



HISTORIC DISTRICT COMMISSION

January 10, 2018

MINUTES

MEMBERS PRESENT:

Mr. P. J. Henningson
Ms. Jessica Hindman, Vice Chair
Ms. Mattie Marshall
Ms. Kim Parati
Mr. John Phares
Mr. Damon Rumsch
Ms. Claire Stephens
Ms. Tamara Titus, 2nd Vice Chair
Ms. Jill Walker

MEMBERS ABSENT:

Mr. James Haden, Chair
Ms. Jana Hartenstine

OTHERS PRESENT:

Mr. John Howard, Administrator
Historic District Commission
Ms. Kristi Harpst, Staff
Historic District Commission
Ms. Wanda Birmingham, Staff
Historic District Commission
Ms. Sonda Kennedy, Clerk
Historic District Commission
Mr. Thomas Powers, Senior Assistant City Attorney
Ms. Andrea Leslie-Fite, Assistant City Attorney
Ms. Amber Kidd, Specialist
State Historic Preservation Office in Raleigh
Adkins Court Reporters

With a quorum present and in Chairman Haden's absence, Vice Chair Ms. Hindman called the regular January meeting of the Charlotte Historic District Commission to order at 1:06 pm. She began the hearings portion of the meeting by introducing the Staff and Commissioners and others. She explained the meeting procedures: All interested parties planning to give testimony – FOR or AGAINST – must submit a form to speak 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

proceeding, Commissioners and the Applicant will then discuss the project. Audience members who are signed up to speak either FOR or AGAINST the application will be called to the podium for each agenda item. Presentations by the Applicants and audience members must be concise and focused on the **Charlotte Historic District 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 Applicants will then 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 if necessary. Once the review is completed, a MOTION will be made to Approve, Deny, or Continue the review of the application at a future meeting. A 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 considered prejudicial, that should be revealed at the beginning of the hearing of a particular case. The Commission is a quasi-judicial body and can only accept 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 decision 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. Vice Chair Ms. Hindman 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. Ms. Hindman said that those in the audience must remain quiet during the hearings. An audience member will be asked once to be quiet and the need for a second request will require removal from the room. Ms. Hindman swore in all Applicants and Staff and continued to do so throughout the meeting as others arrived.

Index of Addresses:	318 West 10 th Street	Fourth Ward
	800 Woodruff Place	Wesley Heights
	301 West Kingston Avenue	Wilmore
	1719 Dilworth Road East	Dilworth
	1630 Dilworth Road West	Dilworth
	601 West Kingston Avenue	Wilmore
	227 West Park Avenue	Wilmore
	729 Woodruff Place	Wesley Heights
	1927 The Plaza	Plaza Midwood
	224 North Poplar Street	Fourth Ward
	831 East Worthington Avenue	Dilworth
	1924 Merriman Avenue	Wilmore

APPLICATION: HDC 2017-706, 318 WEST 10TH STREET – WINDOW REPLACEMENT.

This address is one of the 10th Street Condominiums. The project is a row of three story units built in 1981.

Existing Conditions

A stop work order was issued when vinyl windows were seen being installed. Owners did not realize that windows being replaced with ones that look the same would be an HDC issue. The owners provided a letter from the HOA that supported the project.

Proposal

Approval for the vinyl sash kits is being requested based on the deteriorated condition of the removed windows and the fact that the condominiums are from 1981. The pattern will match what was existing. The owners report that a number, if not all, of the homeowners have already replaced their windows with vinyl in the 10th Street Condominiums.

FOR/AGAINST: No one accepted Ms. Hindman’s invitation to speak either FOR or AGAINST the application.

MOTION: Based on the need for more information on the details and before and after photographs as well as pictures of other units, Mr. Rumsch made a MOTION to CONTINUE the application. Ms. Stephens seconded.

VOTE: 8/1 **AYES:** HENNINGSON, HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, WALKER
NAYS: TITUS

DECISION: **APPLICATION FOR VINYL REPLACEMENT WINDOWS CONTINUED FOR MORE INFORMATION.**

APPLICATION: HDC 2017-682, 800 WOODRUFF PLACE – NEW CONSTRUCTION.

Existing Conditions

This is a vacant lot at the corner of Woodruff Place and Hurston Place at the very edge of the Wesley Heights Local Historic District. It is an area of historic one and one and one half story homes. There is infill new construction, two story townhomes (not in the historic district) to the rear and a row of one story homes across the street (these are in the historic district). The previous structure on this site was a single family, one and one half story house that was demolished without Historic District Commission approval by a prior owner. There is a grade change and several trees in various condition on the lot. A previous application was DENIED in September of 2017. This application for New Construction was CONTINUED from December for further design study regarding the dormers and the material application. It was noted that the right elevation and the front elevation are not the same language.

Proposed

Revised plans for the new house include changes:

- The two story stair window has been changed to a single
- A dormer behind the front chimney has been removed
- An arch has been removed from the garage
- Gables on front roof have become a double
- Window and gutter details have been included.

Applicant Comments

Owner John McEwen stated that his plans are trying to relate to the demolished house but also differentiating it as New Construction. Materials and details have been copied from the neighborhood.

FOR/AGAINST: No one accepted Ms. Hindman’s invitation to speak FOR or AGAINST the application.

Staff Recommendation The Commission will determine if the proposal meets the *Charlotte Historic District Design Guidelines – New Construction* for approval.

MOTION: Based on the need for additional material notes, and further design study regarding the chimney placement Ms. Walker made a **MOTION** to **CONTINUE** the application.

- **NOTE:** We approve the non-traditional material of the faux tile roof
- Ms. Hindman We make an exception and approve the garage doors because it faces the side that is not within the historic district.

Ms. Stephens seconded.

VOTE: 8/1 **AYES:** HENNINGSON, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER
NAYS: HINDMAN

DECISION: APPLICATION FOR NEW CONSTRUCTION CONTINUED FOR MORE INFORMATION.

APPLICATION: HDC 2017-429, 301 WEST KINGSTON AVENUE – ADDITION.

Existing Conditions

This application is for a front porch on a two story brick house. The work was begun before the owner obtained HDC approval. It was continued back in August 2017 for further design study and attention to details.

Proposed

The porch roof is showing supported by square columns on a rectangular brick base.

Applicant Comments

Owner Smitha Bally said they propose natural materials. There have been many changes to the house in the past making it difficult to determine what would be an appropriate addition. The new columns will align properly with the beam. A wood cap will be added atop the piers.

FOR/AGAINST: No one accepted Ms. Hindman’s invitation to speak FOR or AGAINST the application.

Staff Recommendation

The Commission will determine if the proposal meets the *Charlotte Historic District Design Guidelines – Additions and Porches* for approval.

MOTION: Based on non-compliance with *Charlotte Historic District Design Guidelines – Porches*, Ms. Titus made a **MOTION** to **DENY** this porch addition application.
Ms. Marshall seconded.

VOTE: 9/0 **AYES:** HENNINGSON, HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER
NAYS: NONE

DECISION: PORCH PLANS DENIED.

APPLICATION: HDC 2017-600, 1719 DILWORTH ROAD EAST - ADDITION.

Existing Conditions

This is a one and one half story brick house with a primary front facing gable and secondary front gable over front door. The application is for a covered front porch (terrace floor is existing), a rear addition, and a roof element over existing windows on the left side, and a bump out addition on the right side.

Proposed

In response to direction from the Commission, revised plans show a revised garage plan which better relates architecturally to the house, the roof slope now matches the slope of the new bay, new porch roof extruded to match depth of existing stoop.

FOR/AGAINST: No one accepted Ms. Hindman's invitation to speak either FOR or AGAINST the application.

Staff Recommendation

The Commission will determine if the proposal meets the ***Charlotte Historic District Design Guidelines – Additions and Porches*** for approval.

MOTION: Based on compliance with the ***Charlotte Historic District Design Guidelines***, Ms. Marshall made a MOTION to APPROVE the additions with the notes that (1) the garage gable will tie a minimum of 6" below ridge, and (2) the garage carriage style doors will be wood, and (3) all new brick will match existing and remain unpainted. Ms. ***Walker seconded.***

VOTE: 9/0 **AYES:** HENNINGSON, HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER
NAYS: NONE

DECISION: ADDITIONS APPROVED.

APPLICATION: HDC 2017-636, 1630 DILWORTH ROAD WEST – ACCESSORY STRUCTURE.

Existing Conditions

This address is the relatively new house that was built on the lot created in the point of Dilworth Road West and East Park Avenue. An application for a new accessory structure was continued in November for further design study.

Proposed

A new accessory building is proposed for the rear yard and visible from Dilworth Road West.

Applicant Comments

Architect John Zucker pointed out changes that have been made to the plans in response to Commission comments: (1) Gables match house. (2) 6/6 windows match house. (3) 12/12 roof pitch to match house.

(4) Materials and details match house. (5) The size has been reduced. (6) The location is farther back.
(7) A sliding gate is proposed.

FOR/AGAINST: No one accepted Ms. Hindman's invitation to speak either FOR or AGAINST the application.

Staff Recommendation

The Commission will determine if the proposal meets the ***Charlotte Historic District Design Guidelines – Accessory Structures***.

MOTION: Based on the need for additional information, Ms. Stephens made a **MOTION to CONTINUE** the application. Revised plans will include:
(1) the streetscape survey that includes the adjacent house on Dilworth Road West,
(2) clear information regarding the proximity of the adjacent house,
(3) motorized gate located behind the fence.
(4) window trim to match window trim detail on house
Mr. Rumsch seconded.

VOTE: 9/0 **AYES:** HENNINGSON, HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER
NAYS: NONE

DECISION: PROPOSED ACCESSORY BUILDING CONTINUED.

APPLICATION: HDC 2017-742, 601 WEST KINGSTON AVENUE – REDEVELOPMENT.

The proposed redevelopment was CONTINUED for further design study regarding setbacks, building heights, and massing.

Existing Conditions

This is a large redevelopment plan involving the removal of a number of apartment buildings on both sides of West Boulevard. This is for the smaller of the two portions and will consist of four townhomes facing West Kingston Avenue and four townhomes facing West Boulevard.

Proposed

The major change shows the roof terrace removed from the plans and the height of the buildings reduced.

FOR/AGAINST: No one accepted Ms. Hindman's invitation to speak FOR or AGAINST the application.

Staff Recommendation

The Commission will determine if the proposal meets the ***Charlotte Historic District Design Guidelines***.

MOTION: Based on the need for more information and further design study, Mr. Henningson made a **MOTION to CONTINUE** the redevelopment plans for this portion of the project. Revised plans will show changes to
(1) the orientation – signage must represent actual location,

(2) corner unit treatment must address adjacent homes,
(3) inclusion of streetscape study,
(4) Finished Floor height compared to grade regarding the adjacent houses.
Mr. Henningson made a point that this MOTION is consideration limited to this discussion only and that further details will be submitted for future HDC consideration.
Mr. Rumsch seconded.

VOTE: 9/0 **AYES:** HENNINGSON, HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH,
STEPHENS, TITUS, WALKER
NAYS: NONE

DECISION: REDEVELOPMENT PLANS CONTINUED.

APPLICATION: HDC 2017-754, 227 West Park Avenue - Addition.

Existing Conditions

This c. 1931 one story bungalow is adjacent to one and two story homes.

Proposed

The roof slope will go from 6/12 to 8/12. There will be two shed dormers on the rear and rear facing gable.

Applicant Comments

Contractor Keith Wesolowski explained that the ridge is being raised. The proposed rear addition will be pulled in from the sides. Upper siding will be cedar shakes. A fireplace will be added to rear porch. The streetscape is not changed by keeping the front of the house as is. Two trees will be saved by going up rather than going only off the back.

FOR/AGAINST: No one accepted Ms. Hindman's invitation to speak FOR or AGAINST the application.

Staff Recommendation

The Commission will determine if the proposal meets the ***Charlotte Historic District Design Guidelines – Additions.***

MOTION: Based on non-compliance with ***Charlotte Historic District Design Guidelines – Additions*** and no exception warranted, Ms. Titus made a **MOTION** to **DENY** the application for this addition.
Mr. Phares seconded.

VOTE: 9/0 **AYES:** HENNINGSON, HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH,
STEPHENS, TITUS, WALKER
NAYS: NONE

DECISION: ADDITION APPLICATION DENIED.

APPLICATION: HDC 2017-735, 729 WOODRUFF PLACE – ADDITION.

Existing Conditions

This c. 1948 brick house is an American Small House. It has a stoop for a front porch.

Proposal

The plan is to replace replacement windows with a 6/1 pattern, and add a front porch. Revised plans show shakes changed to siding, stone eliminated, square columns, appropriate pickets, brick steps – will match existing, 4”x4” brackets, standing seam metal roof over porch, remove a kitchen window but leave the brick rowlock in place, removed brick will be reused, replace rear siding.

FOR/AGAINST: No one accepted Ms. Hindman’s invitation to speak either FOR or AGAINST the application.

Staff Recommendation

The Commission will determine if the proposal meets the ***Charlotte Historic District Design Guidelines – Additions.***

MOTION: Based on the need for additional information and further design study, Mr. Rumsch made a **MOTION to CONTINUE** the application. Revised plans will show the porch rail removed, gable end porch will match house, window will remain the same size on front, brackets removed, rear ridge lowered by a minimum of six inches, wood windows.
Ms. Stephens seconded.

VOTE: 9/0 **AYES:** HENNINGSON, HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER
NAYS: NONE

SUBSTITUTE MOTION: After reopening the application and further discussion with the applicant: Based on compliance with ***Charlotte Historic District Design Guidelines***, Mr. Rumsch made a MOTION to APPROVE the additions with changes:
(1) Front window will remain,
(2) Porch detail will match house,
(3) Back ridge will be lowered,
(4) Windows will be replaced with 6/1 wood. The left elevation windows are fine.
Mr. Henningson seconded.

VOTE: 9/0 **AYES:** HENNINGSON, HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER
NAYS: NONE

DECISION: APPLICATION FOR ADDITIONS APPROVED WITH CONDITIONS.

Mr. Henningson left at 5:55 and was not present for the remainder of the meeting.
Mr. Rumsch declared a conflict of interest and removed himself from the Commission for the next application.
Ms. Marshall was out of the room for the next application.

APPLICATION: HDC 2017-744, 1927 THE PLAZA: FRONT PORCH CHANGE.

Existing Conditions

This brick ranch was built in 1950. Decorative wrought iron posts support the front porch roof. And the rail has been removed.

Proposed

Square columns with an appropriately detailed rail will be added once the wrought iron has been removed.

FOR/AGAINST: No one accepted Ms. Hindman’s invitation to speak FOR or AGAINST the application.

Staff Recommendation

The Commission will determine if the proposal meets the ***Charlotte Historic District Design Guidelines – Additions.***

MOTION: Based on compliance with ***Charlotte Historic District Design Guidelines – Additions,*** Mr. Phares made a **MOTION** to **APPROVE** the new square columns and the new rail.
Ms. Parati seconded.

VOTE: 5/1 **AYES:** HINDMAN, PARATI, PHARES, STEPHENS, WALKER
NAYS: TITUS

DECISION: FRONT PORCH COLUMNS AND RAIL APPROVED.

APPLICATION: HDC 2017-730, 224 NORTH POPLAR STREET – FAÇADE CHANGES.

Existing Conditions

This c. 1982 brick, midrise condominium building has long been experiencing water problems. The commission approved a potential fix but it did not work. There is a balcony-type brick half-wall the length of the building on each floor.

Proposed

The proposal is to remove the pony wall (half wall) and replace it with a metal rail.

FOR/AGAINST: No one accepted Ms. Hindman’s invitation to speak either FOR or AGAINST the application.

Staff Recommendation

The Commission will determine if the proposal meets the *Charlotte Historic District Design Guidelines – Additions*.

MOTION: Based on compliance with *Charlotte Historic District Design Guidelines*, Ms. Walker made a **MOTION** to **APPROVE** the removal of the pony walls. New iron railings will be added. Corner units will have a privacy element that staff will review.
Mr. Rumsch seconded.

VOTE: 7/1 **AYES:** HINDMAN, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER
NAYS: MARSHALL

DECISION: BRICK WALLS ALONG WALKWAY WILL BE REMOVED. METAL RAILS WILL BE ADDED. STAFF WILL REVIEW PRIVACY ELEMENTS AT CORNER UNITS.

APPLICATION: HDC 2017-759, 831 EAST WORTHINGTON AVENUE – ELEVATION CHANGES.

Existing Conditions

This c. 1915 William Peeps house is at the corner of East Worthington Avenue and Park Road.

Proposed

This house has a side entrance on Park Road and fronts on Worthington Avenue. The plan is to re-orient the primary entrance back to Park Road. This configuration of a private porch is a hallmark of a William Peeps design and he originally lived in this house.

Applicant Comments

Architect Allen Brooks said this will be a Tax Credit project and Historic Landmarks designation is being pursued.

FOR/AGAINST: No one accepted Ms. Hindman’s invitation to speak FOR or AGAINST the application.

Staff Recommendation

The Commission will determine if the proposal meets the *Charlotte Historic District Design Guidelines*.

MOTION: Based on returning to an historically correct configuration, Ms. Titus made a **MOTION** to **APPROVE** the returning of the side entrance to the primary entrance and the modifications to the front porch for it to become the secondary entrance. The fence/hedge line will be pulled back to the offset from the new Park Road side entrance.
Ms. Parati seconded.

VOTE: 8/0 **AYES:** HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER
NAYS: NONE

DECISION: CHANGES TO FRONT PORCH, CHANGES TO SIDE APPROVED FOR HISTORIC ENTRANCE REORIENTATION.

APPLICATION: HDC 2017-714 1924 MERRIMAN AVENUE – DEMOLITION.

This c. 1951 duplex is located in the flood plain and across from FEMA flood plain teardowns.

FOR/AGAINST: No one accepted Ms. Hindman’s invitation to speak FOR or AGAINST the application.

MOTION: Based on its existence in the neighborhood and it being an American Small House, Ms. Titus made a **MOTION** to **RECOGNIZE** the house as having special significance to the neighborhood.

Ms. Marshall seconded.

VOTE: 8/0 **AYES:** HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER
NAYS: NONE

MOTION: Based on the structure being recognized as having special significance to the neighborhood, Ms. Titus made a **MOTION** to impose the maximum 365 Day Stay of Demolition.

Ms. Marshall seconded.

VOTE: 8/0 **AYES:** HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER
NAYS: NONE

DECISION: HOUSE RECOGNIZED AT HAVING SPECIAL SIGNIFICANCE. 365 DAY STAY OF DEMOLITION IMPOSED.

With a necessary revision reported by Ms. Titus regarding the MOTION for 300 East Worthington Avenue, the December minutes were approved unanimously.

With business complete, the January Historic District Commission meeting ended at 7:08 pm. The meeting length was six hours and two minutes.

Respectfully Submitted,

Wanda Birmingham, Staff
Charlotte Historic District Commission