



HISTORIC DISTRICT COMMISSION
MINUTES
February 10, 2016

MEMBERS PRESENT: Mr. Tim Bender
Dr. Lili Corbus
Mr. Don Duffy
Mr. Tom Egan, Chair
Mr. James Haden
Mr. Rodric Lenhart
Mr. Nasif Majeed
Ms. Mattie Marshall
Mr. Damon Rumsch
Ms. Tamara Titus, Second Vice Chair

MEMBERS ABSENT: Mr. Dominick Ristaino, Vice Chair
Ms. Claire Stephens

OTHERS PRESENT: Mr. John Howard, Administrator
Historic District Commission
Ms. Kristi Harpst, Staff
Historic District Commission
Ms. Wanda Birmingham, Staff
Historic District Commission
Ms. Linda Keich, Clerk to the
Historic District Commission
Mr. Thomas Powers, Assistant City Attorney
Court Reporters

Second Vice Chair Tamara Titus called to order the Regular February meeting of the Historic District Commission at 1:05 pm. She began the meeting by introducing the Staff and Commissioners and explaining the meeting procedure. All interested parties planning to give testimony – FOR or AGAINST – must submit a blue form and must be sworn in. Staff will present a description of the proposed project to the Commission. The Commission will first determine if there is sufficient information to proceed. If continuing, Commissioners and the applicants will then discuss the project. Audience members signed up to speak FOR or AGAINST will be called to the podium. Presentations by the applicants and audience members must be concise and focused on 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. 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. During discussion and deliberation only the Commission and Staff may speak. The Commission may vote to reopen this part of the meeting for questions, comments, or clarification. Once the review is completed, a MOTION will be made to Approve,

Deny, or Continue the review of the application at a future meeting. The majority vote of the Commission members present is 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 decision to appeal. This is in accordance with Section 10.213 of the City Zoning Ordinance. Chairman Egan was now present and 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: **APPLICATIONS CARRIED OVER FROM January**

HDC 2015-287, 525 East Boulevard Dilworth
HDC 2015-290, 715 East Worthington Avenue Dilworth

CONTINUED APPLICATIONS

HDC 2015-278, 1465 Haywood Court Plaza Midwood
HDC 2015-281, 804 East Kingston Avenue Dilworth
HDC 2015-286, 420 South Summit Avenue Wesley Heights
HDC 2015-280, 1325 Dilworth Road Dilworth

NEW APPLICATIONS

HDC 2016-015, 328 East Worthington Avenue Dilworth
HDC 2016-009, 1821 South Mint Street Wilmore
HDC 2016-010, 1727 Merriman Avenue Wilmore

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- **MS. TITUS DECLARED A CONFLICT OF INTEREST AS AN ADJACENT PROPERTY OWNER AND REMOVED HERSELF FROM THE COMMISSION FOR THE FIRST APPLICATION TO BE HEARD.**
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APPLICATION: HDC 2015-290, 715 E. WORTHINGTON AVENUE, ADDITION

Existing Conditions

The existing structure is a c. 1915 one and one half story Bungalow. It is identified as a Contributing structure in the Dilworth National Register Survey. Exterior features include traditional design details such as cedar shake siding, exposed rafter tails, a centered front gable over the porch, and eave brackets. Adjacent houses on the block are a variety of 1, 1.5 and 2 story homes.

Proposal

The proposal is the addition of a gable dormer toward the rear of the house with a rear first floor addition. The height of the new gable is approximately 2 feet taller than the existing ridge. Side to side cross gable dormer will be added beginning past the front porch and front rooms of the house. Window trim, exterior materials, soffit/fascia treatment, overhang, and other architectural details will compliment or match existing.

Revised Plan Summary

1. Chimney on right side was previously remove
2. Extension of dormer on the left and right elevations
3. Addition of rear screened porch

Staff Recommendation

The Commission will determine if the revisions meet the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

FOR/AGAINST:

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

MOTION: Based on the need for additional information, Mr. Rumsch made a **MOTION** to **CONTINUE** this application. The revised drawings will show 1) Rear elevation should be 6”-8” extension from the thermal wall, 2) Side elevations – new rear facing sides of dormer to recess back 6”-8” on both sides so gable element sits proud. Mr. Majeed seconded.

VOTE: 9/0 **AYES:** BENDER, CORBUS, DUFFY, EGAN, HADEN, LENHART, MAJEED, MARSHALL, RUMSCH

NAYS: NONE

DECISION: ADDITION CONTINUED.

APPLICATION: HDC 2015-278, 1465 HAYWOOD COURT – NEW CONSTRUCTION

The application was continued from January for the following: 1) Revise the front dormer and move toward the front wall, 2) Add an architectural detail (e.g. vent, window) in the peaks of the side gables.

Existing Context

The existing site is a large vacant parcel at the end of Haywood Court and is the very edge of the Plaza Midwood Historic District. The front of the lot is angled and the width is approximately 87’-6”. The four adjacent structures on the street are one, and one and one half story single family homes. Across the street is a large vacant tract and the rear yards of two single family homes. The grade of the site drops from the front to back and from right to left. The street falls in elevation from Thomas Avenue and the height of the homes are gradually taller.

Proposal

The proposal is a new 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 STDL windows. Height is approximately 29' from finished floor to ridge.

The summary of revisions includes:

- The front dormer has been moved slightly toward the front wall. The applicant has provided additional contextual precedents.
- An architectural detail has been added to the side gables.
- The number of eave brackets has been reduced.

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 the application.

MOTION: Based on compliance with *Policy & Design Guidelines – New Construction*, Ms. Titus made a **MOTION** to **APPROVE** with revised drawings to staff for probable approval. The revised drawing will show the dimension of the dormer correctly labeled.

VOTE: 9/1

AYES: BENDER, CORBUS, DUFFY, EGAN, HADEN, LENHART, MARSHALL, MAJEED, TITUS

NAYS: RUMSCH

DECISION: NEW CONSTRUCTION APPROVED WITH REVISED DRAWINGS TO STAFF FOR PROBABLE APPROVAL.

APPLICATION: HDC 2015-281, 804 EAST KINGSTON AVENUE – ADDITION

The application was continued from January for the massing of the second floor addition.

Existing Context

The existing structure is a c. 1920 one and one half story Bungalow. It is listed as a Contributing structure in the Dilworth National Register Survey.

Details of Proposed Request

The proposal includes a rear porch addition and upper level expansion that raises the existing ridge approximately 2'-5". The addition will have materials and details to match the existing house. A door on the left side of the front facade will be replaced with a window. New windows are wood Simulated True Divided Light (STDL).

STAFF RECOMMENDATION:

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

FOR/AGAINST:

- Ms. Kathleen Fleenor, adjacent property owner, spoke in opposition of the application.

MOTION: Based on the need for additional information Ms. Marshall made a **MOTION to CONTINUE** this application. The revised drawings will show further design study on the heigh, massing and Rhythm of the second floor - simplify and draw from the original form of the house. Mr. Rumsch seconded.

VOTE: 5/5 **AYES:** CORBUS, DUFFY, MAJEED, MARSHALL,
RUMSCH

NAYS: BENDER, EGAN, HADEN, LENHART, TITUS

DECISION: MOTION IS A TIE.

MOTION: Based on the need for additional information, Ms. Titus made a **MOTION to CONTINUE** this application. The revised drawings will show: 1) further design study on the side elevations to respect the rhythm of the existing home’s architectural style. ***Amendment accepted from Mr. Duffy to require that Policy and Design Guidelines*** - ADDITIONS be honored in that additions must respect the original character of the property but must be distinguishable from the original construction. Mr. Rumsch seconded.

DECISION: APPLICATION FOR ADDITION CONTINUED

VOTE: 7/3 **AYES:** DUFFY, EGAN, HADEN, MARSHALL, MAJEED,
RUMSCH, TITUS

NAYS: BENDER, CORBUS, LENHART

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- **MR. DUFFY REMOVED HIMSELF FROM THE COMMISSION FOR THE NEXT APPLICATION TO BECOME THE APPLICANT.**
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APPLICATION: HDC 2015-286, 420 SOUTH SUMMIT AVENUE – NEW CONSTRUCTION

The application was continued from January for the following:

1. Reduce the scale of the garage
2. Reduce the mass of the rear portion of the house
3. Revise the fenestration.

Existing Context

The existing structure is a one story house constructed in 1981. This structure was built after the original structure burned. The foundation is slab on grade construction; siding is vertical T1-11 wood. The

property is listed as Non-contributing in the Wesley Heights National Register. Adjacent buildings are one and two story.

Proposal

The proposal is a two story single family structure. The proposed front setback is 30 feet from the building as noted in the deed. Total height from finished floor is approximately 28'-8". Materials include cedar shingles and wood trim. Windows are aluminum clad Simulated True Divided Light (STDL). Foundation exterior is stucco. Other features include wood hand rails and columns. The detached garage is accessed from an alley and connected to the house by a brick breezeway. The design and material palette of the garage reflects the principal structure.

The summary of revisions includes:

1. The side and rear elevations have been redesigned. The footprint of the rear portion of the house has been reduced
2. The window and door pattern on the side and rear elevations have been revised
3. The height of the garage has been reduced and the roof has been redesigned.

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 for or against this project.

MOTION: Based on compliance with the *Policy & Design Guidelines – New Construction*, Mr. Majeed made a **MOTION** to **APPROVE** this application as submitted. Mr. Lenhart seconded.

VOTE: 7/2

AYES: BENDER, CORBUS, EGAN, HADEN, LENHART, MAJEED, RUMSCH

NAYS: MARSHALL, TITUS

DECISION: NEW CONSTRUCTION APPROVED

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

APPLICATION: HDC 2015-280, 1325 DILWORTH ROAD – NEW CONSTRUCTION

The application was continued from January for the following: 1) Landscaping, 2) Sample of the proposed brick.

Details of Proposed Request

Existing Context

The existing site is a vacant parcel on Berkeley Avenue, behind 1325 Dilworth Road West. Existing homes on the block are one to two and one half stories and range in height from 22' to 37'. The property has been surveyed for recordation as a separate parcel.

Proposal

The proposal is a new single family house and detached garage. Materials include cedar shingles siding, wood trim details, brick foundation, copper trim and wood STDL windows with aluminum cladding. Height is approximately 29' from finished floor to ridge. The detached garage is one story with brick façade. Four trees will be removed due to construction and will be replaced with new trees and landscaping. The front setback is approximately 43' from the right of way. Painting the new brick is no longer proposed. The brick sample board shows a variegated pattern unpainted.

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 for or against this project.

MOTION: Based on compliance with *Policy & Design Guidelines – New Construction, and Landscaping*, Mr. Haden made a **MOTION** to **APPROVE** this application with revised landscape drawings to staff for probable approval. The revised landscape drawing will show a new large maturing oak tree in the left front yard, and another oak in the rear right yard, and three additional canopy trees from the city's list. Ms. Marshall seconded.

VOTE: 9/0

AYES: BENDER, CORBUS, EGAN, HADEN, LENHART, MAJEED, MARSHALL
RUMSCH, TITUS

NAYS: NONE

DECISION: NEW CONSTRUCTION APPROVED WITH REVISED LANDSCAPE DRAWING TO STAFF FOR PROBABLE APPROVAL.

APPLICATION: HDC 2016-015, 328 EAST WORTHINGTON AVENUE – DETACHED GARAGE

Details of Proposed Request

Existing Context

The site is a corner lot at East Worthington Avenue and Euclid Avenue. The slope of the land falls from the front to the rear approximately 12 feet. There are mature trees on the lot. The existing house was constructed in 1994.

Proposal

Proposed is a new detached garage. Garage height is approximately 23'-7", primary siding is 6" wood lap. Windows are aluminum clad over wood. Trim material is wood.

Staff Recommendation

The Commission will determine if the proposal meets the guidelines for accessory buildings.

FOR/AGAINST:

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

MOTION: Based on non-compliance with **Policy & Design Guidelines – New Construction, Accessory Buildings, Detached Garages**, Mr. Rumsch made a **MOTION to DENY** this application based on the proposed garage not being subservient to the house per HDC guidelines of Scale, Massing, and Context. NOTE: Ms. Titus asked that a Zoutewelle survey be included if and when a garage application comes back before the Commission. Mr. Duffy seconded.

VOTE: 10/0 AYES: BENDER, CORBUS, DUFFY, EGAN, HADEN, LENHART, MAJEED,
MARSHALL, RUMSCH, TITUS

NAYS: NONE

DECISION: APPLICATION FOR DETACHED GARAGE DENIED

APPLICATION: HDC 2016-009, 1821 SOUTH MINT STREET - ADDITION

Details of Proposed Request

Existing Context

The existing structure is a one story home constructed in 1953 with a small covered porch. Adjacent structures are single family homes.

Proposal

The proposal is an addition to the rear and the construction of a gabled front porch over the existing porch base. New porch columns are tapered wood atop brick piers. Trim materials and new windows are wood. The vinyl siding will be removed and the wood siding underneath will be restored and repaired.

Staff Recommendation

The Commission will determine if the proposal meets the guidelines for additions.

FOR/AGAINST:

- Neighborhood resident P. J. Henningson spoke in support of the proposed addition.

MOTION: Based on compliance of **Policy & Design Guidelines, – Additions**, Mr. Duffy made a **MOTION to APPROVE** this application with revised drawings to staff for probable approval. The revised drawings will show, 1) 8” square wood columns, 2) no brick piers, 3) painted foundation contrast to the house. Mr. Rumsch seconded.

VOTE: 10/0 AYES: BENDER, CORBUS, DUFFY, EGAN, HADEN, LENHART, MAJEED,
MARSHALL, RUMSCH, TITUS

NAYS: NONE

DECISION: ADDITION APPROVED WITH REVISED DRAWINGS TO STAFF FOR PROBABLE APPROVAL.

- **MR. BENDER DECLARED A CONFLICT OF INTEREST AND REMOVED HIMSELF FROM THE COMMISSION FOR THE NEXT APPLICATION.**
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APPLICATION: HDC 2016-010, 1727 MERRIMAN AVENUE – ADDITION

Details of Proposed Request

Existing Context

The existing structure is a one story home constructed in 1950. Adjacent structures are single family homes with front porches. A rear addition was approved by HDC staff (2016-003).

Proposal

The proposal is chimney removal and the construction of a front porch. New columns are round tapered wood and the base is concrete and brick. All new trim, soffit, fascia, and porch ceiling will be historic traditional materials to match existing.

STAFF RECOMMENDATION:

The Commission will determine if the proposal meets the guidelines for additions.

FOR/AGAINST:

- Neighborhood resident P. J. Henningson spoke in support of the proposed addition.

MOTION: Based on compliance with *Policy & Design Guidelines, – Additions*, Mr. Rumsch made a **MOTION to APPROVE** this application with revised drawings to staff for probable approval. The revised drawings will show, 1) 8” square wood columns, and 2) brick chimney to remain. Mr. Majeed seconded.

VOTE: 10/0 AYES: BENDER, CORBUS, DUFFY, EGAN, HADEN, LENHART, MAJEED,
MARSHALL, RUMSCH, TITUS

NAYS: NONE

DECISION: ADDITION APPROVED WITH REVISED DRAWINGS TO STAFF FOR PROBABLE APPROVAL.

- **MR. EGAN DECLARED A CONFLICT OF INTEREST FOR THE NEXT APPLICATION AND REMOVED HIMSELF FROM THE COMMISSION TO BECOME THE APPLICANT.**
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APPLICATION: HDC 2015-280, 525 EAST BOULEVARD – HARDIE SIDING

Existing Conditions

A three story multi-family project was approved by the Commission on November 12, 2014 with brick and wood siding materials.

Proposal

This applicant is requesting approval for non-combustible materials on the north wall to meet the North Carolina building code for commercial structures. The majority of the north façade will consist of traditional materials. A similar application for non-traditional material on a commercial building was approved September 11, 2013 (814 East Boulevard, 2012-071).

STAFF RECOMMENDATION:

The Commission will determine if the use of non-traditional material should be approved.

FOR/AGAINST:

- No one accepted Ms. Titus's invitation to speak either for or against the application.

MOTION: Based on exception warranted by Fire Code requirements to ***Policy & Design Guidelines – traditional/non-traditional building materials***, Mr. Rumsch made a **MOTION** to **APPROVE** this application due to fire code and the low visibility of the location where the cementitious siding will be used. If Hardie, product #3 they would close the spacing. Mr. Haden seconded.

VOTE: 9/0

AYES: BENDER, CORBUS, DUFFY, HADEN, LENHART, MAJEED,
MARSHALL, RUMSCH, TITUS

NAYS: NONE

DECISION: EXCEPTION TO THE GUIDELINES FOR CEMENTITIOUS SIDING WARRANTED AND APPROVED.

Ms. Titus made a MOTION to APPROVE January 13, 2016 minutes with corrections. Mr. Majeed seconded. The vote was unanimous.

The meeting adjourned at 4:41 pm with a meeting length of 3 hours and thirty-six minutes.

Linda Keich, Clerk to the Historic District Commission.