



HISTORIC DISTRICT COMMISSION
MINUTES

December 10, 2014

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

MEMBERS ABSENT: Mr. Tim Bender
Dr. Lili Corbus

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

Chairman Mr. Egan called the Historic District Commission at 3:05 pm. He began the meeting by explaining the procedure. All interested parties must complete a blue form and must be sworn in before presenting a proposed project. HDC Staff will assist with the **& Design Guidelines**. The Commission will accept sworn witnesses who will be sworn in before presenting testimony. Other interested parties wishing to speak – pro or con – 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, Continuation, 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. Ristaino asked that everyone please

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of the Historic District
d Commissioners and explaining
on – must have completed a
sent a description of the
on compliance with the **Policy**
nt. The Applicant may present
Staff. Other interested parties
orn testimony. The Applicant

turn to silent operation any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. Mr. Ristaino 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 2014-226 704 East Park Avenue	Dilworth
HDC 2014-229 1940 Park Road	Dilworth
HDC 2014-233 1125 Belgrave Place	Dilworth
HDC 2014-234 1613 Wilmore Drive	Wilmore

NEW APPLICATIONS

HDC 2014-212 824 Park Avenue	Dilworth
HDC 2014-252 1309 Lexington Avenue	Dilworth
HDC 2014-256 1508 School Street	Plaza Midwood
HDC 2014-262 2114 Dilworth Road East	Dilworth
HDC 2014-266 400 Hermitage Court	Hermitage Court
HDC 2014-267 318 W. 8 th Street	Fourth Ward
HDC 2014-268 1712 Euclid Avenue	Dilworth
HDC 2014-271 1511 The Plaza	Plaza Midwood

APPLICATION: HDC 2014-226 – 704 East Park Avenue – Addition.

This application was continued from November for the following revisions: 1) Rear yard open space calculation, 2) Ridge Height, 3) False side window treatment, 4) Adjacent setbacks, 5) Tree replacement location, and 6) Material Notes.

This is a c. 1942 one story brick house overlooking Latta Park. The front door is recessed from the front thermal wall and to the far right. The roof is a side to side cross gable. This house is listed as Non-Contributing in the Dilworth National Register Survey (most likely because it was not quite 50 years old when the Survey was done in the mid-1980s).

Proposal-September 10, 2014

Additions include a large front facing gable entered over two pair of windows (existing bay window will be removed and replaced with the two pair of windows). Existing windows to the left of the front will be removed and replaced with another two pair of windows. A pair of windows will be added in new front facing gable. All windows will match each other in a pattern of 4 vertical over one. A small shed dormer will be centered over the left pair of windows. A hipped roof front porch will be added across the front and beneath the new gable, Porch roof will be supported by wooden columns atop brick piers. The pitch of the right side gable will be increased to accommodate the new second floor. One story hipped roof rear addition will extend into back yard. Left elevation has a new gable to accommodate second floor. All new siding will be shakes. New windows provide a unified style.

Revised Proposal – November 12, 2014

The application is resubmitted before the 6 month rule based on substantial redesign from the denied application. A summary of the changes to reflect less-ornate 1940s era houses include:

1. Front Elevation
 - a. Lower front gable.

Revised Proposal – December 10, 2014

The following is a summary of the plan revisions:

1. Adjacent setbacks added.
2. The first floor height at porch beam is specified as 10'.
3. Porch depth is 6'-6" from thermal wall to inside of columns, 8'-6" to outside of column.
4. Porch ceiling material is T&G.
5. Photos of adjacent structures included.
6. Window and wall sections added.
7. Window sizes have been changed on side elevations.
8. Gable vents added.

STAFF RECOMMENDATION: The Commission shall determine if the proposal addresses the unresolved issues and meets the guidelines.

FOR/AGAINST: Marcia Rowse spoke in opposition of this case.

MOTION: Based on the need for additional information Mr. Ristaino made a MOTION to CONTINUE this application for further design study and clarification re: 1) Different Dormer, 2) Pull Back, 3) Fenestration, 4) Siding, 5) Rhythm, 6) Material Details, 7) Rail Details (Historic). Mr. Duffy seconded.

VOTE: 9/0

AYES: BENDER, DUFFY, EGAN, LENHART, MARSHALL,
SULLIVAN, TITUS, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION CONTINUED.

APPLICATION: HDC 2014-212 – 824 E. Park Avenue - Addition

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story brick single family home c. 1941 and listed as a contributing structure. The house sits on a curving street across from Latta Park. Adjacent homes along the block are 1 and 1.5 stories in height. Height of the existing structure is approximately 20'.

Proposal

The proposal is a second story addition, toward the rear of the home, exterior improvements and new patio/driveway. Details of the addition include:

1. The second story addition includes an extension of the façade on the far left side to meet thermal wall.
2. Approximate height is 26'-8".
3. All new brick veneer to match existing.
4. Addition of a front shed dormer with metal window well.
5. Roof trim details to match existing.
6. Second story material includes cedar shake on side and rear elevations.
7. New full size STDL windows match existing pattern (6/6) and details.

STAFF RECOMMENDATION: The Commission shall determine if the proposal meets the Guidelines for additions. The guideline for Setback is not applicable..

APPLICATION: HDC 2014-262 – 2114 Dilworth Road E. – Painting of unpainted brick.

Existing Conditions

The existing structure is a one story brick home c. 1925 and listed as a contributing structure. The home is not painted.

Proposal

The proposal is to paint the brick exterior due to defects. The applicant has submitted photographs of the existing defects.

RECOMMENDATION: The Commission shall determine if the existing conditions warrant the request for painting the brick exterior.

MOTION: Based on the need for additional information Mr. Ristaino MADE a MOTION to CONTINUE for A brick expert to go out and give an opinion on whether or not the brick can be repaired. To bring written documentation to the next meeting. Ms. Titus seconded.

VOTE: 8/1

AYES: DUFFY, EGAN, HADEN, LENHART, MARSHALL,
RISTAINO, TITUS, YARBROUGH

NAYS: SULLIVAN

BECAUSE OF A CONFLICT OF INTEREST MR. DUFFY RECUSED HIMSELF FROM THIS APPLICATION.

BECAUSE OF A CONFLICT OF INTEREST MS. YARBROUGH RECUSED HERSELF FROM THIS APPLICATION.

APPLICATION: HDC 2014-266 – 400 Hermitage Court – Renovation/Redevelopment.

Existing Conditions

The existing structure is a two story home constructed in 1999. A proposal to renovate the home was approved by the HDC July 9, 2014 as part of a larger redevelopment plan.

Proposal

Revisions to the approved plan include:

1. Retention of the existing windows.
2. New windows on the left side, second story.
3. Retention of existing vents in side gables.
4. Addition of porch and overhang on the rear elevation.
5. Addition of cedar window shield and brackets to new and existing windows.
6. Removal of connected dwellings to the rear.

STAFF RECOMMENDATION: The Commission shall determine if the proposal meets the applicable guidelines for additions.

MOTION: Based on compliance with *Policy & Design Guidelines – Renovation/Redevelopment*, Ms. Titus made a MOTION to APPROVE with revised drawings for staff approval. The revised drawings will show 1) no shield over the vents, 2) all details remain previously approved, 3) reduce size. Mr. Ristaino seconded.

VOTE: 9/0

AYES: DUFFY, EGAN, HADEN, LENHART, MARSHALL,
RISTAINO, SULLIVAN, TITUS, YARBROUGH

NAYS: NONE

DECISION: APPLICATION FOR RENOVATION/REDEVELOPMENT APPROVED.

MS. MARSHALL LEFT THE MEETING AT 8:25 AND WAS NOT PRESENT FOR THE REST OF THE MEETING.

APPLICATION: HDC 2014-267 – 318 W. 8th Street – Siding Change/Removal and Reconstruction of Accessory Building/ Tree Removal

Existing Conditions

The existing structure is a two story single home constructed in 1978. Existing siding material is vinyl and sun room is fiberglass. The adjacent homes are Victorian and contemporary designs.

Proposal

The proposal is divided into three different projects:

1. Removal of the existing vinyl siding to be replaced with cementitious (Hardie) lap siding.
2. Renovation of sun room
 - a. Removal of fiberglass roof and replace with shingles
 - b. Decrease roof pitch to 6:12
 - c. Installation of sky lights
 - d. Replacement of existing sliding glass doors
3. Tree removal
 - a. A large magnolia tree that blocked the primary view of the home was removed without approval. A tree replanting plan may be considered.

Staff Recommendation: The Commission shall determine 1) If the proposal for non-traditional materials is appropriate, 2) If the proposed renovation plan is appropriate, 3) A location for tree replacement.

MOTION: Based on compliance with *Policy & Design Guidelines – Siding Change*

Mr. Ristaino MADE a MOTION to APPROVE the siding plans will show 1) Hardie NC, 2) Exception to Artisan will be too heavy, 3) wood would fail with no overhang. Mr. Haden seconded.

VOTE: 8/0 AYES: DUFFY, EGAN, HADEN, LENHART,
RISTAINO,SULLIVAN, TITUS, YARBROUGH

NAYS: NONE

DECISION: APPLICATION FOR HARDIE SIDING APPROVED.

MOTION: Based on compliance with *Policy & Design Guidelines – Removal and Reconstruction of Accessory Building* Mr. Duffy MADE a MOTION to APPROVE 1) fiberglass to asphalt shingle roof, 2) flush mounted, clad low profile. Mr. Ristaino seconded.

VOTE: 8/0 AYES: DUFFY, EGAN, HADEN, LENHART,
RISTAINO,SULLIVAN, TITUS, YARBROUGH

NAYS: NONE

DECISION: APPLICATION FOR RECONSTRUCTION OF ACCESSORY STRUCTURE APPROVED

MOTION: Based on the need for additional information Ms. Yarbrough made a MOTION to CONTINUE this application for 1) Applicant was not present at 9:50 pm and the meeting began at 3:00 pm, 2) not enough information to approve need a design drawing of property line showing contour and changes in grade. Mr. Duffy seconded.

VOTE7/1

AYES: DUFFY, HADEN, LENHART, ,
RISTAINO,SULLIVAN, TITUS, YARBROUGH

NAYS: EGAN

DECISION: APPLICATION FOR FENCE CONTINUED

The meeting adjourned at 10:00 pm with a meeting length of seven hours fifteen minutes.
Linda Keich, Clerk to the Historic District Commission