



Approved February 9, 2011

HISTORIC DISTRICT COMMISSION

MINUTES

January 19, 2011

MEMBERS PRESENT:

Mr. Roger Dahnert

Mr. Don Duffy

Mr. Tom Egan

Ms. Debra Glennon, 2nd Vice Chair

Ms. Barbara Highfill

Ms. Meg Nealon

Ms. Paula Owens

Ms. Karen Rush

MEMBERS ABSENT:

Ms. Mary Ellen George, Chair

Mr. Greg Grueneich

Mr. Dominick Ristaino, Vice Chair

Mr. Curtis Watkins

OTHERS PRESENT:

Mr. John Rogers, Administrator

Historic District Commission

Ms. Wanda Birmingham, Secretary to the

Historic District Commission

Ms. Terrie Hagler-Gray

Senior Assistant City Attorney

Mr. Thomas Powers

Assistant City Attorney

In the absence of Chairman George and Vice Chairman Ristaino and with a quorum present 2nd Vice Chair Ms. Glennon called the regular January meeting to order at 3:05 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. Glennon asked that everyone in attendance please sign in and when addressing the Commission to please state name and address for the record. Ms. Glennon 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. Glennon 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.

Index of Addresses:	524 East Worthington Avenue	Dilworth
	1600 South Mint Street	Wilmore
	811 East Tremont Avenue	Dilworth
	329 East Worthington Avenue	Dilworth
	501 West Park Avenue	Wilmore

Application: 524 East Worthington Avenue – Addition.

The Commission recently deferred a large second story addition for further design study to better deal with context, size, scale, height, and mass. The plans articulated an elaborately craftsman detailed second story that would sit back from the facade and become a rear facing gable over three full stories on the rear. Revised plans show a new cross ridge near the back of the existing house with a second side facing gable tucked in to the primary gable. A new rear gable ties into the new roof at the ridge.

Applicant Comments: Architect Kent Lineberger said the new plans keep the same footprint. There is a simpler fenestration. There is now a rear shed dormer. Shingles show in gables and the wood siding will be repeated in the body.

Owner Ellen Payne said that the new plan is perfect.

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

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Ms. Owens made a MOTION to APPROVE the addition. Mr. Egan seconded.

VOTE: 8/0 AYES: DAHNERT, DUFFY, EGAN, GLENNON, HIGHFILL, NEALON, OWENS, RUSH

NAYS: NONE

DECISION: ADDITION APPROVED.

Application: 1600 South Mint Street – Demolition.

This address is at South Mint Street/West Park Avenue/Spruce Street. It is four separate structures – the Red Sea Grocery and the Wing Hut are two businesses housed there with other spaces in uninhabitable condition. The request is to demolish three portions. Code Enforcement has inspected and has determined the building to be unsound and must be repaired or demolished. The

owner has filed this application for partial demolition. The tenants will use the cleared area for parking for the two businesses.

FOR/AGAINST: Neighborhood Representative on the Wilmore Board of Directors Brian Walker said the neighborhood wants the building saved. It is the center of the neighborhood and will be great for future retail. They want the grandfathered condition protected. This is an example of exactly why the neighborhood wanted Local Historic District designation.

Neighborhood Resident Dexter Sneed said he is very familiar with what the Greater Galilee Church had to go through to be able to use cleared lots for parking and wonders if this plan would be possible at all. He would like to see it resold and saved.

MOTION: Based on the age of the buildings, the central location of a rare remaining neighborhood grocery, and the unusual barrel roof of one, Mr. Dahnert made a MOTION to recognize the buildings as CONTRIBUTING. Ms. Rush seconded.

VOTE: 8/0 AYES: DAHNERT, DUFFY, EGAN, GLENNON, HIGHFILL, NEALON, OWENS, RUSH

NAYS: NONE

DECISION: BUILDINGS RECOGNIZED AS CONTRIBUTING.

MOTION: Based on the buildings determined to be Contributing, Mr. Dahnert made a MOTION to impose a 365 day stay of demolition. With the accepted rider to the MOTION that a shortening of the stay will be considered with approved plans, Ms. Nealon seconded.

VOTE: 8/0 AYES: DAHNERT, DUFFY, EGAN, GLENNON, HIGHFILL, NEALON, OWENS, RUSH

NAYS: NONE

DECISION: 365 DAY STAY OF DEMOLITION IS IMPOSED.

Ms. Glennon declared a conflict of interest as an adjacent property owner and recused herself from the next application.

Mr. Dahnert was nominated and unanimously elected to stand in as Chair.

Application: 811 East Tremont Avenue – Addition.

A large addition is planned for this 1 and ½ story house. Existing now is a side carport addition and a past rear addition. Proposed is a side to side gable which raises the roof an additional 4+'. A new rear facing gable will tie onto new cross gable and be two story on the rear. Materials and details will match existing.

Applicant Comments: Architect Allen Brooks said this plan (previously approved in 2005 but not built) maintains the front presence and develops to the rear. The new rear addition is over the old rear addition.

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

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

VOTE: 7/0 AYES: DAHNERT, DUFFY, EGAN, HIGHFILL, NEALON, OWENS,
RUSH

NAYS: NONE

DECISION: APPLICATION FOR ADDITION DEFERRED.

Application: 329 East Worthington Avenue – Addition.

This c. 1905 Victorian is located at the corner of Euclid and Worthington Avenues. The house was under threat of demolition and was purchased by Preservation North Carolina. Protective covenants were built into the deed before it was resold. The plan is to demolish a small existing garage and build a new garage which becomes an extrusion of the house.

Ms. Rush left at 5:17 pm and was not present for the remainder of the meeting.

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

MOTION: Based on compliance with ***Policy & Design Guidelines –
Additions***, Mr. Egan made a MOTION to APPROVE the addition. Ms. Nealon
seconded.

VOTE: 6/1 AYES: DAHNERT, DUFFY, EGAN, GLENNON, NEALON, OWENS

NAYS: HIGHFILL

DECISION: ADDITION APPROVED.

Application: 501 West Park Avenue – Parking Plan.

The HDC saw the overall plan for the changes to the entire campus of Greater Galilee Baptist Church and approved the plan in concept. They want to implement the parking portion at the corner of Spruce, and Mint Streets, and West Park Avenue. A house has been removed and relocated. That lot is to be fenced, gated, and landscaped. Another house is to be relocated to fill in a gap in the streetscape. The 2nd and 3rd house are getting ready for a move.

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

MOTION: Based on the past approval in concept, Ms. Nealon approved the detailed landscape/fencing/configuration plan to create parking. Mr. Duffy seconded.

VOTE: 7/0 AYES: DAHNERT, DUFFY, EGAN, GLENNON, HIGHFILL, NEALON, OWENS

NAYS: NONE

DECISION: SITE PLAN AND FENCING AND LANDSCAPING APPROVED.

With changes noted (attorney titles, spelling error) December MINUTES were unanimously approved with the direction that any further corrections or changes be reported to Ms. Birmingham.

The meeting adjourned at 5:52 pm for a meeting length of 2 hours and 47 minutes.

Wanda Birmingham, Secretary to the Historic District Commission

