



HISTORIC DISTRICT COMMISSION

February 14, 2018

Minutes

MEMBERS PRESENT: Mr. James Haden, Chair
 Ms. Jana Hartenstine
 Mr. PJ Henningson
 Ms. Jessica Hindman, Vice Chair
 Ms. Kim Parati
 Mr. John Phares
 Mr. Damon Rumsch
 Ms. Claire Stephens
 Ms. Tamara Titus, 2nd Vice Chair
 Ms. Jill Walker

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. Sonda Kennedy, Acting Clerk to the
 Historic District Commission
 Ms. Andrea Leslie-Fite, Assistant City Attorney
 Adkins Court Reporters

With a quorum present, Chairman Haden called the regular February meeting of the Charlotte Historic District Commission to order at 1:03 pm. He began the hearings portion of the meeting by introducing the Staff and Commissioners and others. He 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 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. Mr. Haden 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. Haden 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. Mr. Haden swore in all Applicants and Staff and continued to do so throughout the meeting as others arrived.

Index of Addresses:

Continued

HDC 2017-00706	318 West 10 th Street	Fourth Ward
HDC 2017-00682	800 Woodruff Place	Wesley Heights
HDC 2017-00636	1630 Dilworth Road West	Dilworth
HDC 2017-00742	601 West Kingston Avenue	Wilmore

New Applications

HDC 2017-00683	409 Rensselaer Avenue	Dilworth
HDC 2018-00014	518 West Kingston Avenue	Wilmore
HDC 2018-00025	1843 Thomas Avenue	Plaza Midwood
HDC 2018-00033	301 West Summit Avenue	Wilmore
HDC 2018-00057	1916 Merriman Avenue	Wilmore

Mr. Henningson was out of the meeting room for the first three applications.

APPLICATION: HDCRMI 2017-00706 318 WEST 10TH STREET – WINDOW REPLACEMENT.

This address is one of the 10th Street Condominiums in the Fourth Ward. The project is a row of three story units build in 1981. This request for replacement windows in one unit was recently deferred for additional context information.

EXISTING CONDITIONS

A Stop Work Order was issued when vinyl windows were seen being installed. Owners did not realize that replacement windows being replaced with ones that look the same would be an HDC issue.

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 matches what was existing. The owners report that a number, if not all, of the homeowners have already replaced their windows (if not more than once but twice) with vinyl in the 10th Street Condominiums. Additional information is included which shows pictures of adjacent units. The trim remains with no intention of removing or modifying it.

APPLICANT COMMENTS

Owners report that the HOA is in full support of this application and had a letter for evidence.

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

MOTION: Based on no exception warranted to **Charlotte Historic District Design Guidelines**, Ms. Hartenstine made a MOTION to DENY the vinyl replacement windows.
Ms. Parati seconded.

VOTE: 3/6 **AYES:** HARTENSTINE, PARATI, TITUS
 NAYS: HADEN, HINDMAN, PHARES, RUMSCH, STEPHENS, WALKER

MOTION: Based on exception warranted to **Charlotte Historic District Design Guidelines**, by age of townhomes, number of already replaced windows, windows replaced were replacement windows, HOA endorsement, Ms. Stephens made a MOTION to APPROVE the window replacement. Mr. Rumsch seconded.

VOTE: 6/3 **AYES:** HADEN, HINDMAN, PHARES, RUMSCH, STEPHENS, WALKER
 NAYS: HARTENSTINE, PARATI, TITUS

DECISION: VINYL REPLACEMENT WINDOWS APPROVED.

*NOTE: Ms. Hindman asked for a presentation regarding HOAs at the March workshop.

APPLICATION: HDCRMA 2017-00682 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). Other homes are one and one half story homes that create the historic fabric of the context. The previous structure on this site was a single family, one and one half story brick 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 recently CONTINUED for further design study regarding the front dormer located behind the chimney and material application. It was also recently noted that the right elevation and the front elevation do not speak the same architectural language.

Applicant Comments

Owner John McEwen said the chimney has been disengaged and the distance from the roof slope to the chimney has increased. This treatment is found in the neighborhood and was on the demolished house. Material choices and application are replicated from the neighborhood.

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

MOTION: Based on compliance with *Charlotte Historic District Design Guidelines*, Ms. Titus made a **MOTION** to **APPROVE** the New Construction as revised.
Ms. Hindman seconded.

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

DECISION: NEW CONSTRUCTION APPROVED.

APPLICATION: HDCRMI 2017-00636 1630 DILWORTH ROAD WEST – ACCESSORY STRUCTURE

EXISTING CONDITIONS

This address is a new house in the point of Dilworth Road West and East Park Avenue. It fronts both streets and was once the side yard of the house on Dilworth Road West. An addition was removed from the house and two additional lots were created. The proposed outbuilding would replace one that is there now. It was CONTINUED for further design study regarding scale, missing details, materials, gate location, window pattern, adjacent property information.

CURRENT PROPOSAL

The window pattern is 6/6 to match the house. Garage doors will be wood and the columns a composite material like those on the house. A site plan shows that the new building is eight feet forward of the adjacent house and lines up with the front porch. At the suggestion of the Commission, a new sidewalk shows extending from the porch steps to the street.

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

MOTION: Based on no exception warranted to *Charlotte Historic District Design Guidelines - Accessory Structures, Setback, and Spacing*, Ms. Titus made a MOTION to DENY the proposed out building.
Ms. Walker seconded.

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

DECISION: PROPOSED ACCESSORY STRUCTURE DESIGN DENIED.

Mr. Henningson returned to the Commission.

APPLICATION: HDCRMA 2017-00742 601 WEST KINGSTON AVENUE – NEW CONSTRUCTION MULTI FAMILY

Redevelopment. This was continued for further design study.

EXISTING CONDITIONS

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

CURRENT PROPOSAL

Changes include: end units now address street, units read as individual by dropping down, end units step out, lower level porch section added. Building branding changed to reflect actual.

APPLICANT COMMENTS

Charles McClure explained that design choices were picked up from the permanent buildings nearby. Dilworth Elementary School and the church on West Boulevard are strong design examples regarding heights, cornices, flat roof form, materials, etc.

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

MOTION: Based on the need for further design study regarding: fenestration – side elevations, reconsider massing of building on Worthington, HVAC placement, garage door information, and include samples of windows and brick and mortar, Ms. Hindman made a MOTION to CONTINUE the application.

Mr. Phares seconded.

VOTE: 10/0 **AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER
NAYS: NONE

DECISION: REDEVELOPMENT CONTINUED.

APPLICATION: HDCRMA 2017-00683 409 RENSSELAER AVENUE – ADDITIONS.

This is a c. 1930 one story house on Rensselaer. It backs up to recently demolished, scattered duplexes on property owned by the City which will be redeveloped into mixed use and park space. Additions are planned to take advantage of the new rear view.

EXISTING CONDITIONS

This house is listed as a Contributing structure in the Dilworth National Register Survey. It has a small front stoop, the grade drops significantly from front to rear.

PROPOSED

A new full front porch and an increase of the roof plane by two feet are proposed to be added. The rear will become two stories over the existing basement.

Applicant Comments

Architect Allen Brooks explained the proposal. This house is mid-block and sits farther back than others in the block. It is a relatively narrow house with little opportunity to expand to the sides. It will become neither higher than the adjacent houses nor higher than the average on the block. It will have a little more than a one foot rise. An upper balcony on the rear will have a small roof covering. The existing daylight basement will become living space by adding windows in the tall crawl space walls with a porch above. The additions step in from the sides. A shed roof is proposed for the front porch. The front yard parking will be removed by extending the drive which would curve to the side of the house to protect a large crepe myrtle in the corner of the yard. All vinyl will be removed and siding will be repaired or replaced to match what is found beneath the vinyl. Windows that have been replaced already will be removed and all new windows will match the original windows on the house.

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

MOTION: Based on the need for further design study, Ms. Stephens made a MOTION to CONTINUE the application with revised drawings to consider keeping the unique asymmetry of the front porch, and a restudy of the back porch and the back porch massing, 6/6 windows shown.
Mr. Phares seconded.

VOTE: 10/0 **AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER
NAYS NONE

DECISION: APPLICATION CONTINUED FOR FURTHER DESIGN STUDY.

APPLICATION: HDCRMI 2018-00014 518 WEST KINGSTON AVENUE – ADDITION.

EXISTING CONDITIONS

This is a one story, brick American Small House in the Wilmore neighborhood. It has a front porch.

PROPOSED

The front porch is to be changed by: beefing up the columns, changing out the rails, removing lattice underpinning, widening the steps, replacing the front facing gable end siding, and adding a brick foundation wall.

APPLICANT COMMENTS

Owner April Wheeler explained that these changes are actually correcting the front porch from a past renovation. The intent is to rebuild under the existing gabled porch roof.

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

MOTION: Based on compliance with **Charlotte Historic District Design Guidelines**, Ms. Titus made a MOTION to APPROVE the changes to the front porch with revised plans for Staff to review, to show the new brick steps to have a rowlock with overhang, larger dimension trim around the vent, and all materials noted (including brick to match).
Ms. Stephens seconded

VOTE: 10/0

AYES: HADEN, HARTENSTINE, HENNINGSON, HINDMAN, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER

NAYS: NONE

DECISION: PORCH CHANGES APPROVED WITH REVISED PLANS TO STAFF.

Ms. Hartenstine declared a conflict of interest and removed herself from the Commission for the next application.

APPLICATION: HDCRMI 2018-00025 1843 THOMAS AVENUE – ADDITIONS.

EXISTING CONDITIONS

This address is at the corner of Thomas Avenue and Belle Terre Avenue and near the edge of Plaza Midwood. The house is a one story stucco c. 1930.

PROPOSED

A small front addition and a stepped in addition to the rear is part of the renovation. Dormers on the rear addition will face the side street. New siding will be stucco to match the house.

APPLICANT COMMENTS

Architect Kent Lineberger explained that the inside of the house is very confusing. The house may have been a duplex earlier. One of the two front doors is to be removed and replaced with a window – it is the front door that is perpendicular to the street. A pergola is to be added over front terrace. A blue stone porch floor and step treads will be added. The existing setback of the house does not meet the setbacks of today but the additions will. All new trim will match existing. Skylights will be removed as well as a chimney flue.

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

MOTION: Based on compliance with ***Charlotte Historic District Design Guidelines Additions***, Mr. Rumsch made a MOTION to APPROVE the additions as presented. Ms. Hindman seconded.

VOTE: 9/0

AYES: HADEN, HENNINGSON, HINDMAN, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER

NAYS: NONE

DECISION: ADDITIONS APPROVED.

APPLICATION: HDCCMI 2018-00033 301 WEST SUMMIT AVENUE – EXTERIOR CHANGES.

EXISTING CONDITIONS

This is a one story; barrel roofed, industrial building at the very edge of the Wilmore Local Historic District. Adjacent properties in the Local Historic District are mostly one and one half story homes. Major redevelopment is happening across the street but it is not in the Wilmore Historic District. The renovations are proposed for a new business going into the space.

PROPOSED

Changes to the façade include adding windows on the ends of the curved roof, changing out the overhead door to become a large multipane window, painting the brick, adding new entry elements.

APPLICANT COMMENTS

It was explained that the building footprint does not change. The big roll up door and the associated curb cut will be removed. Curb cuts on Summit will be removed and the area landscaped. Where windows are being added, they will match existing. The siding in the curve of the roof ends will be removed and glass will be added. A new front door will be added and entry canopy overhead.

MOTION: Based on no exception warranted to *Charlotte Historic District Design Guidelines* Ms. Hartenstine made a MOTION to DENY the painting of brick and based on compliance with the *Charlotte Historic District Design Guidelines* made a MOTION to APPROVE the exterior changes with the note that if a substitute material is further requested for the front door that a sample will be reviewed by the full Commission. .
Mr. Phares seconded.

VOTE: 10/0 **AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER
NAYS: NONE

DECISION: **CHANGES APPROVED.**

APPLICATION: HDCRDEMO 2018-00057 1916 MERRIMAN AVENUE – DEMOLITION.

EXISTING CONDITIONS

The existing structure is a one story brick duplex constructed in 1951. Adjacent structures are residential, mostly one story in height. Duplex structures across the street were approved for demolition due to FEMA floodplain regulations.

PROPOSAL

The proposal is full demolition of the duplex.

MOTION: Based on *Charlotte Historic District Guidelines* – Demolitions Ms. Hindman made a **MOTION** that the structure has special significance to the district.
Mr. Henningson seconded.

VOTE: 9/1 **AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, PARATI, PHARES, RUMSCH, TITUS, WALKER
NAYS: STEPHENS

MOTION: Based on *Charlotte Historic District Guidelines* – Demolitions Ms. Hindman made a **MOTION** to **APPROVE** the demolition with a 365 day stay.
Mr. Phares seconded

VOTE: 10/0 **AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER

NAYS: NONE

With Ms. Titus' corrections, the January 2018 Minutes were unanimously approved.

Respectfully Submitted

Wanda Birmingham, Staff

Charlotte Historic District Commission