



**CHARLOTTE**

HISTORIC DISTRICT COMMISSION

MINUTES

February 13, 2013

MEMBERS PRESENT:

Dr. Lili Corbus  
Mr. Don Duffy  
Mr. Tom Egan  
Ms. I-Mei Ervin  
Ms. Mary Ellen George, Chair  
Ms. Debra Glennon, Second Vice Chair  
Mr. Tom Low  
Mr. Bradley Norvell  
Mr. Dominick Ristaino, Vice Chair  
Ms. Lisa Yarbrough

MEMBERS ABSENT:

Mr. Roger Dahnert  
One Vacancy

OTHERS PRESENT:

Mr. John Rogers, Administrator of the  
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 February meeting of the Historic District Commission to order at 3:09 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 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.

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	700 East Tremont Avenue	Dilworth
	611 North Pine Street	Fourth Ward
	1122 Buchanan Street	Dilworth
	328 East Worthington Avenue	Dilworth
	815 Walnut Avenue	Wesley Heights
	401 West 9 <sup>th</sup> Street	Fourth Ward
	520 East Tremont Avenue	Dilworth
	2100 Sarah Marks Avenue	Dilworth

Application: 747 Romany Road – Window Replacement.

This c. 1956 brick ranch house overlooks Latta Park. It is typical of its era. Window replacement has recently been deferred for the need of additional information. The unusual window pattern of 3 horizontal panes does not appear to be original. The replacement ones would be 1/1 double hung wooden windows on the original house with a casement style where there is the need for one on the side. A rear addition already has double hung windows. The new windows would go within the existing frame.

Applicant Comments: Owner Mr. Freeman said an additional piece of wood trim will be used if there is a gap. Casement windows will be used on the side.

FOR/AGAINST: Audience Member Jason Murphy spoke in favor of the application.

Neighborhood Resident Marcia Rouse asked a question of the applicant regarding sash kit vs. complete replacement.

Audience Member Jessica Hindman made a recommendation regarding muntin pattern.

MOTION: Based on compliance with ***Policy & Design Guidelines – Window Replacement***, Mr. Duffy made a MOTION to APPROVE the window replacement with any additional trim to be traditional wooden brick mold. Mr. Egan seconded.

VOTE: 10/0            AYES: CORBUS, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, LOW, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: WINDOW REPLACEMENT APPROVED.

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Application: 700 East Tremont Avenue – Addition.

A proposal to extensively renovate and add on to this one story c. 1915 house has been recently deferred for further design study. This house is identified as Contributing in the Dilworth National Register Survey and is located at the corner of Tremont and Springdale Avenues. This revised application shows an addition with a walkway attaching to a new garage on the side street. A second story will be added. A front facing gable and a front shed dormer will be added to the front.

Applicant Comments: Architect Jessica Hindman said she is here with her revised plans for a “gut check” to be able to move forward in plan development with a comfort level that she is going in the right direction. The attached garage is a way to break down the dominance of the house from the Springdale Avenue side. The garage will be detailed out as residential. There are three similar attached garages in the near vicinity that the HDC approved.

FOR/AGAINST: Neighborhood Resident Tamara Titus spoke in opposition of the revised plans.  
Neighborhood Resident John Phares spoke in opposition of the revised plans.

Neighborhood Resident Chris Hudson spoke in opposition of the revised plans.

Audience Member Scott Lake spoke in favor of the revised plans.

MOTION: Based on compliance with **Policy & Design Guidelines – Additions**, Ms. Ervin made a MOTION to APPROVE the revised plans IN CONCEPT. Mr. Duffy seconded.

SUBSTITUTE MOTION: Based on the need for further design study to explore the possibility of detaching the garage, Mr. Egan made a MOTION to DEFER the application. Ms. Yarbrough seconded.

VOTE: 5/5                      AYES: CORBUS, EGAN, GLENNON, RISTAINO, YARBROUGH

NAYS: DUFFY, ERVIN, GEORGE, LOW, NORVELL

VOTE: (original MOTION)

AYES: DUFFY, ERVIN, GEORGE, LOW, NORVELL

NAYS: CORBUS, EGAN, GLENNON, RISTAINO, YARBROUGH

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

AYES: CORBUS, DUFFY, EGAN, GLENNON, LOW, NORVELL, RISTAINO,  
YARBROUGH

NAYS: ERVIN, GEORGE

DECISION: APPLICATION DEFERRED.

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Application: 611 North Pine Street – New Construction.

The HDC recently saw an application for two duplex townhomes to be built on a long vacant lot in the Fourth Ward. The duplex building to the rear was approved in January. Both face Pine street with one up front and the other stepped back. Revised plans show only one parking space in the front setback. A window element (decorative) has been added on the left side. Front window dimension is now eight feet and the side lights beside the front door have been made narrower and taller.

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 complimented the project as “beautiful, incredible” and made a MOTION to APPROVE with the drive being 12 feet wide. Ms. Glennon seconded.

VOTE: 10/0 AYES: CORBUS, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, LOW,  
NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: SECOND DUPLEX APPROVED.

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

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Application: 1122 Buchanan Street – Addition.

This house is located on the side street beside St. Patrick’s Cathedral. This street is not in the National Register. It is a one story house with a cross gable roof. The proposal is to add a

second story by raising the roof ridge, adding dormers – shed and gable - to the front, and a large rear facing gabled addition.

Applicant Comments: Architect John Fryday said the plans show a steeper front gable and the shed dormer beside the front gabled dormer has been raised up on the roof.

FOR/AGAINST: Neighborhood Resident Tamara Titus said she wants to make sure an addition here does not crowd out houses to the left and the right.

Neighborhood Resident Christ Hudson said he was not sure if his written comments were on target and withdrew them regarding mass and scale.

Neighborhood Resident Brad Davis offered suggestions.

Neighborhood Resident Marcia Rouse cautioned the Commission to read their Guidelines.

MOTION: Based on near compliance with ***Policy & Design Guidelines – Additions***, Mr. Duffy made a MOTION to APPROVE IN CONCEPT with the direction that further design study provide a first story front that visually supports the new upper weight and more appropriate fenestration on the left side. Mr. Egan seconded.

VOTE: 8/1                      AYES: DUFFY, EGAN, ERVIN, GEORGE, GLENNON, LOW, NORVELL, YARBROUGH

NAYS: CORBUS

DECISION: ADDITION APPROVED IN CONCEPT.

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328 East Worthington Avenue – Addition.

This house was built by a City entity to replace an existing house in 1998. The previous was torn down. This is on the corner of Worthington and Euclid Avenue. This application is to add a rear porch with a roof. The lot falls off significantly from front to back. So the rear is two story but the front is one story. A rear door will be cut into the middle of the upper floor to access the new rear porch. The stair will be split with a landing. Lattice will be added beneath the landing. The rail will be appropriate.

FOR/AGAINST: Audience Member Peter Brooks made a design suggestion.

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Mr. Ristaino made a MOTION to APPROVE the addition IN CONCEPT. Staff will review for approval revised plans which show a correct rail, lattice added beneath the landing, bracing between the supports, and the gable details matching the existing. Mr. Duffy seconded.

VOTE: 10/0                      AYES: CORBUS, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, LOW, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: STAFF WILL REVIEW FINAL PLANS WITH CHANGES IN MOTION.

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Application: 815 Walnut Avenue – Addition.

This c. 1934 house in Wesley Heights is located to the rear of the lot giving a deep front yard. It is listed as Contributing in the Wesley Heights National Register survey. It is a small house that is now a duplex. The plan is to convert it to single family by removing the two front doors and installing one centered door. A rear addition will increase the living space with a covered porch. Stone piers with columns will support front and rear gables. Wood siding will be added over existing asbestos.

Applicant Comments: Architect Peter Brooks said the owner wants the stone detail and the floor surfaces will be slate.

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. Ristaino made a MOTION for Staff to review revised plans which show window details to match existing with sills right, wood siding, brick columns (not stone), no side lights at front door. Mr. Egan seconded.

VOTE: 10/0                      AYES: CORBUS, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, LOW, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: STAFF MAY APPROVE REVISED PLANS.

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Application: 401 West 9<sup>th</sup> Street – Sign.

This building is located at the corner of 9<sup>th</sup> Street and North Pine. It has been known as the Berryhill Store since the 1890s but has been Alexander Michael's restaurant since the 1980s. An existing wooden sign is in a space above a bay window on the front and has been there for many years. This proposal is to hang a second sign from the corner of the building from an arm. This will identify Alexander Michael's to people walking.

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 – Signage***, Mr. Duffy made a MOTION to APPROVE the new sign with a note that any light go off when the restaurant closes. Mr. Egan seconded.

VOTE: 10/0                    AYES: CORBUS, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, LOW, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: CORNER SIGN APPROVED.

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Application:    520 East Tremont Avenue

This existing house is a 1925 Bungalow style house with an end-gable roof and an engaged porch under a shed roof extension on the left side of the façade. It is listed as a contributing structure within the Dilworth National Register Historic District. The house has a previous one and one half addition on the rear.

The proposal is an addition projecting toward the rear, slightly offset from the existing house to the right. The addition adds 32 feet of depth to the existing 44.5 foot depth of the house.

The addition would attach to the existing house at the peak of the gable of the previous addition, and would repeat that gable element toward the rear. A new smaller rear-facing gable contains an engaged covered porch.

The new right side elevation, which is where the projection outside the current building width occurs, is interrupted toward the rear by an engaged shed element at the rear corner. There is also a shed roof over the wider extension.

The existing side facing entrance door on the façade would be replaced by a new door with sidelights at the current location of two windows on the existing front porch.

All materials and detailing on the addition are noted to match those existing on the house.

Staff Recommendation:        John Rogers stated while the detailing and materials meet these guidelines, the commission must determine if the overall design is appropriate in terms of mass and scale within the context of the surrounding properties, many of which have been

substantially enlarged in the past. A large area of the proposed right elevation seems to lack fenestration compared to the rest of the overall design.

FOR/AGAINST: Neighborhood Resident Tamara Titus spoke in opposition stating it does not meet guidelines on mass, scale and integrity.

Neighborhood Resident Marcia Rouse spoke in opposition stating it does not meet guidelines based on size, and integrity.

Neighborhood Resident Chris Hudson spoke in opposition stating it does not meet guidelines.

MOTION: Based on the need for more information Mr. Egan made a motion to DEFER this application for additional information regarding: 1) size, 2) scale, and 3) details. Dr. Corbus seconded

VOTE: 10/0                      AYES: CORBUS, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, LOW, NORVELL, RISTAINO YARBROUGH,

NAYS: NONE

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Application:    2100 Sarah Marks Avenue

This application request approval for the removal of a large tree at the front of this house, located at the intersection of Sarah Marks Avenue and Ideal Way in Dilworth.

This tree is a large poplar tree. The property owner/applicant is concerned about the condition and safety of the tree.

The attached letter from Gus's Tree Service stated that the tree is:

- Too large for the lot
- Leaning over the house and the adjacent house
- Is stabilized only by a taut cable connected to an adjacent poplar tree
- Based on a very shallow root system that is destroying the front yard walkway

In addition, the letter also states that the tree is adversely impacting the adjacent poplar tree and is a risk to fall in a high rain and wind environment, causing "substantial damage to both residences".

Staff Recommendation:    John Rogers stated due to the size and prominence of this tree, HDC staff determined that this request should be referred to the full historic district commission for review.



MOTION Based on compliance with ***Policy & Design Guidelines – Tree Removal*** Ms. Glennon made a MOTION to APPROVE tree removal. Ms. Ervin seconded.

VOTE: 10/0

AYES: CORBUS, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, LOW,  
NORVELL, RISTAINO YARBROUGH,

NAYS: NONE

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With business completed, the meeting adjourned.

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Wanda Birmingham, Secretary to the Historic District Commission