



# CHARLOTTE

## HISTORIC DISTRICT COMMISSION MINUTES May 8, 2013

MEMBERS PRESENT: Dr. Lili Corbus  
Mr. Roger Dahnert  
Mr. Don Duffy  
Mr. Tom Egan  
Ms. Mary Ellen George  
Ms. Debra Glennon  
Mr. Dominick Ristaino  
Ms. Lisa Yarbrough

MEMBERS ABSENT: Tim Bender  
I-Mei Ervin  
Mr. Tom Low  
Brad Norvell

OTHERS PRESENT: Ms. Wanda Birmingham, Acting Administrator  
Ms. Catherine Stutts, Historic District Support  
Mr. Thomas Powers, Assistant City Attorney

With a quorum present Chairman George called the regular May meeting of the Historic District Commission to order at 3:10 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.

Index of Addresses:	922 East Park Avenue	Dilworth
	1003 Romany Road	Dilworth
	315 East Tremont Avenue	Dilworth
	700 East Tremont Avenue	Dilworth
	1915 Springdale Avenue	Dilworth
	425 Rensselaer Avenue	Dilworth
	424 East Tremont Avenue	Dilworth
	800 Walnut Avenue	Wesley Heights
	1936 Woodcrest Avenue	Wilmore
	300 Westwood Avenue	Wilmore
	621 East Tremont Avenue	Dilworth
	618 North Graham Street	Fourth Ward
	424 Hermitage Court	Hermitage Court
	708 Summit Avenue	Wesley Heights
	1919 Springdale Avenue	Dilworth
	412 East Tremont Avenue	Dilworth
	1900 Thomas Avenue	Plaza Midwood

**Application: 922 East Park Avenue—New construction**

This application was deferred from April for lack of information scale mass appropriateness, extract specific drawings, missing artistic gesture, sculptural changes, size and scale.

This empty lot overlooks Latta Park. It was part of the large side yard for the house facing Dilworth Road West. The previous owners were able to modify the house on its lot and carve out two additional lots. The house and the lot closest to the intersection have been sold. Proposed is a two and a half story home with a center bay front door and porch. French doors access front terrace. Center roof gable will be flanked by small gabled dormers. A two story element will project from each side. A Palladian window arrangement will be in gable end, third floor, of the right and left side elevations. Rear elevation shows a shed dormer on the third floor and a large chimney on the first floor. The proposal includes painting the brick house. A retaining wall will be installed to retain the property line in the back near the garage. The Commission recently deferred the application for further design study. It was suggested that cues be taken from Dilworth while understanding that this house is in context with the larger two story homes nearby. If the Georgian style house remains what the owners want, then all details must be shown and be completely accurate. Scale and mass remain a point of conversation.

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is to be located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the neighborhood in mind. The Historic District Commission does not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often more important than any applied decorative details. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

**FOR/AGAINST:** Neighborhood resident John Phares spoke in opposition  
Neighborhood resident Chris Hudson spoke in opposition  
Neighborhood resident Marcia Rouse spoke in opposition  
Neighborhood resident Margaret Clifford spoke in opposition

**MOTION:** Based on compliance with *Policy & Design Guidelines – New Construction*, Mr. Egan made a motion to APPROVE as drawn. Mr. Duffy seconded.

**VOTE:** 7/1 AYES: CORBUS, DUFFY, EGAN, GEORGE, GLENNON, RISTAINO, YARBROUGH  
NAYS: DAHNERT

**DECISION:** APPLICATION APPROVED

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**Application:** 1003 Romany Road – Garage

This address is a lot at the corner of Romany Road and Lexington Avenue. This lot was until recently the side yard of the adjacent Romany Road house. It was carved off to become a legal lot of record and sold. The Commission recently Approved the house with the outermost thermal wall to be within three feet of the front thermal wall of the adjacent house. The two story garage plan was deferred for further design study regarding the size, scale, mass, context, and details. New plans show a single garage (no upstairs living space) with details to match and compliment the recently approved house. Garage entry will be off the side street and placement will be in the rear near the property line.

**FOR/AGAINST:** Neighborhood resident Chris Hudson spoke in opposition regarding the zoning setbacks.

**MOTION:** Based on compliance with *Policy & Design Guidelines – Garage*, Mr. Dahnert made a motion to APPROVE as drawn. Dr. Corbus seconded..

**DECISION:** APPLICATION APPROVED

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**Application: 315 East Tremont/Euclid – Demolition/NewConstruction/Redevelopment**

Demolition and Redevelopment. This is a large piece of property at the corner of Euclid and East Tremont Avenues. It actually consists of six tax parcels. Four buildings are to be demolished for the redevelopment.

- 315 East Tremont Avenue is identified as a c. 1950 Non Contributing building.
- 317 East Tremont Avenue is identified as a c. 1925 Contributing building.
- 321 East Tremont Avenue has been an empty lot for many years. It is a flag shaped lot.
- 325 East Tremont Avenue is identified as a c. 1915 Contributing building. It sits in the elbow of the flag shaped lot that wraps it.
- 1920 Euclid is an early c. 1900 two story brick multi unit apartment building. It is recognized as Contributing.
- 1916 Euclid Avenue is an empty lot.

A 54 unit apartment complex will be built. It will be a three story/two story building with the ground level units addressing either Euclid or Tremont Avenues and have individual porches and sidewalk connection. One car per unit will park on a rear surface parking lot. A mixture of finishes includes wood and Hardie. The Commission determined all the structures to be Contributing and imposed the maximum 365-Day-Stay-of-Demolition. When plans are approved the Commission will lift what is remaining of the Delay. The Commission also waived the “Will not review new plans for 90 days from imposition of Delay.”, Guideline. The applicants are free to submit for the next meeting. Revised plans now show a transition that was discussed before the Commission recently Approved the project In Concept. Further discussion may be had regarding finding a potential owner to relocate the structures.

The proposal for a block covering redevelopment joins other multifamily block covering projects in the immediate vicinity. There are many considerations but appropriateness of mass, scale, size, and context is the overriding criteria to first determine. Then design, rhythm, materials, architecture, etc. can be reviewed. New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings and neighborhood in mind. The Historic District Commission does not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than any applied decorative details. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

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**FOR/AGAINST:** Neighborhood resident Maurice Rehms spoke in opposition  
Neighborhood resident Jack spoke in opposition  
Neighborhood resident Jessica spoke in favor  
Neighborhood resident Marcia Rouse spoke in opposition  
Neighborhood resident Chris Hudson spoke in opposition  
Neighborhood resident Jeff spoke in opposition  
Neighborhood resident John Phares spoke in opposition

Wanda not sure what the motion is and who made it????

**MOTION:** ??????????????????????

**VOTE: 6/4** AYES: BENDER, DAHNERT, DUFFY, EGAN, GEORGE, NORVELL, RISTAINO, YARBROUGH

NAYS: CORBUS, ERVIN, GLENNON

**DECISION:** APPROVED IN CONCEPT

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**Application:** 700 East Tremont Avenue – Addition

This application is seeking approval for a revised proposal for an addition/renovation to this single family house. The existing structure is a c. 1915 one story wood sided house, located on a corner lot at East Tremont and Springdale Avenues. It is listed as a Contributing Structure within the Dilworth National Register Historic District. The HDC recently reviewed and approved in concept the proposed renovation/addition/garage. There was discussion regarding the appropriateness of an attached garage vs. a detached garage. The Commission recently Approved the project In Concept with the direction to rethink the breezeway, push the terrace back, landscape, match details.

HDC would be looking at the revised plans to determine if these plans address all the design and detail issues for final approval.

**FOR/AGAINST:** Neighborhood Resident Lance Jacobs spoke in favor of this application  
Neighborhood Resident Cindy Schwartz, spoke in opposition

**MOTION: Renovation/Additions,** Mr. Egan made a motion to APPROVE IN CONCEPT the renovation/addition, the commission asked applicant to update plans to include 1) fenestration including comments regarding rhythm, left and right elevation, 2) additional scale and pattern of original house, 3) appropriate detail with pictures or drawings, 4) re-design columns, 5) foundation will be uniform in color to existing brick. Ms. Glennon seconded the motion.

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

NAY: NONE

**DECISION:** APPROVED IN CONCEPT

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Application: 1915 Springdale Avenue—Renovation/Addition

Finish long ago started renovation. This c. 1915 bungalow house is identified as Contributing in the Dilworth National Register Survey. It is one of four nearly identical houses making up this block of Springdale Avenue. A renovation begun a number of years ago with several false starts. It has been open and unfinished for years. This application is to finish it off. Accurate “as is” plans with the proposed details have been submitted.

STAFF RECOMMENDATION: Commission will determine if any changes are warranted and if the plans accurately show the existing and the proposed.

**FOR/AGAINST:** Neighborhood Resident Lance Jacobs spoke in favor of this application  
Neighborhood Resident Cindy Schwartz, spoke in opposition

**MOTION: Renovation/Additions,** Mr. Egan made a motion to APPROVE IN CONCEPT the renovation/addition, the commission asked applicant to update plans to include 1) fenestration including comments regarding rhythm, left and right elevation, 2) additional scale and pattern of original house, 3) appropriate detail with pictures or drawings, 4) re-design columns, 5) foundation will be uniform in color to existing brick. Ms. Glennon seconded the motion.

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

NAY: NONE

DECISION: APPROVED IN CONCEPT

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**DR. CORBUS LEFT AT 6:05**

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Application: 1315 Lexington Avenue—New Construction Single-family house

This application was approved in concept with the following to come back to the commission this month scale exhibit, need to see plans height, relationship, setback, trees, driveway –

New Construction. A proposed two story house has a front elevation expressed as a story and one half with a cross gable behind a front facing gable and a shed dormer. Hipped entry element is supported by columns on piers. Large, sweeping, side to side gable faces the right elevation with a hipped roof projection on the first floor. The left elevation gable is broken with a sleeping porch dormer. Materials include shaker siding, ½ timbers, brick, etc. Details include appropriate rails, trim, window configuration, etc. Detached garage is designed as a companion building appropriately detailed.

Commission will determine appropriateness based on New Construction criteria for mass, scale, size. Materials and architecture seem to be in compliance.

FOR/AGAINST: Neighborhood Resident Marcia Rouse spoke in favor

Applicant Comments:

MOTION: Based on compliance with ***Policy & Design Guidelines – NEW CONSTRUCTION***, Mr. Egan made a motion to APPROVE with all wood, except sub material window as shown. Mr. Dahnert seconded the motion

VOTE: 10/0                      AYES: BENDER, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE, GLENNON,  
NORVELL, RISTAINO, YARBROUGH

NAY: NONE

DECISION: APPROVED WITH ALL WOOD AND WINDOW AS SHOWN

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Application: 2128 Park Road—Demolition/New construction of garage

This is a c. 1925 bungalow style home. An existing garage will be demolished and replaced with a two story garage. Materials and details reflect back to the house. Artificial turf will be the “grass” in the back yard.

FOR/AGAINST:NONE

MOTION: Based on compliance with **Policy & Design Guidelines – Garage**, Mr. Egan made a motion to APPROVE the garage with the revised plans to come back to staff: 1) hinge point below ridge, 2) corners, 3) doors – main door off trim, enlarge garage, 4) lower band 10” to 1’ 5) move in walls 12”, 6) no gable in pork chop. Mr. Dahnert seconded the motion

VOTE: 10/0 AYES: BENDER, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: None

DECISION: APPROVED WITH REVISED PLANS FOR STAFF REVIEW

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Application: 820 Brookside Avenue—Second story addition

This c. 1920 house has been converted from a duplex to a single family residence. It is located on the edge of the Dilworth Local Historic District. A cross gable addition will be added behind existing cross gable. The new gable will be higher. Cross gable addition will be in the back ½ of the house. Materials will match existing. Addition will not be substantially visible due to the nearness of adjacent houses and pushed back location of addition. This has been approved in a preliminary fashion by the State Historic Preservation Office for Preservation Tax Credits.

HDC will determine if they agree with SHPO that the massing and detailing of this addition are approvable.

FOR/AGAINST: Neighborhood Resident Michael O’Brien spoke in support

Applicant Comments:

MOTION: Based on compliance with **Policy & Design Guidelines Addition**, Mr. Duffy made a motion to approve as submitted. Mr. Egan seconded.

VOTE: 10/0 AYES: BENDER, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: None

DECISION: APPROVED AS SUBMITTED

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Application: 922 East Park Avenue—New construction

This application was deferred from March for lack of information. The applicant was to come back with revised plans to show more articulation of the front, roof on top of windows, streetscape, context drawing, scale and massing details, roof shortened, reduce gutter to gutter height, more transition to the corner, context details, size of house relative to the lot.

This empty lot overlooks Latta Park. It was part of the large side yard for the house facing Dilworth Road West. The previous owners were able to modify the house on its lot and carve out two additional lots. The house and the lot closest to the intersection have been sold. Proposed is a two and a half story home with a center bay front door and porch. French doors access front terrace. Center roof gable will be flanked by small gabled dormers. A two story element will project from each side. A Palladian window arrangement will be in gable end, third floor, of the right and left side elevations. Rear elevation shows a shed dormer on the third floor and a large chimney on the first floor. The proposal includes painting the brick house. The Commission recently deferred the application wanting to see a street scape exhibit to show context and relative scale and massing, revised plans to explore more articulation of the façade, roof shortened, reduction of gutter to gutter height, more transition to corner, details specifically drawn, and a detailed site plan.

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Applicant Comments: Ms Lauer stated that they accomplished everything they were asked for. They lowered the roof by 9". The adjacent property is 50" higher.

FOR/AGAINST: Neighborhood resident Patricia Lute spoke in opposition  
Neighborhood resident Margaret Clifford spoke in opposition  
Neighborhood resident Marcia Rouse spoke in opposition

MOTION: Mr. Duffy made motion to defer based on lack of information 1) scale mass appropriateness, 2) extract specific drawings, 3) missing artistic gesture, 4) sculptural changes, 5) size and scale. Ms.Yarbrough seconded the motion.

VOTE: 10/0 AYES: BENDER, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: None

DECISION: APPLICATION DEFERRED

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Application: 1701 Park Road--Demolition

This c. 1920 house is identified as Contributing in the National Register of Historic Places Inventory. It appears as it has for many years but the understanding is that it is completely gutted to the exterior walls. DEMOLITION is being requested. This property does meet the first minimum qualifications for Preservation Tax Credits – It is located within a National Register Neighborhood, and Is identified as Contribution in the Inventory.

STAFF RECOMMENDATION: The Commission will make a determination as to whether or not this house is determined to be contributing to the Dilworth Local Historic. With affirmative determination, the Commission can apply up to 365 Day Stay of Demolition. Or if the Commission determines that this property is no longer contributing, then demolition may take place without a delay

FOR/AGAINST: Neighborhood resident Marcia Rouse spoke in opposition

Applicant Comments:

MOTION: Mr. Duffy made a motion that it is a contributing structure and a 365 day stay is on it with no 90 day waiver. Mr. Dahnert seconded the motion.

VOTE: 10/0 AYES: BENDER, DAHNERT, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: None

DECISION: 365 DAY STAY WITH NO 90 DAY WAIVER

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Application: 1003 Romany Road—New construction

This application was deferred in March due to lack of information. The applicant needed to come back with the following: maintain a 3' established setback, streetscape up Lexington, detailed construction drawing, ¼ scale des dev drawing, materials, dimensions, front thermal wall within 3' of established setback.

This address is a lot at the corner of Romany Road and Lexington Avenue. This lot was the side yard of the adjacent Romany Road house. It was carved off to become a legal lot of record and sold. This is a new application for a two story brick house with a front porch. A front facing gable will be centered on the upper roof, flanked by matching shed dormers. A one story element with a chimney to the street will face the side street. The rear elevation has a large shed dormer that is pulled in from the sides and projects out in the center. Lower level includes porch with chimney. A detached single car garage has office space above with a pair of windows over carriage style garage doors and a shed dormer and porch/entry/stair facing into the yard and back toward the house. The Commission recently reviewed the application and deferred it. Accurate design development drawings (to include materials, dimensions, and the front thermal wall to be within three feet of the established setback) will be submitted for further review.

FOR/AGAINST: Neighborhood Resident Keith Lehr spoke in opposition  
Neighborhood Resident Marcia Rouse spoke in opposition

Neighborhood Resident Patricia Luke spoke in opposition

Applicant Comments:

MOTION: Based on compliance with **Policy & Design Guidelines New Construction** Mr. Egan made a motion to approve the house with the front outermost wall within 3' of the adjacent property with the following materials brick veneer, board and batten, wood corner trim, 10" band, architectural shingles, wood window maybe clad. The garage was deferred based on size, scale, mass, context and details. Ms. Ervin seconded..

VOTE: 9/1 AYES: BENDER, DUFFY, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: DAHNERT

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Application: 1505 Southwood Avenue—Rear addition

An addition to the front and back of this small brick house is proposed. A gabled entry will be added on the front and a rear master bedroom will be added to the rear. The siding for the rear addition will be lapped wood with mitered corners.

HDC will determine if the change of materials and massing are approvable.



DECISION: APPROVED WITH REVISED PLANS FOR STAFF REVIEW

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