



APPROVED 10, 2018

HISTORIC DISTRICT COMMISSION
September 12, 2018

MINUTES

MEMBERS PRESENT: Mr. James Haden, Chair
Ms. Jessica Hindman, Vice-Chair
Ms. Jana Hartenstine
Mr. PJ Henningson
Mr. James Jordan
Ms. Mattie Marshall
Mr. John Phares
Mr. Damon Rumsch
Ms. Jill Walker

MEMBERS ABSENT: Ms. Kim Parati
Ms. Tamara Titus, 2nd Vice-Chair

OTHERS PRESENT: Mr. John Howard, Administrator of the Historic District Commission
Ms. Kristi Harpst, Staff of the Historic District Commission
Ms. Linda Keich, Clerk to Historic District Commission
Ms. Thomas Powers, Senior Assistant City Attorney
Ms. Candy Thomas, Adkins Court Reporter

With a quorum present, Mr. Haden called the regular September meeting of the Historic District Commission meeting to order at 1:05 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 form to speak and must be sworn in. Staff will present a description of each proposed project to the Commission. The Commissioners and the Applicants will then discuss the project. Audience members signed up to speak either 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 **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 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. 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 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 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 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. Mr. Haden swore in all Applicants and Staff, and he continued to swear in people as they arrived for the duration of the meeting.

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NEW APPLICATIONS

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HDC 2018-405	528 S. Summit Avenue	Wesley Heights
HDC 2018-431	725 Templeton Avenue	Dilworth
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APPLICATION: HDC 2018-275 300 E. WORTHINGTON AVENUE – NEW CONSTRUCTION

The application was continued for the following items: (1) Restudy of the turret windows with and expression of structure between and more information on the rear elevation, and (2) Provide more detail on the security enclosure.

EXISTING CONDITIONS

The site is at the edge of the Dilworth Local Historic District and within the South End Transit Overlay District. The existing building is a 1.5 story Bungalow style structure constructed in 1930. The property is zoned B-1 which also allows residential development. The site slopes from front to rear approximately 8-10 feet. Adjacent structures are a mix of 1 and 2 story residential buildings, mixed use and institutional buildings. A 365-Day Stay of Demolition was placed on the structure June 14, 2017.

PROPOSAL

The proposal is a new two-story Queen Anne style single family house and detached garage. The height from grade to ridge is approximately 25.6'. Details include wood siding, windows and trim, 8'd. front porch, 16' d. rear porch, round tapered columns and brick foundation. The accessory building is approximately 24' in height and secondary to the house in size and scale with materials and details to match the house. The applicant has provided examples of design precedents in the District and historic references for the proposed architectural style.

Revised Proposal – September 12

1. The turret windows have been resized.
2. Details of the security enclosure have been included.

STAFF RECOMMENDATION

1. The proposal is not incongruous with the District and meets the guidelines for new construction.
2. Minor revisions may be reviewed by staff.

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. Hindman made a **MOTION to APPROVE** this application because the project does meet the restudy of the turret and window and restudy of the screen wall, with the qualifier that the applicant is to confirm permeability calcs per 8.4, number 7 with staff.
Mr. Hartenstine Seconded.

VOTE: 8/0 **AYES:** HADEN, HINDMAN, HARTENSTINE, JORDAN, MARSHALL, PHARES,
RUMSCH, WALKER
NAYS: NONE

DECISION: **APPLICATION APPROVED WITH THE QUALIFIER**

MR. HENNINGSON AND MR. RUMCH WERE EXCUSED FOR THIS APPLICATION.

APPLICATION: **HDC 2018-411– 515 WALNUT AVENUE – ADDITION**

EXISTING CONDITIONS

The site is a corner lot on Walnut Avenue that abuts a greenway and approximately 10 feet above Litaker Avenue. The existing structure was originally constructed in 1929 and modified with HDC approval. The lot size is 55’ x 192.5’. Existing features include brick exterior, bungalow style porch, a gabled dormer and shed roof dormer on the front, and a shed dormer on the rear. The applicant has included examples of houses in the neighborhood of similar size.

PROPOSAL

The proposal is a rear addition that is no taller or wider than the house but is located on a corner lot and the proposed square footage is greater than 50% of the existing house. A one-story sunroom/screen porch connects the main house to the new 1.5 story addition. The footprint of the main addition is 26’x36’. The addition includes a garage one the first level under living space. Architectural features include a brick façade, wood porch columns. The proposal includes Hardie siding on the addition’s dormers to match existing dormers on the main house. The applicant has provided examples of attached garages in the district. There are no impacts to mature trees.

STAFF RECOMMENDATION

1. The proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above.
2. Minor revisions may be reviewed by staff.

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*, Mr. Phares made a **MOTION to CONTINUE** the project, because the proposal does not comply with number 5 on page 7.2 in that the roof lines of the new addition are not secondary to those of the existing structure.
Ms. Marshall seconded.

VOTE: 7/0 **AYES:** HADEN, HINDMAN, HARTENSTINE, JORDAN, MARSHALL, PHARES, WALKER

NAYS: NONE

DECISION: APPLICATION FOR ADDITION CONTINUED.

APPLICATION: HDC 2018-417, 700 GRANDIN ROAD – NEW CONSTRUCTION/ACCESSORY STRUCTURE

EXISTING CONDITIONS

The site is an existing vacant lot located mid-block along Grandin Road. Adjacent structures are single family. This section of Grandin Road has a variety of house sizes, heights, and architectural styles.

PROPOSAL

The project is a new single-family house and detached garage. Lot dimensions are 53' x 202.64'. The front setback will be alignment with the existing adjacent houses. Building height is +/-33'-4" from grade. Materials include fiber cement lap siding, 8'd. front porch with wood tongue and groove flooring, and brick foundation. Windows to be wood or aluminum clad, no vinyl exterior components. Two mature trees in the rear yard would be removed and new maturing canopy trees will be replanted.

The accessory building is approximately 24' in height and secondary to the house in size and scale with materials and details to match the house. The applicant has provided examples of design precedents in the District and historic references for the proposed architectural style.

STAFF RECOMMENDATION

1. The proposal is not incongruous with the District and meets the guideline for new construction.
2. Minor revisions may be reviewed by staff.

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* Mr. Henningson made a **MOTION** to **CONTINUE** this application as submitted for meeting our guidelines for the following:

- 6.6. item 1, Height
- 6.7, Relationship to Buildings
- 6.1 through 16, Entire Chapter
- Trees

Mr. Rumsch seconded.

VOTE: 9/0 **AYES:** HADEN, HINDMAN, HARTENSTINE, HENNINGSON, JORDAN, MARSHALL, PHARES, RUMSCH, WALKER

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION/ACCESSORY STRUCTURE CONTINUED

APPLICATION: HDC 2018-446, 620 E. TREMONT AVENUE – ADDITION

EXISTING CONDITIONS

The existing structure is a 1 story Bungalow house constructed in 1915. Architectural features include a hip roof, full width engaged front porch, and centered dormer. Siding material is wood and brick foundation is painted. Adjacent structures are 1-2 story single family houses and multifamily quadrplexes. The house height is approximately 21'-5". The lot size is 50' x 150' and lot topography slopes down away from the street. In the rear

yard is a pool that will remain.

PROPOSAL

The proposal is a rear addition that is slightly taller and wider than the existing house. The hip addition ridge height on the left side is located behind a chimney and is approximately 2' above the existing ridge. The hip roof pitch matches existing. On the right side is a gable addition that ties into the left side hipped roof. Materials include wood siding, wood or aluminum clad windows, wood columns and brackets, and brick to match existing. New roof and window trim details will match the house. Post-construction the rear yard will be 50% permeable. There are no impacts to mature trees.

STAFF RECOMMENDATION

Staff has the following concerns with the application:

- 1. The proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above.
- 2. The addition is located toward the rear of the house and does not overpower the original house.
- 3. Minor revisions may be reviewed by staff.

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. Hindman made a **MOTION** to **CONTINUE** this application for a restudy of the rear elevation to simplify and a restudy of the dormers, including the simplification of the right-side dormer and a restudy of the left-side dormer that straddles the hip extension.
Mr. Rumsch seconded.

VOTE: 6/3 **AYES:** HADEN, HINDMAN HARTENSTINE, HENNINGSON, MARSHALL, PHARES, RUMSCH
NAYS: WALKER, JORDAN, ???

DECISION: APPLICATION FOR ADDITION CONTINUED

MS. MARSHALL LEFT THE MEETING AT 4 PM AND WAS EXCUSSED FOR THIS ONE CASE

APPLICATION: HDC 2018-405, 528 S. SUMMIT AVENUE – ADDITION

EXISTING CONDITIONS

The existing structure is a 1.5 story Bungalow house constructed in 1925. Architectural features side gable roof, full width front porch, and centered gable dormer. Siding material is wood German lap and brick foundation is parged. Adjacent structures are 1-2 story single family houses. The house height is approximately 21'-5". The lot size is 55' x 197.5'.

PROPOSAL

The proposal is a one-story rear addition that is shorter but slightly wider than the existing house. The addition footprint is approximately 30'-3 ½" x 24'-10". Materials include wood German lap siding, wood or aluminum clad windows, and parged foundation to match existing. New roof, brackets, and window trim details will match the house. The project also includes the construction of a rear patio measuring 12'-11 ½" x 12'-11 ½". There are no impacts to mature trees.

STAFF RECOMMENDATION

Staff has the following concerns with the application:

- 1. The proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above.
- 2. Minor revisions may be reviewed by staff.

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

MOTION: Based on non-compliance with *Charlotte Historic District Design Guidelines* – **Mr. Jordan** made a **MOTION** to **APPROVE** this application for the bump-out with staff approval of final detailing, including, but not limited to, window trim, beams, ceiling brackets, porch flooring, divided light, attic venting.

Mr. Rumsch seconded.

VOTE: 8/0 **AYES:** HADEN, HINDMAN, HARTENSTINE, HENNINGSON, JORDAN, PHARES,
RUMSCH, WALKER

NAYS: NONE

DECISION: BUMP-OUT APPROVED WITH STAFF APPROVAL OF FINAL DETAILING

MS. MARSHALL WAS EXCUSSED FOR THIS ONE CASE & MR. PHERES RECUSED DUE TO CONFLICT OF INTEREST

APPLICATION: HDC 2018-431, 725 TEMPLETON AVENUE – ADDITION

EXISTING CONDITIONS

The existing structure is a 1.5 story Colonial Revival cottage constructed in 1940. Architectural features side gable roof and partial front porch. Siding material is brick. Adjacent structures are 1-2 story single family houses. The house height is approximately 23'-5". The lot size is 50' x 153'. A Stop Work Order (SWO) was issued on 7/31/2018 for beginning work without a COA.

PROPOSAL

The proposal is changes to the existing front porch. Materials include new tapered wood columns atop brick piers. New brick will match existing. There are no impacts to mature trees.

STAFF RECOMMENDATION

1. The proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above and new construction porches, 6.14.
2. The Commission will decide if the proposal meets the guidelines for rehabilitation of Porches, 4.8 above.
3. Minor revisions may be reviewed by staff.

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

MOTION: Based on compliance with the *Charlotte Historic Design Guidelines*, **Mr. Rumsch** made a **MOTION** to **DENY** this application because the proposed columns are incongruous with the architecture of the house, and would suggest that they be replaced with the ones that they removed as per our guidelines 4.8 for porches.

Mr. Henningson seconded.

VOTE: 8/0 **AYES:** HADEN, HINDMAN, HARTENSTINE, HENNINGSON, JORDAN, RUMSCH, WALKER, ???
NAYS: NONE

DECISION: APPLICATION DENIED

APPLICATION: HDC 2018-430, 2000 CHARLOTTE DRIVE – ADDITION

EXISTING CONDITIONS

The existing structure is a 1.5 story Colonial Revival cottage constructed in 1941. Architectural features side gable roof and partial engaged front porch. Siding material is brick. Adjacent structures are 1-2 story single family houses. The house height is approximately 20'-2". The lot size is 55' x 140'.

PROPOSAL

The proposal is a new roof over an existing concrete patio. The new addition is no taller or wider than the main house but is located on a corner lot. An outdoor brick fireplace will also be constructed to match existing. Materials include new wood columns to match existing and a wood handrail. New roof and trim details will match existing. New brick will match existing. There are no impacts to mature trees.

STAFF RECOMMENDATION

1. The proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above, and new construction - porches, 6.14.
2. Minor revisions may be reviewed by staff.

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

MOTION: Based on non-compliance with **Charlotte Historic District Design Guidelines Ms.Rumsch** made a **MOTION to APPROVE** this application as submitted, as it meets our guidelines.
Ms. Jordan seconded.

VOTE: 8/0 **AYES:** HADEN, HINDMAN, HARTENSTINE, HENNINGSON, PHARES, RUMSCH, WALKER, JORDAN

NAYS: NONE

DECISION: ADDITION APPROVED

APPLICATION: HDC 2018-452, 2020 CHARLOTTE DRIVE- ADDITION

EXISTING CONDITIONS

The existing structure is a 1.5 story Colonial Revival cottage constructed in 1936. Architectural features include side gable roof and an oversized projecting front gable porch. Siding material is brick. Adjacent structures are 1-2 story single family houses. The house height is approximately 20'-9". The lot size is 55' x 140'.

PROPOSAL

The proposal is changing the rear hip roof to a gable and adding shed dormers on the left and right elevation. The new addition is no taller or wider than the main house but is located on a corner lot. A new accent eyebrow window is proposed for the front elevation. Existing failing stucco on the front gable will be changed to wood lap siding. An existing porch on the left elevation will be slightly enlarged. Materials include wood lap siding and wood corner boards, new windows will be wood or aluminum clad to match existing. New roof and trim details will match existing. Existing brick will remain unpainted. There are no impacts to mature trees.

STAFF RECOMMENDATION

Staff has the following concerns with the application:

1. The proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above.
2. Minor revisions may be reviewed by staff.

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. Hindman made a **MOTION to APPROVE** this application as drawn with a qualifier that the shed dormers intersect below the ridge, the option for casement windows to match elevations at designer’s discretion, and substitute material approved.
Mr. Rumsch seconded.

VOTE: 6/2
AYES: HADEN, HARTENSTINE, JORDAN, PHARES, RUMSCH, WALKER
NAYS: HENNINGSON, HINDMAN,

DECISION: APPLICATION FOR ADDITION APPROVED WITH CONDITIONS FOR STAFF TO REVIEW.

APPLICATION: HDC 2018-464 – 922 EAST BOULEVARD – NEW CONSTRUCTION

EXISTING CONDITIONS

The existing structure is a 1.5 story Colonial Revival cottage constructed in 1920. Architectural features include side roof with two gabled dormers and a recessed corner porch. Siding material is wood with cornerboards. The building is currently occupied by a commercial use. Adjacent structures are a mixture of 1-2 story former residential houses that are now used for commercial purposes and commercial-type buildings. The lot size is approximately 67’ x 190’.

PROPOSAL

The proposal is enclosing the recessed corner porch on the front elevation. The existing porch stairs, piers/columns, and handrail are to remain. The new enclosure is reversible. Materials include wood lap siding and wood cornerboards to match existing. New windows will be wood or aluminum clad to match existing. New roof and trim details will match existing. There are no impacts to mature trees.

STAFF RECOMMENDATION

1. The proposal is not incongruous with the District and meets the guidelines for Rehabilitation of Building Elements – Porches, 4.8 and for Additions, 7.2 above.
2. Minor revisions may be reviewed by staff.

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* – Mr. Rumsch made a **MOTION to CONTINUE** this application for more information about the detailing of the exterior front elevation, to leave intact the existing exterior walls as they are now.
Ms. Hindman seconded.

VOTE: 5/4
AYES: HADEN, HINDMAN, RUMSCH, MARSHALL, WALKER
NAYS: HARTENSTINE, JORDAN, PHARES, HENNINGSON

DECISION: APPLICATION FOR ADDITION CONTINUED.

APPLICATION: HDC 2018-458 – 718 N. POPLAR STREET – SIDING REPLACEMENT

EXISTING CONDITIONS

The existing structure is a 3 story condo building constructed in 1983. Siding material is unpainted brick and

Masonite. Adjacent structures townhomes, condos, and commercial buildings. The lot size is approximately 73' x 204'.

PROPOSAL

The proposal is the removal of failing Masonite siding and the installation of LP Smartside siding which will match the Masonite in depth and dimension.

STAFF RECOMMENDATION

1. The full Commission will determine if the project meets the Guidelines for alternative materials, page 6.15 above.
2. Minor revisions may be reviewed by staff.

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

MOTION: Based on non-compliance with *Charlotte Historic District Design Guidelines* –**Mr. Henningson** made **MOTION** to **APPROVE** this application with a cementitious material with staff to approve the details.

Ms. Hindman seconded.

VOTE: 9/0 **AYES:** HADEN, HINDMAN, HARTENSTINE, HENNINGSON, JORDAN, MARSHALL, PHARES, RUMSCH, WALKER

NAYS: NONE

DECISION: **ALTERNATIVE MATERIAL WITH DETAILS TO BE APPROVED BY STAFF**

APPLICATION HDC 2018-406 – 301 W. SUMMIT AVENUE – COMMERCIAL SIGN

EXISTING CONDITIONS

The existing structure is a one story industrial building constructed in 1958. Features include a barrel vaulted roof, a large service door and industrial metal frame windows. Façade is brick. Adjacent structures within the District are single family houses. The zoning is B-2. All other changes to this building were approved by the HDC on February 14, 2018.

PROPOSAL

The proposal is a new sign request to enlarge the sign for visibility. The sign would be mounted on the front elevation above the entry door. The HDC sign regulations restrict the signage to eight square feet in area for this application. The applicant is requesting an exception to allow the sign to be 16 square feet in area.

STAFF RECOMMENDATION

1. The Commission will determine if the request for additional size warrants an exception.
2. Minor revisions may be reviewed by staff.

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

MOTION: Based on non-compliance with *Charlotte Historic District Design Guidelines* **Ms. Hartenstine** made a **MOTION** to **APPROVE** this application because we feel like it meets the guidelines and is appropriate for the scale of the building.

Ms. Walker seconded.

VOTE: 9/0 **AYES:** HADEN, HINDMAN, HARTENSTINE, HENNINGSON, JORDAN, MARSHALL, PHARES, RUMSCH, WALKER

NAYS: NONE

DECISION: APPLICATION APPROVED
