

required for a decision to be reached. 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, that should 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 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.

A **MOTION** was made by Ms. Marshall to **APPROVE** the July 8, 2015 minutes with revisions from Ms. Titus and seconded by Mr. Sullivan. The vote was unanimous.

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APPLICATION: HDC 205-113, 1748 MERRIMAN AVENUE – ADDITION

The project was continued from July for accurate drawings and dimensions.

Existing Conditions

The existing structure is a c. 1940 one story Cottage style home. It has wood siding and trim and 6 over 1 window light pattern. Adjacent homes are primarily one story houses.

Proposal – May 13, 2015

The proposal is for a second story addition within the existing building footprint and extension of two chimneys. Project details include a new front gabled dormer, wood lap siding, windows and trim details to match existing, roof trim and materials to match existing, and a new covered balcony on the front. Total height is approximately 23'-4".

Revised Proposal – July 8, 2015

Plan revisions include the following:

- The proposed gabled front dormer has been scaled down. The balcony has been removed.
- The front porch overhang is one story shed roof.

- The roof massing on the left and right side elevations has been modified with side gables and centered windows.
- The massing of the side walls on the rear addition has been reduced.
- The massing of the roof on the rear addition has been redesigned.
- Materials and details will match the existing structure. The height remains +/23'-4".

Revised Proposal – August 12, 2015

Plan revision includes the following:

- Accurate drawings of the existing house.
- Porch details.
- Relationship of side gables to the house.
- Modification of the rear roof pitch.
- Addition of revised house design in height survey.

STAFF RECOMMENDATION:

The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

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** with revised drawings to staff for probable approval. The revised drawings will show a box beam at front porch 7'-8" off finished floor. Mr. Rumsch seconded.

VOTE: 10/0 AYES: BENDER, DUFFY, EGAN, HADEN, LENHART, MARSHALL,
RUMSH, STEPHENS, SULLIVAN, TITUS

NAYS: NONE

DECISION: ADDITION APPROVED WITH REVISED DRAWING FOR STAFF.

APPLICATION: HDC 2015-135, 1724 S. MINT STREET – ADDITION.

This application was continued from July for accurate drawings and dimensions of the existing and proposed house.

Existing Conditions

The existing structure is a c. 1936 one story cottage style house near the corner of South Mint Street and West Boulevard. Adjacent structures include a quadraplex and one story houses.

Proposal

The proposal is the addition of a front gable which will replace the existing entrance. The new front porch includes a shed roof and columns on the existing porch deck. New materials will match existing.

Revised Proposal – August 12, 2015

Plan revisions include the following:

- Accurate drawings of the existing house
- Porch rail details

- Replacement of front gable additions with a shed dormer on the left side
- Overall height +/-19'-5"
- Roofline height brought down
- Proposed circular driveway in the front yard.

STAFF RECOMMENDATION: The Commission will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context. The Commission will also determine if an exception should be allowed for the circular driveway in the front yard.

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. Bender made a **MOTION** to **APPROVE** with revised drawings to go to Staff for probable approval. The revised drawings will show, 1) New handrail detail with a cap, 2) Driveway to be on the left side of the house and will be concrete (no asphalt), 3) Brick can be reused and/or matched - no painted brick. Mr. Haden seconded.

VOTE: 10/0 AYES: BENDER, DUFFY, EGAN, HADEN, LENHART, MARSHALL,
RUMSH, STEPHENS, SULLIVAN, TITUS

NAYS: NONE

DECISION: ADDITION APPROVED WITH REVISED DRAWINGS FOR STAFF.

APPLICATION: HDC 2015-153– 1308 LEXINGTON AVENUE – PAINTING BRICK

Existing Conditions

The existing structure is a c. 1950 brick one and one half story home. The chimney has stone accents. The property is identified as a Non-Contributing structure in the Dilworth National Register Survey. Some areas on the house have mismatched brick patchwork and mortar that does not match from previous work. There are drips of paint here and there.

Proposal

The proposal is a lime wash application to the brick exterior. Lime washing is considered the same as painting brick and is a violation of the Secretary of Interior Standards according to the North Carolina State Historic Preservation Office.

Staff Recommendation: The Commission will determine if an exception is warranted or justified for painting/lime washing this brick house.

FOR/AGAINST:

- Former owner of the house, Kirk Otey, spoke in opposition to painting the brick house.
- Neighborhood Resident John Phares spoke in opposition to painting the brick house.
- Neighborhood Resident Chris Hudson spoke in opposition to painting the brick house.

MOTION: Based on no exception warranted to *Policy & Design Guidelines – Painting Brick*, Ms. Titus made a **MOTION** to **DENY** the application. Mr. Lenhart seconded.

VOTE: 10/0

AYES: BENDER, DUFFY, EGAN, HADEN, LENHART, MARSHALL,
RUMSCH, SULLIVAN, STEPHENS, TITUS

NAYS: NONE

DECISION: PAINTING BRICK DENIED.

APPLICATION: HDC 2015-154, 720 BERKELEY AVENUE – ADDITION

Existing Conditions

The existing structure is a two story Colonial Revival/Georgian house with a one story side porch and balustrade on the flat roof. The c. 1926 house is listed as a Contributing structure in the Dilworth National Register Survey.

Proposal-May 13, 2015

The proposal is an addition and improvement to the one story side porch, and fenestration changes. New windows are proposed on the right side and new doors on the left side. The porch project includes the replacement of screens with windows and remove the balustrade. A new standing seam metal roof with a pitch will be added. Renovation includes new brick work, new wood columns and expansion of the porch roof over the patio.

STAFF RECOMMENDATION: The Commission will determine if the project meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

FOR/AGAINST:

- Neighborhood Resident John Phares spoke in favor.

MOTION: Based on compliance with *Policy & Design Guidelines – Additions* - Ms. Titus made a **MOTION** to **APPROVE** this application as submitted. Mr. Lenhart seconded.

VOTE: 10/0

AYES: BENDER, DUFFY, EGAN, HADEN, LENHART, MARSHALL,
RUMSCH, SULLIVAN, STEPHENS, TITUS

NAYS: NONE

DECISION: ADDITION APPROVED AS SUBMITTED.

APPLICATION: HDC 2015-161, 424 EAST TREMONT AVENUE – ADDITION

Existing Conditions

The existing structure is a one story Bungalow house with a gabled roof over the main structure and a hipped front porch roof. The c. 1920 house is listed as a Contributing structure in the Dilworth National Register Survey.

Proposal

The proposal is for a second story addition within the existing building footprint. Front porch, window and door patterns on the first floor will remain unchanged. Two unused chimneys will be removed. Total height from the finished floor elevation (FFE) to ridge is +/22'-3". The roof slope will be extended upward

and the rear addition will tie in at the new ridge. Materials include wood, shake siding, wood windows and trim details to match existing. There will be no changes to the site.

STAFF RECOMMENDATION: The Commission will determine if the project meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

FOR/AGAINST:

- Neighborhood Resident John Phares spoke in opposition to the application.

MOTION: Based on compliance with *Policy & Design Guidelines - Additions*— Mr. Rumsch made a **MOTION to APPROVE** this application with revised drawings to go to Staff for probable approval. The revised drawings will show, 1) Left elevation gable small window removed or redesigned, 2) Rear dormer tied onto new roof in a minimum of 6" from the ridge, 3) Boxing detail to match existing, 4) Possible skylight to be approved by staff, 5) No painted brick. Ms. Marshall seconded.

VOTE: 10/0 AYES: BENDER, DUFFY, EGAN, HADEN, LENHART, MARSHALL,
RUMSCH, SULLIVAN, STEPHENS, TITUS

NAYS: NONE

DECISION: ADDITION APPROVED WITH REVISED DRAWINGS TO STAFF.

Ms. Titus had a Conflict of Interest as an Adjacent Property Owner and removed herself from the Commission for the next application.

APPLICATION: HDC 2015-170 – 1914 LENNOX AVENUE - ADDITION

Existing Conditions

The existing structure is a one story Bungalow house with a gable front porch roof and cross gable roof over the main structure. The c. 1925 house is listed as a Contributing structure in the Dilworth National Register Survey.

Proposal

The proposal is for a second story addition that includes expansion on the rear and right side. Fenestration changes will be made on all elevations including the addition of a window and centering of the door on the front façade. Total height from grade to ridge is +/-23'-8". Materials include wood siding, brick foundation and trim details to match existing. New windows are STDL with details to match existing windows. Mechanical units are located in the right side yard and not visible from the street.

STAFF RECOMMENDATION: The HDC will determine if the project meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials, and Context.

FOR/AGAINST:

- Adjacent Property Owner Tamara Titus spoke in opposition to the application.
- Neighborhood Resident Chris Hudson spoke in opposition to the application.

MOTION: Based on no exception warranted to *Policy & Design Guidelines - Additions*. Ms. Marshall made a **MOTION to DENY** this application for incompliance with guidelines related to Size, Scale, and Massing. Width and Height too large for the contexture of street scape. Mr. Haden seconded.

VOTE: 9/0

AYES: BENDER, DUFFY, EGAN, HADEN, LENHART, MARSHALL,
RUMSCH, STEPHENS, SULLIVAN

NAYS: NONE

DECISION: ADDITION DENIED.

APPLICATION: HDC 2015-166, 1819 LYNDHURST AVENUE – DEMOLITION

Existing Conditions

The existing structure is a 1 ½ story Victorian style house that has been used as office for many years. The short block face has three structures facing Lyndhurst Avenue. Design features include a high hip roof, side gables and wraparound porch. Adjacent structures are a variety of one and two story designs.

Proposal

The proposal is a full demolition of the subject property.

STAFF RECOMMENDATION: The Commission will determine if the 365 Day Stay of Demolition should be applied.

FOR/AGAINST:

- Neighborhood Resident Chris Hudson spoke in opposition to Demolition.
- Neighborhood Resident Scott Rae spoke in opposition to Demolition.

MOTION: Based on the need for additional information Mr. Sullivan made a **MOTION to CONTINUE** this application for a future discussion with the applicant for more information. Staff will explore other options to save structure. Ms. Stephens seconded.

VOTE: 9/1

AYES: DUFFY, EGAN, HADEN, LENHART, MARSHALL,
RUMSCH, SULLIVAN, STEPHENS, TITUS

NAYS: BENDER

DECISION: DEMOLITION CONTINUED.

Mr. Duffy had a Conflict of Interest as an Adjacent Property Owner and removed himself from the Commission for the next application.

APPLICATION: HDC 2015-144, 609 N. PINE STREET – NEW CONSTRUCTION

Existing Conditions

The existing site is a vacant parcel. A previous plan for a duplex was approved by the HDC in 2013. Adjacent uses are single family and multi-family structures of various design and scale.

Proposal

The proposal is a new three story single family house. Features of the house include a two story front porch, wood siding and trim details, brick foundation and wooden windows clad in aluminum. The front setback is 14' from the back of curb. Total height is approximately 40'.

STAFF RECOMMENDATION: The Commission will determine if the proposal meets the guidelines for new construction.

FOR/AGAINST:

- Adjacent Property Owner Scott Rea spoke in opposition to the new construction.

MOTION: Based on the need for further design study, Mr. Rumsch made a **MOTION** to **CONTINUE** this application for 1) A restudy of the roofline, 2) Revisit side elevation fenestration plan, 3) Lower the height. Mr. Haden seconded.

VOTE: 8/1 **AYES:** BENDER, EGAN, HADEN, MARSHALL,
RUMSCH, STEPHENS, SULLIVAN, TITUS

NAYS: LENHART

DECISION: NEW CONSTRUCTION CONTINUED.

Mr. Rumsch declared a Conflict of Interest as an Adjacent Property Owner and removed himself from the Commission for the next application.

Mr. Bender left the meeting at 4:45 and was not present for the remainder of the meeting.

APPLICATION: HDC 2015-145, 1708 THOMAS AVENUE - ADDITION

Existing Conditions

The existing structure is a c. 1930 one story Bungalow style house. Architectural features include a low gable roof with front shed dormer and full width porch. Adjacent structures are one, one and one half, and two story dwellings.

Proposal

The proposal is a second story addition. The front shed dormer would be replaced with a new centered gabled dormer. A new shed dormer will be added to the rear. The new ridge height is approximately 9.75' taller than existing, creating a new total height of +/-27'. Siding materials are wood with trim details to match existing.

STAFF RECOMMENDATION: The Commission will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

FOR/AGAINST:

- Neighborhood Resident Damon Rumsch spoke in opposition to the addition/transformation.

MOTION: Based on the need for additional information Mr. Duffy made a **MOTION** to **CONTINUE** this application for further design study and more information: 1) Revisit the front gable design to take on a more horizontal line, 2) Move face of dormer back off the front thermal wall, 3) Review 10/12 pitch with the thought of bringing it down to 9/12 roof pitch. Ms. Marshall seconded.

VOTE: 7/1 **AYES:** DUFFY, EGAN, HADEN, LENHART, MARSHALL,
STEPHENS, SULLIVAN,

NAYS: TITUS

DECISION: ADDITION CONTINUED.

APPLICATION: HDC 2015-176, 1465 HAYWOOD COURT – NEW CONSTRUCTION

Existing Conditions

The existing site is a now vacant parcel at the dead end of Haywood Court on the edge of the Plaza Midwood Local Historic. The four houses on the street are one and one and one half story single family homes. A Spanish Revival house in really dilapidated condition was demolished in recent years. This lot (which is in the Plaza Midwood Local Historic District) is part of a large vacant tract which fronts onto Hawthorne Lane and is not in the Plaza Midwood Local Historic District.

Proposal

The proposal is a new two story single family house and detached garage. Features of the house include a full width front porch, wood and cedar shake siding, wood trim details, brick foundation and clad STDL windows. Column material proposed is synthetic wood, painted. Total height is +/-24'. The garage will have design details to match the house. Garage height is approximately 23'-9".

STAFF RECOMMENDATION: The Commission will determine if the proposal meets the guidelines for new construction.

FOR/AGAINST:

- Adjacent Property Owner Kelly Scherer spoke in favor of the application.

MOTION: Based on non-compliance with *Policy & Design Guidelines – New Construction*, Mr. Rumsch made a **MOTION** to **DENY** this application with inappropriate Size, Scale, Massing. The width and height is too large for immediate context. Ms. Titus seconded.

VOTE: 6/3

AYES: EGAN, HADEN, LENHART, MARSHALL, RUMSCH, TITUS

NAYS: DUFFY, STEPHENS, SULLIVAN

DECISION: NEW CONSTRUCTION DENIED.

APPLICATION: HDC 2015-115, 1916 SOUTH MINT STREET – NEW CONSTRUCTION

Existing Conditions

The existing site is a vacant parcel located mid-block on South Mint Street, a large maturing tree exists in the front yard. The topography of the street and of adjacent parcels varies. Heights of the adjacent houses are one, one and one half, and two stories of varying architectural styles and designs. Setbacks vary between 25' and 35' from back of sidewalk.

Proposal

The proposal is a one and one half story single family home. Design features include a full width front porch, front gabled dormer, wood siding, and wood STDL windows. New porch roof will be supported by wooden columns atop brick piers. Proposed height is +/-24'.

STAFF RECOMMENDATION: The Commission will determine if the proposal meets the guidelines for new construction.

FOR/AGAINST

- No one accepted Mr. Egan’s invitation to speak either for or against.

MOTION: Based on the need for additional information and further design study, Ms. Stephens made a **MOTION to CONTINUE** this application for: 1) Height dimension note on plans - should not be taller than the tallest house on the street, 2) Dormer connection lowered, 3) Fenestration needs to be consistent – size and muntin pattern, 4) Boxing and fascia to match neighbors on the block, 5) Confirm the setbacks of adjacent houses and be within same. Ms. Marshall seconded.

VOTE: 9/0 **AYES:** DUFFY, EGAN, HADEN, LENHART, MARSHALL, RUMSCH
STEPHENS, SULLIVAN, TITUS

NAYS: NONE

DECISION: NEW CONSTRUCTION CONTINUED.

APPLICATION: HDC 2015-152, 2231 WILMORE DRIVE – RENOVATION

Existing Conditions

The existing structure is a c. 1933 one story duplex at the corner of Wilmore Drive and South Mint Street. Adjacent structures include a mix of one and two story single family houses.

Proposal

The proposal is a conversion of the duplex to a single family house. Project features include a new front porch, changes to window and door openings, remove the vinyl siding, repair and replace wood siding once the vinyl is removed, wood trim and STDL windows. Two chimneys would be removed. The new roof will tie into the existing ridge.

STAFF RECOMMENDATION: The Commission will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

FOR/AGAINST:

- No one accepted Mr. Egan invitation to speak either FOR/AGAINST this application

MOTION: Based on the need for additional information Ms. Stephens mad a **MOTION to CONTINUE** this application for: 1) Accurate site plan with setbacks, 2) Demolition noted and indicated, 3) Accurate drawings, 4) Accurate survey, 5) Photos of existing window and detailed drawings of proposed, 6) HVAC located on site plan, 7) Established setback indicated. Mr. Sullivan seconded.

VOTE: 9/0 **AYES:** DUFFY, EGAN, HADEN, LENHART, MARSHALL, RUMSCH
STEPHENS, SULLIVAN, TITUS

NAYS: NONE

DECISION: RENOVATION CONTINUED

The meeting adjourned at 6:30 pm with a meeting length of 5 hours and 30 minutes.

Linda Keich, Clerk to the Historic District Commission.