

HISTORIC DISTRICT COMMISSION

MINUTES

October 10, 2012

MEMBERS PRESENT:

Dr. Lili Corbus

Mr. Roger Dahnert

Mr. Don Duffy

Mr. Tom Egan

Ms. I-Emei Ervin

Ms. Debra Glennon, 2nd Vice Chair

Mr. Brad Norvell

Mr. Dominick Ristaino, Vice Chair

Ms. Lisa Yarbrough

MEMBERS ABSENT:

Ms. Mary Ellen George, Chair

Mr. Curtis Watkins

Vacancy

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, Vice Chair Mr. Ristaino called the regular October meeting of the Historic District Commission to order at 3:10 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.) Mr. Ristaino 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 Commissioners and those speaking on behalf of the application 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. Ristaino asked that all cell phones and any other electronic devices be 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.

Index of Addresses:	1915 Springdale Avenue	Dilworth
	2128 Wilmore Drive	Wilmore
	300 East Park Avenue	Dilworth
	1003 Romany Road	Dilworth
	1210 Myrtle Avenue	Dilworth
	401 East Worthington Avenue	Dilworth
	1922 Ewing Avenue	Dilworth
	1525 Thomas Avenue	Plaza Midwood
	400 West 8 th Street	Fourth Ward
	1025 Isleworth Avenue	Dilworth
	1614 The Plaza	Plaza Midwood
	1016 Ideal Way	Dilworth
	1000 East Boulevard	Dilworth
	2121 Dilworth Road West	Dilworth
	717 Walnut Avenue	Wesley Heights
	1929 Wood Dale Terrace	Wilmore
	1715 Euclid Avenue	Dilworth
	318 Settlers Lane	Fourth Ward
	1804 Thomas Avenue	Plaza Midwood

Application: 1915 Springdale Avenue – Renovation.

Renovation on the c. 1900 house was begun several years and not completed. Worked eventually stopped altogether and it has been sitting

unfinished and open as it is since. The former owner reclaimed the house at foreclosure. Now there are new contractors getting approvals to proceed. The inside is complete gutted and the exterior has house wrap and some doors and windows have been removed. The City has been pursuing demolition but is holding off ending HDC review. Elevations for review are 'as built' with the plan to finish off the renovation. Siding will match the original which remains on the front portion. The foundation will have to be repaired and replaced – the plan is to stucco all but the front which will remain brick. There are three other matching houses in the block offering a full scale model to look to for details.

FOR/AGAINST: Adjacent Property Owner Mrs. Dorothy Lineberger said that if the HDC is a City agency and another City agency issued a Demolition Order several years that was not acted upon, why are we here?

ATTORNEY RESPONSE: Assistant City Attorney Thomas Powers answered that the file was obviously left open due to HDC involvement. It is a legitimate reason to hold off on pursuit. The HDC has the right to review the application for completion of the project.

Mrs. Lineberger continued asking if a site plan was included.

MR. ROGERS' RESPONSE: It is perfectly acceptable for the site plan to be submitted at a later date. Also, he pointed out that if something is happening with the HDC, Neighborhood and Business Services backs off. It is a way to save the building.

Mr. Miller defended Mr. Kirkman's plans saying that Mr. Kirkman initially drew those years ago and then the former owner of the property took the plans to

someone else for modification. He never saw them again until recently and did not know that there were changes on the roof that are not readily visible.

Neighborhood Resident John Phares spoke saying he was on the Commission when this project was being reviewed in the past. He remembered that there was stock put in the four matching houses in one block. The proposal was to leave all windows and siding intact. It was clearly built outside what was approved. Parging the foundation is detrimental to the remaining integrity of the house.

Mr. Rogers answered a question explaining that the former owner was working in violation of the approval. A Stop Work Order was issued then the person vanished. We are here with a new (former) owner and a set of plans. The past does not matter.

Mrs. Lineberger continued pointing out that the house retains little structural integrity after years of being left roofless, plywood and flooring exposed to the elements, and the foundation open to all sorts of critters.

Adjacent Property Owner Tamara Titus said she has been looking at this construction site and seeking compliance for 6 years. And now the present drawings are not 100% accurate. She shared another neighborhood resident's concerns: (1) Original window pattern is 2/2 not 1/1, (2) German siding is the original siding, (3) The small peak in the front roofline was originally sided in lapped wood, not what is proposed, (4) Drawings are not accurate, (5) If Demolition is requested, please do not impose a delay.

MOTION: Based on the need for revised plans to show all details and be accurate to what is built and what is being requested, Mr. Egan made a MOTION to DEFER the application for these plans and context photographs. Ms. Ervin seconded.

VOTE: 8/1 AYES: CORBUS, DUFFY, EGAN, ERVIN, GLENNON, NORVELL,
RISTAINO, YARBROUGH

NAYS: DAHNERT

DECISION: APPLICATION TO FINISH RENOVATION DEFERRED FOR ACCURATE
DRAWINGS.

Application: 2128 Wilmore Drive – Front Porch Addition.

The house has a small stoop at the front door. The plan is to create a front porch which wraps from the front door to the existing side porch. A new shed roof will be supported by columns with brackets and have arched bays. There will be a poured concrete floor like on the side porch.

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

MOTION: Based on the need to see revised drawings which show: (1) balustrade, (2) proposed arches removed, (3) material notes, (4) existing gable to remain, (5) hipped roof, Mr. Duffy made a MOTION to DEFER the application. Mr. Dahnert seconded.

VOTE: 9/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON,
NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPLICATION DEFERRED FOR REVISED PLANS.

Mr. Ristaino declared a conflict of interest as an adjacent property owner and recused himself for the next application. Ms. Glennon carried on as Chair.

Application: 300 East Park Avenue – Substitute Siding.

This is a large infill condominium project. The proposal is to replace failing wood siding with HardiePlank – Artisan Series. It is to be a phased project. The new product will have a reveal which matches the wood being removed.

FOR/AGAINST: Neighborhood Resident John Phares asked for an explanation regarding the use of substitute siding.

MR. ROGERS answered that in this case a historic building is not the subject. Artisan by Hardie has shown to be the most appropriate due to depth and reveal.

Frequent Applicant Angie Lauer said there are other products which also look good, Nichiha is one.

MOTION: Based on this not being a piece of original historic Dilworth housing fabric, Mr. Dahnert approved the installation of Hardie – Artisan on the fields of siding, on the casings, and the corner boards. Mr. Egan seconded.

VOTE: 8/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON, NORVELL, YARBROUGH

NAYS: NONE

DECISION: HARDIE – ARTISAN APPROVED IN SPECIFIC APPLICATION.

Application: 1003 Romany Road – New Construction.

The Commission is being asked to give a nod to the direction for new construction plans that are being developed for this vacant lot at the corner of Romany Road and Lexington Avenue overlooking Latta Park. This lot has been carved out of the side yard of the adjacent Romany Road address. Proposed is a one and one half story brick house with a front porch, two front gables connected by a shed dormer, materials – brick, stone, shingles. This street was developed later in Dilworth after the Latta Park Lake was drained and the opportunity to carve in a whole new street was created.

Applicant Comments: Owner Michael Glaser said the plans represent a mix of styles and details found on the street.

FOR/AGAINST: Adjacent Property Owner Marcia Rowse said she would like to see a site plan which accurately depicts the topo. She says that Cape Cod is the prevalent style in the immediate area and that this proposed house does not fit.

Neighborhood Resident John Phares is the architect working on the house directly behind this new lot. He said this plan does not blend with the immediate context. A sit plan is missing. The street scape exhibit is missing. There is a lot going on regarding the materials. The lot has a steep grade change which will affect the house plan. With all these missing pieces, he asked why the Commission was reviewing this at all.

Mr. Egan answered that this a preliminary courtesy review and the level of detail will be addresses later.

MOTION: Based on probable compliance with ***Policy & Design Guidelines – New Construction***, Mr. Duffy made a MOTION to DEFER the application with suggestions: (1) Submit a site plan which shows placement of the house and all trees, (2) Submit a landscape plan, (3) Include elevations of adjacent houses relative to the new construction – street scape exhibit, (4) Tone down or make “less busy” the elevations, (5) 12/14 pitch too steep, (6) Enhance fenestration on Lexington, (7) If calling for brackets then do exposed beams, (8) Make sure drawings are accurate.

SUBSTITUTE MOTION: Mr. Dahnert made a SUBSTITUTE MOTION to grant Conceptual Approval based on the points above. Mr. Duffy seconded.

Mr. Duffy and Mr. Dahnert withdrew their motions.

MOTION: Based on the need for additional information and further design study, Ms. Glennon made a MOTION to DEFER the application. Ms. Yarbrough seconded.

VOTE: 7/2 AYES: CORBUS, DUFFY, EGAN, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: DAHNERT, ERVIN

DECISION: NEW CONSTRUCTION DEFERRED.

Mr. Norvell declared a conflict of interest and removed himself from the Commission for the next application.

Application: 1210 Myrtle Avenue – Addition.

A second story addition is proposed for this 1 story house. The roof plane of the side-to-side gable will be increased. A side porch enclosed with windows will be removed and filled in for interior space. A two story rear addition will attach below new roof ridge.

Applicant Comments: Architect Mike Doyne said the goal is to keep the existing scale. Houses to the left and right are two story. He plans to add a shed with clerestory windows on existing roof slope behind chimney. There will be a full rear porch with an upper balcony. Siding and shingles will match existing.

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

MOTION: Based on the need for further Design Study (explore: change roof to eliminate step down on side, enhance front entry, push window against chimney to create porch space, etc.)

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

VOTE: 8/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPLICATION DEFERRED.

Application: 401 East Worthington Avenue – New Construction

This vacant lot is at the corner of Worthington and Euclid Avenue. It is a two story plan with porches on both streets. An appeal will be made to the ZBA

for a variance regarding encroachment on the side property line and the porches and steps on the front and other side.

FOR/AGAINST: Neighbor Jack Fenlon is concerned that a stock plan could be plugged into the Historic District of unique homes. He is worried about the precedent of tear down and stock plan rebuild. A full front porch on the house would be appropriate. A full two story does not fit in the context.

MOTION: Based on the need for further design study regarding: (1) fenestration, (2) scale, (3) massing, and (4) size, Mr. Duffy made a MOTION to DEFER the application. Mr. Dahnert seconded.

VOTE: 9/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPLICATION DEFERRED FOR FURTHER DESIGN STUDY AND REVISED PLANS.

Application: 1922 Ewing Avenue – Addition

The proposal is to replace front porch columns and add rear dormers. Heftier brick columns will be added to compliment Tudor details existing on house. Dormers will be added to the back to capture upper living space

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 – Additions***, Mr. Egan made a MOTION to APPROVE the additions. Mr. Dahnert seconded.

VOTE: 9/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: ADDITIONS APPROVED.

Application: 1525 Thomas Avenue – Rear Addition.

A rear addition is wider on one side than the house.

Applicant Comments: Architect Chris Scorcone explained that a screened porch will replace a rear deck by adding a roof. Front porch details will be replicated from the front with stone piers and a stone foundation.

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 – Additions***, Mr. Duffy made a MOTION to APPROVE the addition. Mr. Egan seconded.

VOTE: 9/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON,
NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: ADDITION APPROVED.

Application: 400 West 8th Street – Driveway Expansion

This address is located at West 8th and Pine Street in Fourth Ward. The drive is off 8th Street. The proposal is to enlarge the brick paved drive over to the front stoop, remove lattice work that is in front of back stoop/grill area and brick that area up to the house. An ornamental maple tree will have to be removed near the front porch.

Applicant Comments: The owner said the parking space is tight and the outdoor space is even tighter. This plan would increase both of these.

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

MOTION: Based on conditions: (1) move pavement forward 3' to align with right angle corner of front porch, (2) bevel corner of driveway, (3) widen drive by two or three feet, (4) plant something in the space, Mr. Egan made a MOTION to APPROVE. Mr. Norvell seconded.

VOTE: 9/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON,
NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPLICATION APPROVED WITH CHANGES.

Ms. Yarbrough was out of the room for the next application.

Application: 1025 Isleworth Avenue – Addition.

Proposed is a shed dormer on the rear and a gable to the side on the right.

Applicant Comments: Architect Angie Lauer said a variance has been granted for the encroachment.

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

MOTION: Ms. Corbus made a MOTION to APPROVE the addition as drawn. Mr. Egan seconded.

VOTE: 6/2 AYES: CORBUS, DUFFY, EGAN, GLENNON, NORVELL, RISTAINO

NAYS: DAHNERT, ERVIN

DECISION: ADDITION APPROVED.

Mr. Ristaino declared a conflict of interest as an Adjacent Property Owner and removed himself from the Commission for the next application. Ms. Glennon carried on as Chair.

Application: 1614 The Plaza – Enclose Carport

The proposal is to enclose and existing side porch. The existing siding will be continued all around. A double pair of windows which match existing windows and line up with the others will be added. The siding will be toothed in.

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*** and exception warranted due to pre-existence to ***Policy & Design Guidelines – Shutters***, Mr. Egan made a MOTION to APPROVE the application with the note that all details and materials match existing. Mr. Duffy seconded.

VOTE: 8/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON, NORVELL, YARBROUGH

NAYS: NONE

Application: 1016 Ideal Way – Additions

A total renovation includes an addition to the side and a change to the front roofline. Materials and details will match or complement those existing.

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

MOTION: Based on the need for further design study and final drawings with all details and revisions, Mr. Duffy made a MOTION to DEFER the application. Mr. Egan seconded.

VOTE: 9/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPLICATION DEFERRED.

Application: 1000 East Boulevard – Change in Roofing Material

This former house/current bank is located at the corner of Dilworth Road West and East Boulevard. The original slate roof is to be replaced with asphalt shingles.

Applicant Comments: Applicant Ben Carroll said the slate is failing. It is leaking and breaking and cracking and sliding off. Synthetic slate is not in the bank's budget. The house is torqued and out of square from when it was moved to this location years ago.

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

MOTION: Based on the need to have a water tight roof and no budget to use slate, Mr. Dahnert made a MOTION to APPROVE the removal of the slate and replacement with asphalt shingles.

Motion died for lack of a second.

MOTION: Mr. Egan made a MOTION to DEFER for additional information. Ms. Yarbrough seconded.

SUBSTITUTE MOTION: Based on the need to have a water tight roof and no budget to use slate, Mr. Dahnert made a MOTION to APPROVE the removal of the slate and replacement with asphalt shingles.

Substitute Motion died for lack of a second.

VOTE: 8/1 AYES: CORBUS, DUFFY, EGAN, ERVIN, GLENNON, NORVELL,
RISTAINO, YARBROUGH

NAYS: DAHNERT

DECISION: APPLICATION DEFERRED.

Application: 2121 Dilworth Road West – Enclose Detached Carport

An open carport will be enclosed with board and batten siding and a pair of wooden garage doors.

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***, Mr. Duffy made a MOTION to APPROVE the carport enclosure as submitted. Mr. Egan seconded.

VOTE: 9/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: CARPORT ENCLOSURE APPROVED.

Application: 717 Walnut Avenue – Replace Siding

Asbestos siding will be removed. Original siding has recently been found beneath the asbestos. The plan is keep it where it is worthy and replace in other places. All will match.

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

MOTION: Doctor Corbus made a MOTION to APPROVE the removal of the asbestos siding and repair and replacement where necessary of original siding. Mr. Egan seconded.

VOTE: 9/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: SIDING REMOVAL APPROVED.

Application: 1929 Wood Dale Terrace – Renovation

This is a total renovation that was permitted before Wilmore became a Local Historic District – then abandoned before completion. New owners now want to complete it. They are asking for approval to finish it out as the plans show and how it has been built with a couple exceptions.

Applicant Comments: New owners want to make some changes. The original plans show a one story brick wing but it is gone. They want to tone down the material choices. Stone will be going to brick and small shake application will disappear. They would like to use HardieSiding. All exposed concrete walls will be faced with brick.

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

MOTION: Based on existing conditions, Mr. Duffy made a MOTION to approve "as built" with changes and details and materials marked on plans. The Artisan Series of Hardie is approved. Ms. Yarbrough seconded.

VOTE: 9/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: PLANS, ONCE REVISED, ARE APPROVED.

Application: 1715 Euclid – Renovation

This house has been sitting partially gutted for years. New owners are going to renovate it totally into a single family house not the three apartment arrangement that was previously created. Old rear additions for the upstairs apartments are being removed. It was always thought that an upper area on the front left was an old addition but from inside it looks to be original. The plan is to go back to original windows. A rear gable will be extended for an addition.

Applicant Comments: Architect Heather Lyle said there are no windows overlooking the side alley but new windows looking into the back yard.

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***, Mr. Duffy made a MOTION to Approve with the rear windows centered. Mr. Dahnert seconded.

VOTE: 9/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPLICATION APPROVED WITH REAR WINDOWS CENTERED.

Application: 318 Settlers Lane – Change Window Size

Two windows on the front of one unit of this infill condominium project are to be changed. The owner would like to raise the sill height by a few inches so the windows do not go all the way to the floor on the inside. Infill brick will match as will the rowlock.

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

MOTION: Mr. Dahnert made a MOTION to DEFER the application for additional photographs. Dr. Corbus seconded.

VOTE: 9/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON,
NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPLICATION DEFERRED.

Application: 1804 Thomas Avenue – Siding Change

This proposal is change the siding on a previously approved outbuilding from wood siding and cedar shakes to Hardie panels.

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

MOTION: Mr. Egan made a MOTION to APPROVE the application of Hardie – Artisan Series on the outbuilding. Siding may be a mix of Hardie, cedar shakes and lapped wood if so chosen. Mr. Duffy seconded.

VOTE: 9/0 AYES: CORBUS, DAHNERT, DUFFY, EGAN, ERVIN, GLENNON,
NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: HARDIE APPROVED.

- Mr. Rogers reminded that the HDC Retreat has been scheduled for October with Rob Crawford from the State Historic Preservation Office in Raleigh coming. We will all have a conversation about Rules & Procedures. Since our Attorney Thomas Powers has to be out of town for the date, he will talk through some things at a meeting with not so long an agenda. The Retreat will be held at the Mahlon Adams Pavilion in Latta Park. Staff is preparing new notebooks for distribution. It will also be an opportunity for staff and Commission fellowship.
- The August minutes were approved unanimously with the usual direction to report any changes or corrections to Ms. Birmingham.

With business complete, the meeting adjourned at 9:30 pm with a meeting length of 6 hours and 20 minutes.

Wanda Birmingham, Secretary to the Historic District Commission

