



CHARLOTTE

HISTORIC DISTRICT COMMISSION
MINUTES

April 9, 2014

MEMBERS PRESENT: Mr. Tim Bender
Dr. Lili Corbus
Mr. Don Duffy
Mr. Tom Egan, Chair
Ms. Debra Glennon, 2nd Vice Chair
Ms. Karen Labovitz
Ms. Mattie Marshall
Mr. Dominick Ristaino, Vice Chair
Ms. Lisa Yarbrough

MEMBERS ABSENT: Three Vacancies

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 April 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. An HDC Staff member 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 may question the Applicant 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 and discuss the information and evidence gathered and: consider and adopt a Motion for Approval, Deferral, or Denial. All exhibits remain with the Commission. If an Applicant feels there is a conflict of interest of any Commissioner or 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:

RECOMMENDATION AGENDA ITEMS

401 East Worthington Avenue	Dilworth
1003 Romany Road	Dilworth
1701 Merriman Avenue	Wilmore
2132 Park Road	Dilworth
1915 Lyndhurst Avenue	Dilworth
2100 Park Road	Dilworth
2000 Charlotte Drive	Dilworth

APPLICATIONS FOR A CERTIFICATE OF APPROPRIATENESS

2100 Park Road	Dilworth
1003 Romany Road	Dilworth
2004 Charlotte Drive	Dilworth
909 Romany Road	Dilworth
528 East Worthington Avenue	Dilworth
700 East Worthington Avenue	Dilworth
809 Mt. Vernon Avenue	Dilworth

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- Mr. Howard showed the draft, new HDC Application Checklist.
 - Mr. Howard stated that Surveyor Andy Zoutewelle is providing survey information upon Staff request. Streetscape exhibits show building heights (from sea level) to clear up any questions of an application on this issue.
 - Mr. Howard explained that the first 7 agenda items are grouped into a new category on the agenda called Recommendation. It is up to the Commission to determine if a case is to be heard or if there are any questions. The purpose of this new agenda organization is to let the Commission know that the Staff's opinion is that the application meets all the guidelines. It is to facilitate moving through these agenda items easier and quicker.
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APPLICATION ON RECOMMENDATION AGENDA: 401 East Worthington Avenue –
New Construction

The Commission opened this case for review.

The subject corner lot is vacant and has a flat grade. Following review, a new story and one half house was approved In February with the requirement that the first floor ceiling height be reduced from 10' to 9', three risers to the front porch, hinge point of shed dormers spring from roof below ridge, rear dormers to be in from rear load bearing wall by at least one foot, garage location shifted to be within property lines. Revised plans show all changes; however, reducing the ceiling height on the first floor to 9' changes all the proportions and fenestration. This application is for the 10' height dimension to be approved. This is an approved plan that is being resubmitted for a change.

Applicant Comments: Architect, Angie Lauer said in the previous meetings there were comments about the overall height of the home being in scale with other homes on the block. The motion to reduce the interior ceiling heights, particularly the first floor, has caused significant changes to the proportions of the home and to the fenestration pattern and interior functionality on the first level. The reduction of the number of risers has appeared to keep the home in scale with adjacent homes.

Owner Rick Saltrick said the proposed plans do not exceed the height of the adjacent house with the proposed 10' ceiling height. The Victorian style of the proposed house is very important and he sees the requested ceiling height as important to the proportions and fenestration.

STAFF RECOMMENDATION: In conjunction with the remaining changes, the request to keep the 10' first floor ceiling height does not appear to make the structure incongruous with adjacent structures.

FOR/AGAINST: Neighborhood Resident Marcia Rouse spoke in opposition.
Neighborhood Resident Mike Holland spoke in favor.
Neighborhood Resident Jack Fenlon spoke in opposition
Neighborhood Resident Chris Hudson spoke in opposition

MOTION: Based on the need for additional information , Mr. Ristaino made a MOTION to CONTINUE this application so the drawings can reflect that the building height of the proposed house is no higher than the adjacent homes. Sea level measurements taken by the surveyor will be used. Ms. Yarbrough seconded.

VOTE: 8/0 AYES: CORBUS, DUFFY, EGAN, GLENNON, LABOVITZ,
MARSHALL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPLICATION CONTINUED.

APPLICATION ON RECOMMENDATION AGENDA: 1003 Romany Road – Windows Brick Molding moved to the regular agenda for review.

APPLICATION ON RECOMMENDATION AGENDA: 1701 Merriman Avenue – Front Addition.

The existing home is a one story ranch type house built in 1948. The home sits on a corner lot in Wilmore. The small front porch is over the front door that is perpendicular to the street. The proposal is to enclose the existing porch (for a foyer closet) and reuse the window. A new front porch will be added beneath a large front gable supported by traditional piers and columns. The front door will be relocated to face the street. The new gable will be sided in lapped wood. Porch decking will be wood; the foundation will be wrapped in brick with new steps added.

STAFF RECOMMENDATION: The proposal meets all of the guidelines for additions.

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

MOTION: Based on compliance with *Policy & Design Guidelines - Additions*, Mr. Duffy made a motion to APPROVE as SUBMITTED with all details and materials to match existing. Mr. Ristaino seconded.

VOTE: 8/0 AYES: CORBUS, DUFFY, EGAN, GLENNON, LABOVITZ,
MARSHALL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPLICATION FOR FAÇADE RENOVATION APPROVED.

APPLICATION ON RECOMMENDATION AGENDA: 2132 Park Road – Front Porch Renovation.

The existing home is a one and one half story Colonial style house built in 1920 and listed in the Dilworth National Register survey as a Contributing structure.

The proposal is the improvement and enlargement of the existing porch. Improvements include new columns, new roof overhang, new shingles to match existing and new wood siding in sides of new porch roof. The existing brick porch floor will remain and added onto.

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STAFF RECOMMENDATION: The Proposal meets all the guidelines for additions

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

MOTION: Based on compliance with *Policy & Design Guidelines*, Mr. Ristaino made a MOTION to APPROVE as submitted with the condition that if it is discovered that the existing is not sound and has to be replaced then an application for any changes would be submitted.. Ms. Glennon seconded.

VOTE: 8/0 AYES: CORBUS, DUFFY, EGAN, GLENNON, LABOVITZ,
MARSHALL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPLICATION APPROVED.

APPLICATION ON RECOMMENDATION AGENDA: 1915 Lyndhurst Avenue - Change to previously approved renovation plans.

The rear and second story addition projects were approved by the Commission in September 2013 and the renovation is nearly completed. During construction, a stability issue was raised regarding the right side chimney. In order to save the chimney the applicant proposes to shift the right side gable forward to partially enclose the chimney. As a result of this shift there are also changes in the window arrangement on the second floor.

STAFF RECOMMENDATION: The proposal meets the guidelines for scale, massing, fenestration, rhythm, materials and context. The other guidelines do not apply.

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 - Additions*, Ms. Yarbrough made a MOTION to APPROVE as submitted. Ms. Labovitz seconded.

VOTE: 7/1 AYES: CORBUS, DUFFY, EGAN, GLENNON, LABOVITZ,
MARSHALL, YARBROUGH

NAYS: RISTAINO

DECISION: APPLICATION FOR CHANGES APPROVED.

APPLICATION ON RECOMMENDATION AGENDA: 2100 Park Road – Remove front porch/Front porch addition - moved to the regular agenda.

APPLICATION ON RECOMMENDATION AGENDA: 2000 Charlotte Drive – Renovate Side Addition.

The existing home is listed as a Non-Contributing structure in the Dilworth National Register survey. It is a c. 1941 one story brick ranch type home. The enclosed side porch is partially visible from the street.

The proposal is an alteration to the enclosed side porch. The side facing shed roof will be changed to a gabled roof. Wood siding will be repaired and toothed in where windows/door are changed, the street facing window will be shifted to the right, the rear and side facing windows will be removed, the rear facing door will be shifted to the right and new steps constructed out to the rear.

STAFF RECOMMENDATION: The project meets the applicable guidelines for Repair and Maintenance and the applicable guidelines for additions. The proposed street facing elevation will improve the rhythm of the house.

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 - Additions*, Mr. Duffy made a MOTION to APPROVE as submitted. Dr. Corbus seconded.

VOTE: 8/0 AYES: CORBUS, DUFFY, EGAN, GLENNON, LABOVITZ,
MARSHALL, RISTAINO, YARBROUGH

NAYS:

DECISION: APPLICATION APPROVED

End of Recommendation Agenda

APPLICATION: 2100 Park Road –Front Porch Addition.

The two story c. 1925 Colonia Revival home is listed as a Contributing structure in the Dilworth National Register survey. It was converted from a multi-family structure to single family in recent years. The front façade has a small porch over the front entry.

The proposal is the replacement of the existing small front porch stoop. A new porch will be nearly full width with tapered columns, railing, stone flooring, new gable and standing seam metal roof. The new roof will tie back to the building below upper story windows.

STAFF RECOMMENDATION: The proposal meets all the guidelines for additions.

FOR/AGAINST: Neighborhood Resident Tamara Titus stated this change with the past change from multi-family to single family may affect the Contributing identification.

MOTION: Based on compliance with *Policy & Design Guidelines - Additions*, Ms. Glennon made a MOTION to APPROVE. Staff will sign off on a black or dark green metal roof. Correctly sized shutters will be added on all windows or stray shutters will be removed from façade and building have no shutters. Ms. Labovitz seconded.

VOTE: 6/2 AYES: DUFFY, EGAN, GLENNON, LABOVITZ, RISTAINO, YARBROUGH

NAYS: MARSHALL, CORBUS

DECISION: APPLICATION FOR FRONT PORCH ADDITION APPROVED.

APPLICATION: 1003 Romany Road – Window Brick Molding

A new single family home was approved in April 2013. The home is under construction and near completion.

In March the applicant requested approval for minor changes in fenestration and the rear patio. Details of the changes are as follows:

Left elevation:

- Reduction in the height of the rear patio wall
- Extend rear columns
- Handrail to Staff for review.

Front Elevation:

- Change paired windows in second story gable from double hung to casement due to egress issues
- Change in the size of the flanking second story paired windows to match thers around the house
- On the first floor, replace window on left side with French doors

- Addition of a decorative metal, scroll work front door.

In April, the applicant sought approval for a change to some of the windows. A motion was made to approve the revised window plans and DENY the factory brick molding which is part of the window but not a separate trim piece. In the original approval from 2013 brick molding was not a part of the motion but the windows on the approved plans have this trim detail drawn in. The applicant has submitted evidence the installed window units do have brick molding and the request is to approve what is actually in place.

Applicant Comments: Architect Angie Lauer pointed out that there is brick mold. It is part of the window unit and dark clad at the factory.

STAFF RECOMMENDATION: There appears to be brick molding on the windows that is consistent with the overall style, material, and design of the home.

FOR/AGAINST: Neighborhood Resident Marci Rouse spoke in opposition.
Neighborhood Resident John Phares spoke in opposition.
Neighborhood Resident Chris Hudson spoke in opposition.
Neighborhood Resident Betty Hunter spoke in opposition.

MOTION: Based on non-compliance with *Policy & Design Guidelines* – Mr. Ristaino made a motion to UPHOLD the recent DENIAL. Mr. Duffy seconded.

VOTE: 4/4 AYES: DUFFY, MARSHALL, RISTAINO, YARBROUGH

NAYS: CORBUS, EGAN, GLENNON, LABOVITZ

DECISION: TIE VOTE..

MOTION: Based on compliance with *Policy & Design Guidelines* – Ms. Glennon made a motion to allow the windows to remain due to non-specific plans on which approval was given. Dr. Corbus seconded.

VOTE: 5/3 AYES: CORBUS, EGAN, GLENNON, LABOVITZ, YARBROUGH

NAYS: DUFFY, MARSHALL, RISTAINO

DECISION: WINDOWS APPROVED WITHOUT ADDITIONAL BRICK MOLD.

MR. BENDER ARRIVED AT 6:20 PM AND WAS PRESENT FOR THE REMAINDER OF THE MEETING.

APPLICATION: 2004 Charlotte Drive, - Addition.

This application was reviewed and continued from the March 12th meeting for the additional information. The Commission needs to see wall sections, detailed drawings of all elevations, accurate drawings which clearly show Existing vs. Proposed, and photographs.

The c. 1950 existing home is a one story brick ranch with a gable roof over the front porch. The house is identified as a Non-Contributing structure in the Dilworth National Register survey.

PROPOSED is the addition of a second floor. The addition will be a new front to back gable that will extend from the front thermal wall to the rear thermal wall. The foot print of the home will not be increased. The front and rear gable ends will have wood siding and 6 over 6 pattern windows. The proposed height of the addition is approximately 23'-6".

STAFF RECOMMENDATION: Applicable design guidelines for the review of this project are Scale, Massing, Rhythm and Fenestration. The guidelines for Materials and Context are met. The guidelines for Size, Setback and Landscaping are not applicable.

FOR/AGAINST: Neighborhood resident Chris Hudson spoke in opposition.
Neighborhood resident John Phares spoke in opposition.

MOTION: Based on the need for additional information Mr. Ristaino made a MOTION to CONTINUE this application with revised application to include: (1) massing exhibit, (2) streetscape exhibit with new addition plugged in, (3) details of handrails, (4) more detailed wall sections, (5) call out match existing or identify if it is not to match existing and elaborate, (6) remove Hardie notes, (7) shutters removed, (8) accurate drawings, (9) further design study regarding massing. Ms. Yarbrough seconded.

VOTE: 9/0 AYES: BENDER, CORBUS, DUFFY, EGAN, GLENNON,
LABOVITZ, MARSHALL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPLICATION CONTINUED.

APPLICATION: 909 Romany Road – Additions.

The existing home is a one story Colonial style house built in 1951. It is listed as a Non-Contributing structure in the Dilworth National Register survey. The block is a mix of one, one and one half, and two story homes.

The proposal is a second floor addition with new front and rear dormers. The front porch will be larger and move to the right side. The front roof plane will be extended with the new shed roof over the front porch to tie back to the new roof. All porch columns will be wood. New brick will match existing and siding will be lapped wood. The proposed height of the home is approximately 26'-8".

STAFF RECOMMENDATION: The proposal meets the guidelines for size, scale, setback, materials and context. Guidelines for discussion are massing, fenestration and rhythm.

FOR/AGAINST: Neighborhood resident Chris Hudson spoke in opposition.
Neighborhood resident John Phares spoke in opposition.
Neighborhood resident Marcia Rowue spoke in opposition.

MOTION: **MOTION:** Based on the need for additional information Dr. Corbus made a MOTION to CONTINUE this application with revised plans to show (1) further design study regarding the massing of the front gable, (2) window in front gable, (3) adequate fenestration . Ms. Marshall seconded

VOTE: 8/1 AYES: BENDER, CORBUS, DUFFY, GLENNON, LABOVITZ,
MARSHALL, RISTAINO, YARBROUGH

NAYS: EGAN

DECISION: APPLICATION CONTINUED.

APPLICATION: 528 East Worthington Avenue – Second Floor Addition

The single family house is listed as a Contributing structure in the Dilworth National Register survey. Built in 1915, it is a single story home on a sloped corner lot which falls to the rear. The home has a “very low hipped roof with a low hipped roof porch which wraps to one side, supported by replacement bungalow posts and piers.” The home has wood siding and 1/1 windows. The character of adjacent homes along the street is a mix of one, one and one half, and two story homes. The applicant has submitted evidence that the home was originally a one and one half story Victorian home with steep gabled roofs.

Applicant Comments: Owner Kate Cole shared her extensive research which proves that a fire destroyed the upper portion and the roof was lowered to the first floor. This is how it has been for several decades. They would like to return the house back to a story and one half. One piece of her evidence is from a 93 year old lady who lived on the street when the fire happened. She remembers the fire and what the house looked like before and how it ended up with the ‘chopped off’ look.

A previous application was denied in August 2013. Denial was based on inappropriate size, scale, massing, and fenestration.

The current proposal is an addition to the rear and second level. The chimneys will be raised and designed in accordance with the addition. The addition to the rear will step down to reflect the natural grade of the lot. The exterior materials will match the existing home. There will be no major impacts to mature trees or significant changes to the existing grade. The height from the existing finished floor is approximately 28'6". Key elements remaining are the front porch, and windows on the left side. Siding materials will be cedar shake and wood with trim and windows to match existing.

STAFF RECOMMENDATION: The project meets the guidelines for size, scale, materials and context. For discussion are massing, fenestration and rhythm. The guideline for setback is not applicable.

FOR/AGAINST: Neighborhood resident Bryan Flynn spoke in favor.
Neighborhood resident Marcia Rouse spoke in opposition.
Neighborhood resident John Phares spoke in opposition.
Neighborhood resident Chris Hudson spoke in opposition.

MOTION: Based on the need for additional information Mr. Duffy made a MOTION to CONTINUE this application. Revised plans will show further design study regarding : (1) massing, (2) fenestration, (3) a lower roof height, (4) accurately drawn plans. Dr. Corbus seconded

VOTE: 8/0 AYES: BENDER, CORBUS, DUFFY, EGAN, LABOVITZ
MARSHALL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPLICATION CONTINUED.

Ms. Glennon left at 8:58 pm and was not present for the remainder of the meeting.

APPLICATION: 700 East Worthington Avenue – Front/Rear Dormer Additions.

The existing home is listed as a Contributing structure in the Dilworth National Register survey. It is described as a two and one half story Foursquare/Bungalow type home but appears to be one and one half story home on a corner lot. The exterior is wood and shake siding.

The proposal is to enlarge the front dormer and do a new dormer addition on the rear. The additions will feature wood shakes and lapped wood siding, and new windows. Trim details will match the existing home. The rear dormer will tie at the ridge, the new front dormer will tie onto the roof lower than the existing ridgeline.

STAFF RECOMMENDATION: The project meets the guidelines for scale, rhythm, materials and context. The guidelines for massing and fenestration should be discussed. Size and setback are not applicable.

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* Mr. Duffy made a MOTION to APPROVE as submitted. Mr. Ristaino seconded.

VOTE: 8/0 AYES: BENDER, CORBUS, DUFFY, EGAN, LABOVITZ,
MARSHALL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: DORMER ADDITIONS APPROVED

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

APPLICATION: 809 Mount Vernon Avenue – New Construction

APPLICATION: 809 Mount Vernon Avenue – New Construction.

The proposal is for a new one and one half story single family home. The features include a centered front porch and dormer. The rear elevation includes a center chimney flanked by French doors and a centered dormer. Details include cottage style windows, wood lapped siding, cedar shake in the gables, and a combination of wood and fiber cement trim materials. The overall height is approximately 24’6”.

STAFF RECOMMENDATION: The project meets the guidelines for size, scale, setback, context and landscaping. The remaining guidelines should be discussed.

FOR/AGAINST: Neighborhood Resident Tamara Titus spoke and asked that details and dimensions be verified.

MOTION: Based on the need for additional information Mr. Ristaino made a MOTION to CONTINUE this application with revised plans to indicate further design study and clarification regarding: (1) setbacks, (2) cross sections, (3) materials with samples, (4) a tree protection plan, (5) wall sections. Mr. Bender seconded

VOTE: 7/0

AYES: BENDER, CORBUS, EGAN, LABOVITZ, MARSHALL,
RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPLICATION CONTINUED

OTHER BUSINESS:

- Mr. Howard reported that a draft revised of the Rules and Procedures is very close.
- Mr. Ristaino asked that wall and window cross sections put in the manual as a submission requirement and include other submission requirements.
- If different from match existing call out and explain changes.
- Guidelines and Rules and Procedures will be opened up to wider input before completion.

Minutes for December 2013, February 2014 and March 2014 are approved with changes from Mr. Ristaino and Dr. Corbus.

The meeting adjourned at 10:00 pm with a meeting length of six hours and fifty eight minutes.

Linda Keich, Clerk to the Historic District Commission