



# CHARLOTTE

## HISTORIC DISTRICT COMMISSION MINUTES

August 13, 2014

MEMBERS PRESENT: Mr. Tim Bender  
Dr. Lili Corbus  
Mr. Don Duffy  
Mr. Tom Egan, Chair  
Mr. Rodric Lenhart  
Ms. Mattie Marshall  
Ms. Tamara Titus

MEMBERS ABSENT: Ms. Debra Glennon  
Mr. Dominick Ristaino, Vice Chair  
Mr. Michael Sullivan

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 August 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. Mr. Howard or Mrs. Birmingham 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 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, discuss, and consider the information that has been gathered and presented. A Motion for Approval, Deferral, or Denial will be made. All exhibits remain with the Commission. If an Applicant feels there is a conflict of interest of any Commissioner or there is 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: **CONTINUED APPLICATIONS**

HDC 2014-098	325 E. Tremont Avenue	Dilworth
HDC 2014-128	1701 Park Road	Dilworth
HDC 2014-131	1400 Pecan Avenue	Plaza Midwood

**NEW APPLICATIONS**

HDC 2014-180	1400 Pecan Avenue	Plaza Midwood
HDC 2014-055	530 Hermitage Court	Hermitage Court
HDC 2014-070	1700 Heathcliff Street	Wesley Heights
HDC 2014-100	409 Grandin Road	Wesley Heights
HDC 2014-139	800 E. Worthington Avenue	Dilworth
HDC 2014-153	536 E. Tremont Avenue	Dilworth
HDC 2014-160	1914 Dilworth Road	Dilworth
HDC 2014-161	1165 Linganore Place	Dilworth
HDC 2014-162	524 Walnut Avenue	Wesley Heights
HDC 2014-167	828 E. Worthington Avenue	Dilworth
HDC 2014-168	425 Rensselaer Avenue	Dilworth
HDC 2014-169	327 E. Worthington Avenue	Dilworth
HDC 2014-171	1901 Dilworth Road W	Dilworth

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**APPLICATION: HDC 2014-098 – 325 East Tremont Avenue – New Construction.**

Based on the need for additional information this application was continued from the July meeting for further design study. Revised plans will show 1) a scaled elevation with roof heights on the Tremont Avenue elevation, (2) massing of the roof, (3) context.

The site is located at the corner of Euclid Avenue and East Tremont Avenue and includes separate parcels. Existing structures include a single family structure and multi family structure. The 365 day stay of demolition has expired. The surrounding context is multi-family and single family development. The site has mature trees to the rear and within the planting strips along public streets.

The proposal is a 12 unit townhouse development - nine units will face public streets and three will be located to the rear of the site. Parking will be under each unit. The proposed setback along East Tremont Avenue is consistent with the previously approved multi-family project. The setback along Euclid Avenue is approximate to the existing building - 22' from thermal wall to back of curb. The proposed buildings are two and one half to three stories in height. Exterior materials include cast stone, brick, wood siding, and smooth fiber cement siding. The units have useable balconies and porches.

*Revised Proposal – August 13, 2014*

1. Scale – The height of the corner structure at Euclid and East Tremont has been reduced from 38' from FFE to approx. 33'-5" from FFE. The elevation of the primary structure along Euclid Ave. is approx. 34'-9".
2. Massing – The dormers along Euclid Ave. are centered above the balconies. The roof height has been lowered slightly.
3. Context – A third material, wood shake, has been introduced on the third floor along E. Tremont Ave. along with entry stoops that address the sidewalk.

**STAFF RECOMMENDATION:** The commission will determine if the project meets the design guidelines for Scale, Massing and Context.

**FOR/AGAINST:** Neighborhood resident Jack Fenlon spoke in opposition.  
Neighborhood Resident Marcia Rowse 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 1) further design study above the gutterline, 2) 100% traditional building materials. Ms. Titus seconded.

**VOTE:** 5/2                 AYES: CORBUS, DUFFY, MARSHALL,  
  LENHART, TITUS

NAYS: BENDER, EGAN

**DECISION: APPLICATION FOR NEW CONSTRUCTION CONTINUED.**

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**APPLICATION:**             **HDC 2014-128** – 1701 Park Road – New Construction.

This application for new construction was continued from the July for further details.

The existing parcel is vacant. The surrounding context is a variety of single family structures, two story houses, and multi-family buildings. Building heights range between one and two stories. The topography slopes downward gradually from East Boulevard into Latta Park.

The proposal is for a new two story single family house that is approximately 29' in height from finished floor elevation (FFE) to the ridge. The design features include a front porch with gable and a primary hipped roof, a porte cochere with a room over it, exposed rafter tails, eave brackets, 3 /1 windows, cedar shake and horizontal wood siding and stone on the foundation and chimney. The proposed setback is consistent with the house to the right.

*Revised Proposal – August 13, 2014*

- 1. Setbacks – The proposed setback is approximately 62’7” from right of way (ROW). The adjacent properties are approx. 65’ and 60’ from ROW.
- 2. Fenestration – Cross sections and window detail notes have been provided on the plans. Windows to be wooden double hung.
- 3. Details – Sections for porch column and beam, brackets and hand rails have been provided.

**STAFF RECOMMENDATION:** The commission will determine if the project meets the *Policy & Design Guidelines*.

**FOR/AGAINST:** Neighborhood Resident Marcia Rowse spoke in opposition.  
Neighborhood resident Chris Hudson spoke in opposition

**MOTION:** Based on the need for additional information Dr. Corbus made a MOTION to CONTINUE this application. Revised plans will show 1) rafter flare is consistent with other gables, 2) simplify front gable, 3) more information regarding dimensions, 4) site plan with dimensions, 5) setback information, 6) HVAC units located on site plan in the rear, 7) survey. Mr. Lenhart seconded.

**VOTE:** 7/0                  **AYES:** BENDER, CORBUS, DUFFY, EGAN, MARSHALL, LENHART, TITUS

**NAYS:** NONE

**DECISION:** APPLICATION FOR NEW CONSTRUCTION CONTINUED.

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**APPLICATION:**        **HDC 2014-131** – 1400 Pecan Avenue – Garage

This application was continued from July for additional information regarding (1) Scale – The garage should be smaller than the house, (2) Context – Eliminate exposed rafter tails, (3) Massing – Lower the hinge point of the dormer, reduce size and change to a gable (4) Fenestration – Show proposed garage doors.

The c. 1925 existing structure is a one story home on a corner lot. The surrounding context is a mix of one, one and one half, and two story homes. The neighboring corner lot has a one car detached garage facing the side street. One of the two chimneys is to be removed.

The proposal is a detached two car garage in the rear yard with a planned accessory dwelling unit on the second story. Siding and trim materials will be wood. Other details include a carriage track type driveway, exposed rafter tails, and eave brackets.

**STAFF RECOMMENDATION:** The commission will determine if the *Policy & Design Guidelines* are met or if an exception is warranted.

**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* – GARAGE, Mr. Bender made a MOTION to APPROVE with revised drawings to come back for staff approval showing a wood door and the window removed from the left elevation. Mr. Lenhart seconded.

**VOTE:** 6/1 AYES: BENDER, CORBUS, DUFFY, EGAN, MARSHALL,  
LENHART

**NAYS:** TITUS

**DECISION: APPLICATION FOR GARAGE APPROVED**

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**APPLICATION:** HDC 2014-180 – 1400 Pecan Avenue – Chimney Removal

The existing structure is a one story home on a corner lot. The home was constructed in 1925. Original twin chimneys remain.

The proposal is to remove one chimney due to an interior renovation.

**STAFF RECOMMENDATION:** The Commission will determine if the project meets the *Policy & Design Guidelines* regarding chimney removal or if an exception is warranted.

**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* – CHIMNEY REMOVAL, Ms. Titus made a MOTION to APPROVE this application as submitted. Mr. Bender seconded.

**VOTE:** 6/1 AYES: BENDER, CORBUS, EGAN, MARSHALL,  
LENHART, TITUS

**NAYS:** DUFFY

**DECISION: APPLICATION FOR REMOVAL OF ONE CHIMNEY IS APPROVED**

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**STAFF RECOMMENDATION:** The Commission will determine if substantial change has been made. If substantial change has been made, the Commission will determine if the changes meet the **Policy & Design Guidelines** or if an exception is warranted.

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

NOTE: It was agreed that the plans reflect a substantial change and the application was heard.

**MOTION:** .Based on compliance with **Policy & Design Guidelines** – **ADDITIONS**, Dr. Corbus made a MOTION to APPROVE this application as submitted. Ms. Marshall seconded..

**VOTE:** 6/0 AYES: BENDER, CORBUS, DUFFY, EGAN, MARSHALL,  
RISTAINO  
NAYS NONE

**DECISION: APPLICATION FOR ADDITION IS APPROVED.**

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**APPLICATION:** **HDC 2014-139** -800 E. Worthington Avenue –  
Addition/Fenestration changes.

The C. 1925 property is a one story bungalow designed by W.H. Peeps. It is identified as a Contributing structure in the Dilworth National Register Survey. It features a low hipped roof and two chimneys. The site slopes downward from front to rear.

The proposal is a second story addition, partial addition to the rear and fenestration changes.

1. The second story addition starts behind the thermal wall and features a hipped roof plan with dormers on all sides and eave brackets on the side and rear. The proposed roof pitches will match existing. New siding will be wood lap. Existing chimneys will be raised. New windows will be wood clad STDL, casement and double hung. The overall height is approx. 22’ from FFE.
2. First floor right elevation – Proposed realignment/removal of existing window for alignment with second story dormer. Paired windows toward rear to be replaced with larger casement windows.
3. Lower level right elevation – Realignment/removal of crawl space window for alignment with first and second floor windows. Removal of basement door and stairs. Removal of basement windows toward the rear and installation of egress windows. Addition of porch with tapered brick columns.
4. Left elevation – Installation of new egress windows on lower level and new windows on first level.
5. Rear elevation – Installation of new chimney. New rear porch with hipped roof, tapered columns and new windows.



**STAFF RECOMMENDATION** The Commission will determine if the additions and fenestration changes are *Policy & Design Guidelines* compliant or if an exception is warranted.

**FOR/AGAINST:** Neighborhood resident Corey Mineese spoke in favor.  
Neighborhood resident Marcia Rowse spoke in favor.  
Neighborhood resident Mark Fisher spoken if favor.

**MOTION:** Based on compliance with *Policy & Design Guidelines*. Fenestration changes/Addition, Mr. Duffy made a MOTION to APPROVE this application as submitted. Ms. Marshall seconded.

**VOTE:** 7/0 AYES: BENDER, CORBUS, DUFFY, EGAN, LENHART, MARSHALL, RISTAINO

NAYS NONE

**DECISION: APPLICATION APPROVED.**

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**DR. CORBUS STEPPED OUT OF THE ROOM AND WAS NOT PRESENT TO HEAR THE NEXT APPLCATION.**

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**APPLICATION:** HDC 2014-153 – 536 E. Tremont Avenue –New Construction

This application was denied May 2014 for non-compliance with the *Policy & Design Guidelines* in the areas of Scale and Context.

NOTE: The Commission agreed that the plans application reflected a substantial change and heard the application.

The vacant parcel is a through lot with frontage on East Tremont Avenue and Dilworth Mews Court. The subdivision ordinance allows a home to be constructed because it meets the street frontage requirements on Dilworth Mews Court. The slope of the lot falls significantly from East Tremont Avenue down to a creek and up to Dilworth Mews. The surrounding context is a mix one, one and one half, and two story homes. Setbacks along the subject block are varied. However, the setbacks from the 600-630 side of East Tremont are generally deeper than the 502-528 side.

The proposal is a new two story home facing East Tremont Avenue with a detached garage accessed from Dilworth Mews Court. Because of the narrow lot configuration the width of the home is 20' and the height is approximately 31' - 8.5". The front porch will be full width. Siding will be wood and cedar shingles in the gables. All windows will be Simulated Divided Light. The setback will be in line with the homes further from the street. The garage will have similar details as the home.





The existing. 1928 structure is a two story brick quadruplex . It is listed as a contributing structure in the Wesley Heights National Register survey.

The proposal is the replacement of the original wood windows with extruded vinyl windows. Several windows on the first story have been already been installed.

**STAFF RECOMMENDATION:** The Commission will determine if an exception should be granted for the newly installed windows.

**FOR/AGAINST:** Neighborhood Resident John Caratelli spoke in opposition.  
Neighborhood Resident Thomasina Massey spoke in opposition.

**MOTION:** Based on no exception warranted to *Policy & Design Guidelines – Replacement Windows*, Ms. Titus made a MOTION to DENY the window replacement as installed and proposed. Ms. Marshall seconded.

**VOTE:** 7/0                    AYES: BENDER, CORBUS, DUFFY, EGAN, LENHART,  
    MARSHALL, RISTAINO  
  
    NAYS NONE

**DECISION: APPLICATION FOR VINYL WINDOW REPLACEMENT DENIED**

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**APPLICATION:**        **HDC 2014-167** – 828 E. Worthington Avenue – Addition

The existing c. 1920 one story house is listed as a Contributing structure in the Dilworth National Register Survey. The house is located on a corner lot.

The proposal is a second floor addition toward the rear and right side within the existing attic and a small rear first floor addition. A previously removed chimney will be rebuilt. The rear yard will be landscaped and includes the construction of a shed and fireplace. The addition is not taller or wider than the existing house but visible from the street.

Applicant Comments: Architect Allen Brooks shared that the State Historic Preservation Office is considering this proposed plan for a Preservation Tax Credit project.

Right and rear elevations – Siding proposed is lapped wood and shakes to match existing. New windows are double hung and casement with trim to match existing. Eave brackets and boxing details will match existing.

**STAFF RECOMMENDATION** The Commission will determine if the additions meet the applicable *Policy & Design Guidelines*.

**FOR/AGAINST:** Neighborhood resident Marcia Rowse spoken in favor.

**MOTION:** Based on compliance with *Policy & Design Guidelines*.- Addition, Dr. Corbus MADE a MOTION to APPROVE this application as submitted. Ms. Marshall seconded.

**VOTE:** 6/1            AYES: BENDER, CORBUS, DUFFY, EGAN, MARSHALL,  
RISTAINO

NAYS EGAN

**DECISION: APPLICATION FOR ADDITION APPROVED.**

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**APPLICATION:**        **HDC 2014-169** – 327 E. Worthington Avenue –  
Addition/Fenestration Changes

This c. 1920 house is listed at a Contributing structure in the Dilworth National Register Survey. A second story addition was approved in October 2013, the COA was issued April 2014. A new application has been submitted to amend the recent approval.

The Proposal:

1. The proposal is to extend the approved addition farther to the rear but maintaining the approved height. The extension of the footprint is approximately 12'-6". The addition is approximately 23'-3.5" wide, less than the width of the approved addition.
2. Side elevations – Revised window patterns on the first and second floor.
3. Rear elevation – Revised porch design. Windows centered under the dormer on the first floor. New roof design due to the proposed extension and width of proposed addition.

**STAFF RECOMMENDATION:** The Commission will determine if the proposed design meets the *Policy & Design Guidelines* for additions.

**FOR/AGAINST:** Neighborhood Resident Chris Hudson spoke in opposition.

**MOTION:** Based on compliance with *Policy & Design Guidelines – Additions*, Dr. Corbus made a MOTION to APPROVE with revised drawing to staff which show two over one windows and all traditional materials. Mr. Bender seconded.

**VOTE:** 6/1            AYES: BENDER, CORBUS, DUFFY, LENHART, MARSHALL,  
TITUS

NAYS EGAN

**DECISION: APPLICATION FOR ADDITION APPROVED WITH REVISIONS FOR STAFF REVIEW.**

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**FOR/AGAINST:** Neighborhood Resident Chris Hudson spoke in opposition.

**MOTION:** Based on the need for additional information Mr. Bender made a MOTION to CONTINUE the application. Revised plans will show 1) removal of the front gable vent, 2) all four elevations, 3) height approved at 19'5.25", 4) windows are four over one, 5) all materials noted and traditional. Mr. Lenhart seconded. NOTE: The revised plans must show the garage that is intended to be built.

**VOTE:** 6/1            **AYES:** BENDER, CORBUS, DUFFY, EGAN, LENHART, MARSHALL

**NAYS:** TITUS

**DECISION: APPLICATION FOR GARAGE CONTINUED**

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The July minutes were approved unanimously with corrections made by Ms Titus.

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The meeting adjourned at 10:20 pm with a meeting length of seven hours and seventeen minutes.

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Linda Keich, Clerk to the Historic District Commission