



HISTORIC DISTRICT COMMISSION  
MINUTES  
April 13, 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  
Mr. Dominic Ristaino, Vice Chair  
Mr. Damon Rumsch  
Ms. Claire Stephens  
Ms. Tamara Titus, Second Vice Chair

MEMBERS ABSENT: Ms. Mattie Marshall

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

In the workshop portion of the meeting, a Nominating Committee was appointed to meet together and create a recommendation to the Commission regarding officers for the next fiscal year. Mr. Egan, Ms. Marshall, and Mr. Rumsch make up the committee.

Chairman Egan called to order the Regular April meeting of the Historic District Commission at 1:02 pm. He 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 for each agenda item. 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 and 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 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. An audience member will be asked once to be quiet and the need for a second request will be removal from the room.

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Index of Addresses:     **NEW APPLICATIONS**

HDC 2016-045, 525 Spruce Street	Wilmore
HDC 2016-065, 1529 Merriman Avenue	Wilmore
HDC 2016-053, 1912 Park Road	Dilworth
HDC 2016-057, 1914 Lennox Avenue	Dilworth
HDC 2016-058, 1910 Ewing Avenue	Dilworth
HDC 2016-062, 1823 Lexington Avenue	Dilworth
HDC 2016-063, 2000 Park Road	Dilworth
HDC 2016-064, 512 East Tremont Avenue	Dilworth
HDC 2016-066, 1922 Lennox Avenue	Dilworth

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Ms. Titus made a **MOTION** to **APPROVE** March 9, 2016 minutes with 3 minor corrections. Mr. Rumsch seconded. The vote was unanimous.

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**APPLICATION: HDC 2016-045, 525 SPRUCE STREET – ADDITION**

**Existing Context**

The existing home is a c. 1933 two story Dutch Colonial style. Features include a small centered front porch and a non-original side addition. The brick foundation and chimney are painted.

**Proposal**

The project is an expansion on the left side with a Dutch colonial roof form, new hand rails, rear deck, and front porch expansion to the left and right across the front. New windows will match existing in style and light pattern. New brick foundation will match existing.

**Staff Recommendation:**

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

**FOR/AGAINST:**

- Linda McGee, neighborhood resident spoke in favor of the application.

**MOTION:** Based on the need for additional information Ms. Titus made a **MOTION** to **CONTINUE** this application. Revised drawings will show:

1. Further design study regarding the massing of the left side elevation addition
2. Keep upper windows intact
3. Accurate drawings showing front porch details
4. Wrought iron an acceptable choice for porch details
5. The porch being expanded to full width could be fine.

Mr. Rumsch seconded.

**VOTE: 10/0**

**AYES:** BENDER, DUFFY, EGAN, HADEN, LENHART, MAJEED, RISTAINO, RUMSCH, STEPHENS, TITUS

**NAYS:** NONE

**DECISION: APPLICATION CONTINUED**

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- **DR. LILI CORBUS ARRIVED AT 1:45 PM AND WAS PRESENT FOR THE REMAINDER OF THE MEETING.**
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**APPLICATION: HDC 2016-065, 1529 MERRIMAN AVENUE – NEW CONSTRUCTION OF GARAGE**

**Existing Conditions**

The existing site was a recent vacant parcel at the corner of Merriman Avenue and Larch Street. A new HDC approved house is under construction. The site is approximately three to five feet above the sidewalk along Merriman Avenue. There are mature trees along the perimeter of the site. Adjacent structures are a mix of single family homes from various construction periods. Setbacks are consistent along the block.

**Proposal**

Proposed is a new detached garage located in the rear yard, access will be from the side street. Design features will include architectural elements from the house including centered dormers, traditional siding materials, eave brackets, and wood windows. The height will be lower than the new house. Three mature trees will be removed and new trees will be planted somewhere on the lot.

**Staff Recommendation**

The Commission will determine if the proposal meets the guidelines for garages/new construction.

**FOR/AGAINST:**

- Neighborhood resident Linda McGee spoke in favor of the application
- Dilworth resident Chris Hudson spoke in opposition

**MOTION:** Based on lack of sufficient information Mr. Rumsch made a **MOTION** to **CONTINUE** this application. Revised drawings will show:

1. Further design study of the garage (consider redesign)
2. Correct details on drawings
3. Additional information
4. Accurate Site Plan

Ms. Stephens seconded.

**VOTE: 10/1**

**AYES:** BENDER, DUFFY, EGAN, HADEN, LENHART, MAJEED, RISTAINO, RUMSCH, STEPHENS, TITUS

**NAYS:** CORBUS

**DECISION: CONSTRUCTION OF NEW GARAGE CONTINUED**

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- **MS. TITUS DECLARED A CONFLICT OF INTEREST FOR THE NEXT APPLICATION AND REMOVED HERSELF FROM THE COMMISSION.**
  - **MR. RUMSCH DECLARED A CONFLICT OF INTEREST FOR THE NEXT APPLICATION AND REMOVED HIMSELF FROM THE COMMISSION.**
  - **MR. RISTAINO DECLARED A CONFLICT OF INTEREST FOR THE NEXT APPLICATION AND REMOVED HIMSELF FROM THE COMMISSION.**
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**APPLICATION: HDC 2016-053, 1912 PARK ROAD – REAR ADDITION**

**Existing Conditions**

The existing c. 1925 structure is a one-story Bungalow home. It is listed as a Contributing structure in the Dilworth National Register Survey.

**Proposal**

Proposed is a one story addition to the rear and side of the house. Improvements to the side will be visible from the street. The proposed changes to the side include the removal of a secondary chimney, installation of a new window and a new cross gable roof. New windows and trim details will match existing. Protective covenants limit the size of any additions. The plan is to add a vertical trim piece at the end of the irregular shake pattern and then continue with lapped siding. The State Historic Preservation Office in Raleigh will offer an opinion as to whether or not the change from existing shakes to lapped wood will satisfy the requirement to differentiate old vs. new. New foundation will be parged or painted to match the existing.

**Staff Recommendation:**

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

**FOR/AGAINST:**

- No one accepted Chairman Egan's invitation to speak either FOR or AGAINST this application.

**MOTION:** Based on compliance with *Policy & Design Guidelines – Additions*, Mr. Duffy made a **MOTION** to **APPROVE** this application as submitted.

Ms. Stephens seconded.

**VOTE: 7/1**

**AYES:** BENDER, CORBUS, DUFFY, HADEN, LENHART, MAJEED, STEPHENS

NAYS: EGAN

DECISION: ADDITION APPROVED

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- **MS. TITUS DECLARED A CONFLICT OF INTEREST FOR THE NEXT APPLICATION AND REMOVED HERSELF FROM THE COMMISSION.**
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**APPLICATION: HDC 2016-057, 1914 LENNOX AVENUE - ADDITION**

**Existing Conditions**

The c. 1927 existing structure is a one story Bungalow house with a gable front porch roof and cross gable roof over the main structure. The house is listed as a Contributing structure in the Dilworth National Register Survey which was completed in 1987. A detached garage is located toward the middle of the rear yard. An application for a second story addition was denied by the HDC in August 2015. A Certificate of Appropriateness was issued by HDC staff for a one story addition on January 6, 2016. A stop work order was issued in March due to work being performed outside the scope of the Certificate of Appropriateness and the CofA was voided.

**Proposal**

The project is an addition that connects the garage to the principal structure. Plans indicate sections of the house to be demolished and restored or replaced. New materials, windows and trim details will match existing. Rear yard calculation for the required 50% impermeable requirement is satisfied according to notes.

Owner Comments: Architect Tony Ward said they are working in good faith but two walls there were not supposed to come down . They will be put back exactly the way they were. The addition connects a substantial garage that is only a few feet from the house. A neighborhood garden will be established behind the garage in the back yard. The connector addition is articulated with projections and regressions. HVAC is tucked away and screened. There is very little visibility of the proposed rear addition. A hedge will soften all sides. The portion of the house visible from the street remains. Though this is not a corner lot, there have been several houses-connected-to-a garage very visible additions approved by the Historic District Commission on nearby corner lots in recent years.

**Staff Recommendation:**

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

**FOR/AGAINST:**

- Tamara Titus, neighborhood resident, spoke in opposition of this application.
- John Phares, neighborhood resident, spoke in opposition of this application.
- Chris Hudson, neighborhood resident, spoke in opposition of this application.
- Jodie Lawson, adjacent property owner, spoke in favor of this application.
- Henrique Viana, adjacent property owner, spoke in favor of this application.
- Trip Wheeler, adjacent property owner spoke, in favor of this application.

**MOTION:** Based on non-compliance with the *Policy & Design Guidelines – Additions*, Dr. Corbus made a **MOTION** to **DENY** this application. The addition does not meet the *Policy & Design Guidelines* and no exception is warranted.

Mr. Rumsch seconded.

**VOTE:** 5/5                      **AYES:** EGAN, LENHART, RUMSCH, STEPHENS, CORBUS

**NAYS:** DUFFY, BENDER, HADEN, MAJEED, RISTAINO

**DECISION:** MOTION FAILS

**MOTION:** Based on the need for additional information Mr. Bender made a **MOTION** to **CONTINUE** this application for further design study. The revised drawings will show:

1. An addition possibly not be attached to the garage (redesign)
2. Size, Scale, Massing Fenestration and Context
3. Fenestration of left and right elevation
4. Overall length regarding the surrounding structures.

Ms. Stephens seconded.

**VOTE:** 6/4                      **AYES:** BENDER, DUFFY, HADEN, RISTAINO, RUMSCH, STEPHENS

**NAYS:** CORBUS, EGAN, LENHART, MAJEED

**DECISION:** APPLICATION FOR ADDITION CONTINUED

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**APPLICATION: HDC 2016-058, 1910 EWING AVENUE – FRONT PORCH/DORMER ADDITION**

**Existing Conditions**

The c. 1928 existing structure is a one story Colonial Revival house. The centered front porch has a gable roof with paired Doric columns. It is listed as a Contributing structure in the Dilworth National Register Survey.

**Proposal**

Proposed is a porch expansion and addition of two dormers on the front elevation. Dormer siding material is wood, other trim details will match existing. New columns will match existing.

**Staff Recommendation:**

The HDC will determine if the project meets the guidelines for additions.

**FOR/AGAINST:**

- No one accepted Chairman Egan's invitation to speak either FOR or AGAINST this application.

**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. New siding to match existing siding
2. Roof eave details on side elevations to match front elevation

3. Shed roof boxing details need to match dormer boxing details.

Mr. Majeed seconded.

**VOTE: 11/0**

**AYES:** BENDER, CORBUS, DUFFY, EGAN, HADEN, LENHART, MAJEED,  
RISTAINO, RUMSCH, STEPHENS, TITUS

**NAYS:** NONE

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

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- **MR. LENHART LEFT THE MEETING AT 4:40 PM AND WAS NOT PRESENT FOR THE REMAINDER OF THE MEETING.**
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**APPLICATION: HDC 2016-2016-064, 512 EAST TREMONT AVENUE – NEW CONSTRUCTION**

**Existing Conditions**

The existing structure was constructed in 1930 and listed as a Contributing in the Dilworth National Register Survey. It is a one story single family structure with a projecting entry, carport, and side porch. The established setback of older homes along the block face is approximately 20 to 23 feet from back of curb. An application for demolition was reviewed February 11, 2015, the HDC placed the maximum 365-Day Stay of Demolition on the property. The 365-Day Stay of Demolition expired February 12, 2016. There are long existing water convergence problems in this area. The solution involves underground culverts which limits the building space available.

**Proposal**

Proposed is the construction of a new two story, Dutch Colonial, single family house with a detached garage. The front setback is approximately 14'-5" from right of way. The height is approximately 25'-2" measured from the finished floor elevation (FFE) to the ridge. Exterior materials are brick, wood shake siding, and windows are wood STDL. The detached garage will include architectural details from the house.

**Staff Recommendation**

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

**FOR/AGAINST:**

- Neighborhood Resident John Phares spoke in opposition of this application.

**MOTION:** Based on the need for additional information, Mr. Majeed made a **MOTION to CONTINUE** this application for further design study. The revised drawings will show:

1. Scale and massing simplification of the overall design of the house
2. Fenestration, related to scale and massing, windows should be proportionate to the massing of the wall planes

Ms. Stephens seconded.

**VOTE: 6/4**

**AYES:** DUFFY, EGAN, HADEN, MAJEED, STEPHENS, BENDER

**NAYS:** CORBUS, RISTAINO, RUMSCH, TITUS

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

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- MS. STEPHENS LEFT THE MEETING AT 5:00 PM AND WAS NOT PRESENT FOR THE REMAINDER OF THE MEETING.
  - MR. DUFFY DECLARED A CONFLICT OF INTEREST AND REMOVED HIMSELF FROM THE COMMISSION FOR THE NEXT APPLICATION.
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**APPLICATION: HDC 2016-2016-062, 823 LEXINGTON AVENUE - ADDITION**

**Existing Conditions**

The existing structure is a one and one half story Bungalow constructed in 1929. It is listed as a Contributing structure in the Dilworth National Register Survey.

**Proposal**

Proposed is a second floor addition that includes new gabled roof from front to rear, enlarged side gables, and dormers on the side and rear elevations. New building height is taller than the existing. New siding material is lapped wood, other trim details, materials, and windows will match existing.

**Staff Recommendation**

The HDC will determine if the project meets the applicable guidelines for additions.

**FOR/AGAINST:**

- No one accepted Mr. Egan's invitation to speak either FOR or AGAINST this application.

**MOTION:** Based on the need for additional information, Mr. Rumsch made a **MOTION** to **CONTINUE** this application for further design study. The revised drawings will show:

1. Diminished side elevations
2. Roof brought down on sides
3. A plan that respects and is sensitive to the original character of the house.

Mr. Majeed seconded.

**VOTE: 7/1**

**AYES:** CORBUS, EGAN, HADEN, MAJEED, RISTAINO, RUMSCH, TITUS

**NAYS:** BENDER

**DECISION: APPLICATION FOR ADDITION CONTINUED.**

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**APPLICATION: HDC 2016-063, 2000 PARK ROAD – ADDITION/SITE FEATURES**

**Existing Conditions**

The c. 1925 existing structure is a single family home which is listed as a Contributing structure in the Dilworth National Register Survey. Adjacent structures are one and one and one half story single family homes.

**Proposal –Addition**

Proposed is a single story addition that extends to the rear. The existing maximum ridge line has been maintained. Existing windows will remain or be relocated as shown. Existing windows found to be in too poor of a condition to be repaired. They will be replaced with windows that match existing windows in



both size and detail. Additional details include triple corner columns supporting the existing front porch and copied to the new side porch roof. New siding will match existing in profile, reveal, and material. Stone veneered foundation and steps are proposed. All repaired and replaced wood trim on windows and doors will match existing. A side entry segmented garage door shall be located at the rear of the house. Vinyl siding is to be removed and replaced with Hardie. Stone is proposed as a foundation material.

**Proposal – Site Features**

Proposed site features include a new privacy fence, driveway, walkways, landscaping, patio and new trees to replace those removed.

**Staff Recommendation**

The Commission will determine if the proposed improvements meet the applicable design guidelines.

**FOR/AGAINST:**

- John Phares, neighborhood resident, spoke in opposition of the application.
- William Lipscomb, neighborhood resident, spoke in opposition of the application.

**MOTION:** Based on the need for additional information, Mr. Bender made a **MOTION** to **CONTINUE** this application for further design study. The revised drawings will show:

1. Porch/Side deck redesign
2. Traditional materials and no introduction of stone
3. Garage door details and information
4. Fence details and information.
5. Windows 1/1 in basement

**Ms. Titus seconded.**

**VOTE: 9/0**

**AYES:** BENDER, CORBUS, DUFFY, EGAN, HADEN, MAJEED, RISTAINO, RUMSCH, TITUS

**NAYS:** NONE

**DECISION: APPLICATION FOR ADDITION/SITE FEATURES CONTINUED.**

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- **MS. TITUS DECLARED A CONFLICT OF INTEREST FOR THE NEXT APPLICATION AND REMOVED HERSELF FROM THE COMMISSION.**
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**APPLICATION: HDC 2016-066, 1922 LENNOX AVENUE - ADDITION**

**Existing Conditions**

The c/1925 existing structure is one story Colonial style duplex. The home is listed as a Contributing structure in the Dilworth National Register Survey. Adjacent structures are one, one and one half and two story single family homes. A large mature tree is located in the rear yard near the house.

**Proposal –Addition**

Proposed is a second floor addition and a new detached garage. A front facing gable with recessed flanking sheds will be added on the front roof slope. Windows and doors on the rear and side elevations will be replaced. The front porch will also be replaced. New front and rear dormers and a side to side cross gable roof will be added. New materials, roof details, and trim will match existing. The one story accessory building pulls architectural details from the house.

**Staff Recommendation**

The Commission will determine if the proposed improvements meet the applicable design guidelines.

**FOR/AGAINST:**

- Jarod Brown, adjacent property owner, spoke in favor of the application.
- Trip Wheeler, adjacent property owner, spoke in favor of the application.

**MOTION:** Based on non-compliance with ***Policy & Design Guidelines***, Mr. Duffy made a **MOTION** to **DENY** this application because it does not meet guidelines for: Massing, Context, and Scale.  
**Mr. Rumsch seconded.**

**VOTE: 3/5**

**AYES:** DUFFY, EGAN, RUMSCH

**NAYS:** BENDER, CORBUS, HADEN, MAJEED, RISTAINO

**DECISION: MOTION FOR DENIAL FAILS**

**MOTION:** Based on the need for additional information, Mr. Haden made a **MOTION** to **CONTINUE** this application for further design study. The expectation for revised drawings is:

1. Size, Scale and Massing to be reduced so that an addition will reflect a more modest 1 ½ story addition
2. Fenestration and rhythm simplified

Mr. Rumsch seconded.

**VOTE: 7/1**

**AYES:** BENDER, CORBUS, EGAN, HADEN, MAJEED, RISTAINO,  
RUMSCH,

**NAYS:** DUFFY

**DECISION: APPLICATION FOR ADDITION CONTINUED.**

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The meeting adjourned at 6:50 pm with a meeting length of 5 hours and fifty-one minutes.

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Linda Keich, Clerk to the Historic District Commission.