



CHARLOTTE

HISTORIC DISTRICT COMMISSION MINUTES

September 10, 2014

MEMBERS PRESENT: Mr. Don Duffy
Mr. Tom Egan, Chair
Mr. Rodric Lenhart
Mr. Dominick Ristaino, Vice Chair
Mr. Michael Sullivan
Ms. Tamara Titus
Ms. Lisa Yarbrough

MEMBERS ABSENT: Mr. Tim Bender
Dr. Lili Corbus
Ms. Mattie Marshall

OTHERS PRESENT: Mr. John Howard, Administrator
Historic District Commission
Ms. Wanda Birmingham, Assistant Administrator
Historic District Commission
Ms. Sonda Kennedy, Clerk to the
Historic District Commission
Mr. Thomas Powers, Assistant City Attorney
Court Reporters

Mr. Egan called to order the Regular September meeting of the Historic District Commission at 3:05 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**
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HDC 2014-128 1701 Park Road Dilworth
HDC 2014-168 425 Rensselaer Avenue Dilworth

NEW APPLICATIONS
HDC 2014-164 1319 Thomas Avenue Plaza Midwood
HDC 2014-170 1817 Merriman Avenue Wilmore
HDC 2014-190 1940 Park Road Dilworth
HDC 2014-191 1511 The Plaza Plaza Midwood
HDC 2014-192 1114 Linganore Place Dilworth
HDC 2014-199 600 Worthington Avenue Dilworth
HDC 2014-203 2120 Dilworth Road, E. Dilworth
HDC 2014-206 704 E. Park Avenue Dilworth

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

This application was continued from August for further design study regarding (1) Scale – Elevation and roof height on Tremont Avenue, (2) Massing of the roof and (3) Materials.

This site is located at the corner of Euclid Avenue and East Tremont Avenue and is made up of separate parcels. Existing structures include a single family structure and multi family structure. The 365-Day Stay of Demolition was imposed by the HDC and has now expired. The surrounding context is multi-family development and single family homes. The site has some mature trees to the rear and large crepe myrtles within the planting strips along public streets.

The proposal is a twelve unit townhouse development - nine units will face the streets and three will be located to the rear of the site. Parking will be beneath the units. 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, approximately 22' from thermal wall to back of curb. The buildings are generally two and one half to three stories in height. Exterior materials include cast stone, brick, wood siding and smooth fiber cement. The units have useable balconies and porches.

Revised Proposal – August 13, 2014

1. Scale – The height of the corner structure at Euclid Avenue and East Tremont Avenue has been reduced from 38' to approx. 33'-5" from finished floor. The elevation of the primary structure along Euclid Ave. is approx. 34'-9".
2. Massing – The dormers along Euclid Avenue 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 Avenue. Entry stoops address the sidewalk.

Revised Proposal – September 10, 2014

1. Scale – The height of the corner structure at Euclid Avenue and East Tremont Avenue remains at the previously reduced height.
2. Massing – The roof line along East Tremont has been changed to a series of hipped roofs.
3. Traditional siding materials are used on primary wall planes.

STAFF RECOMMENDATION: The Commission will determine if the project meets the unresolved design guidelines for Scale, Massing and Materials.

