruplex . It is listed as a contributing structure in the Wesley Heights National Register survey.

The proposal is the replacement of the original wood windows with extruded vinyl windows. Several windows on the first story have been already been installed.

STAFF RECOMMENDATION: The Commission will determine if an exception should be granted for the newly installed windows.

FOR/AGAINST: Neighborhood Resident John Caratelli spoke in opposition.
Neighborhood Resident Thomasina Massey spoke in opposition.

MOTION: Based on no exception warranted to *Policy & Design Guidelines – Replacement Windows*, Ms. Titus made a MOTION to DENY the window replacement as installed and proposed. Ms. Marshall seconded.

VOTE: 7/0 AYES: BENDER, CORBUS, DUFFY, EGAN, LENHART,
 MARSHALL, RISTAINO

 NAYS NONE

DECISION: APPLICATION FOR VINYL WINDOW REPLACEMENT DENIED

APPLICATION: **HDC 2014-167** – 828 E. Worthington Avenue – Addition

The existing c. 1920 one story house is listed as a Contributing structure in the Dilworth National Register Survey. The house is located on a corner lot.

The proposal is a second floor addition toward the rear and right side within the existing attic and a small rear first floor addition. A previously removed chimney will be rebuilt. The rear yard will be landscaped and includes the construction of a shed and fireplace. The addition is not taller or wider than the existing house but visible from the street.

Applicant Comments: Architect Allen Brooks shared that the State Historic Preservation Office is considering this proposed plan for a Preservation Tax Credit project.

Right and rear elevations – Siding proposed is lapped wood and shakes to match existing. New windows are double hung and casement with trim to match existing. Eave brackets and boxing details will match existing.

STAFF RECOMMENDATION The Commission will determine if the additions meet the applicable *Policy & Design Guidelines*.

FOR/AGAINST: Neighborhood resident Marcia Rowse spoken in favor.

FOR/AGAINST: Neighborhood Resident Chris Hudson spoke in opposition.

MOTION: Based on the need for additional information Mr. Bender made a MOTION to CONTINUE the application. Revised plans will show 1) removal of the front gable vent, 2) all four elevations, 3) height approved at 19'5.25", 4) windows are four over one, 5) all materials noted and traditional. Mr. Lenhart seconded. NOTE: The revised plans must show the garage that is intended to be built.

VOTE: 6/1 **AYES:** BENDER, CORBUS, DUFFY, EGAN, LENHART,
MARSHALL

NAYS: TITUS

DECISION: APPLICATION FOR GARAGE CONTINUED

The July minutes were approved unanimously with corrections made by Ms Titus.

The meeting adjourned at 10:20 pm with a meeting length of seven hours and seventeen minutes.

Linda Keich, Clerk to the Historic District Commission