



HISTORIC DISTRICT COMMISSION
October 9, 2019 - Room 267

MINUTES

MEMBERS PRESENT: Mr. James Haden (Chairperson)
Mr. P.J. Henningson
Ms. Jessica Hindman (2nd Vice-Chairperson)
Mr. James Jordan
Mr. Sean Langley
Ms. Christa Lineberger
Mr. John Phares
Mr. Damon Rumsch

MEMBERS ABSENT: Ms. Kim Parati
Mr. Chris Barth
Mr. Chris Muryn
Ms. Jill Walker

OTHERS PRESENT: Ms. Kristi Harpst, Administrator of the Historic District Commission
Ms. Candice Leite, Staff to the Historic District Commission
Ms. Cindy Kochanek, Staff to the Historic District Commission
Ms. Linda Keich, Clerk
Ms. Andrea Leslie-Fite, Assistant City Attorney
LeShaunda Cass-Byrd, Court Reporter

With a quorum present, Chairman Haden called the special September meeting of the Historic District Commission (Commission) meeting to order at 1:10 pm. He began the meeting by introducing 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 the 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. Chairman Haden asked that everyone please silence any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. Chairman 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 require removal from the room. Chairman Haden swore in all Applicants and Staff, and continued to swear in people as they arrived for the duration of the meeting. Appeal from a decision of the Historic District Commission is to the Zoning Board of Adjustment. One has thirty (30) days from the date of the decision to appeal. This is in accordance with Section 10.213 of the City Zoning Ordinance.

Index of Addresses:

NOT HEARD SEPTEMBER 11, 2019

HDCRMI 2019-00514	318 Grandin Road	Wesley Heights
-------------------	------------------	----------------

CONTINUED

HDCRMI 2019-00416	1624 The Plaza	Plaza Midwood
HDCRMA 2019-00479	821 Walnut Avenue	Wesley Heights
HDCRMI 2019-00516	1621 Dilworth Road E	Dilworth
HDCRMA 2019-00528	1525 S. Mint Street & 404 Westwood Ave	Wilmore
HDCRMA 2019-00529	1529 & 1537 S. Mint Street	Wilmore

NEW CASES

HDCADMRM 2019-00287	304 Westwood Avenue	Wilmore
HDCRMI 2019-00538	1511 The Plaza	Plaza Midwood
HDCRMI 2019-00599	1936 Park Road	Dilworth
HDCRMI 2019-00444	429 W. Park Avenue	Wilmore
HDCRMI 2019-00517	1740 Wilmore Drive	Wilmore
HDCADMRM 2019-00515	831 E. Worthington Avenue	Dilworth

NOT HEARD SEPTEMBER 11, 2019

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BARTH, MURYN, PARATI, WALKER

APPLICATION: HDCRMA 2019-00514, 318 GRANDIN ROAD – FRONT PORCH ADDITION

EXISTING CONDITIONS:

Known as the White House, the building is a 1.5 story Craftsman constructed in 1926. Architectural features include a front and side-gabled roof with an asymmetrical four-bay façade, 4/1 windows and front portico, supported by non-original fluted aluminum columns. Exterior materials are cedar shake and unpainted brick. Adjacent structures are 1 and 1.5 story single-family and multi-family buildings. Lot size is approximately 55' x 187.5'.

PROPOSAL:

The proposal is changes to the front porch and a side porch. The front porch will be widened to 10' deep. All non-historic brick knee walls will be removed on both the front and side porches. Proposed materials are wood column and trim, and a brick foundation to match existing. No changes to existing windows on the front, left, or right elevations are proposed. An enclosed side porch will be re-opened with columns and trim to match the front porch.

A TRAQ Qualified Certified Arborist, provided a letter documenting the 19" false cypress tree's structural defects, and was approved for removal, with replanting required, at the Administrative level.

STAFF ANALYSIS:

Staff has the following concerns with the proposal:

1. Column/beam details are needed, since the existing columns are replacement aluminum fluted columns.
2. The proposal for the front porch is not incongruous with the District and meets the guidelines for Porches 4.8 and 6.15, Additions 7.2, and New Construction above.
3. Proposal is similar to previously approved front porch additions at 1910 Ewing Drive (2016) and 429 West Blvd (May 2019).
4. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Haden's invitation to speak either for or against this application.

MOTION: CONTINUED

1st: MR. HENNINGSON

2nd: MR. PHARES

Mr. Henningson moved to continue this application, with the applicant to provide accurate and proportionate front & side elevations, beam & column details, rowlock details, and accurate drawings of the side porch roof.

VOTE: 6/2

AYES: HADEN, HENNINGSON, PHARES, RUMSCH, LINEBERGER, HINDMAN

NAYS: JORDAN, LANGLEY

DECISION:

APPLICATION FOR FRONT PORCH ADDITION CONTINUED.

Applicant, HDCADMRM 2019-00515, 831 E. Worthington Ave, put forth a requested to be heard after case #1 of the October 9th agenda. The commission voted unanimously to hear case #12 to after case #1.

NEW CASE

ABSENT | RECUSE | LEFT MEETING

ABSENT: BARTH, MURYN, PARATI, WALKER

APPLICATION: HDCADMRM 2019-00515, 831 E. WORTHINGTON AVENUE – FENCE/PAINTED BRICK

EXISTING CONDITIONS:

The existing structure is a one-story Bungalow designed by William H. Peeps and listed as a contributing structure in the Dilworth National Register of Historic Places. Architectural features include a "blend of styles including Four Square massing, and clipped gable end toward street. Full width façade porch, side shed dormers. House was reoriented from Worthington to Park. ca 1915." Vehicular access is along Park Road, adjacent to an alley easement. The front entrance was restored back to its original location facing Park Road in January 2018 (COA# 2017-00759).

PROPOSAL

The project is a request for a picket-style fence in the side yard and to stain or whitewash the existing brick retaining wall. The rear yard fence and screening is approvable at the Administrative level.

STAFF ANALYSIS:

Staff has the following concerns with the proposal:

1. The Commission will determine if the brick retaining wall can be stained or whitewashed.
2. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Haden’s invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS/DENIED 1st: MR. HENNINGSON 2nd: MR. LANGLEY

Mr. Henningson moved to approve the fence application with the following conditions: that the applicant will submit an accurate site plan that shows the fence for staff to approve.

Mr. Henningson moved to deny the request to paint the brick, per guidelines 5.5, number 3 and 4, the preamble section 5.8. and we require that t mortar joints be repaired.

VOTE: 8/0

AYES HADEN, HENNINGSON, HINDMAN, JORDAN, LANGLEY,
LINEBERGER, PHARES, RUMSCH,

NAYS: NONE

DECISION:

APPLICATION FOR FENCE ADDITION APPROVED WITH CONDITIONS. PAINTED BRICK DENIED.

CONTINUED

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BARTH, MURYN, PARATI, WALKER

APPLICATION: HDCRMI 2019-00416, 1624 THE PLAZA – ADDITION

The application was continued from September for the following items:

- *Doors and Windows, page 6.12, number 1 (a) through (d), restudy fenestration on the right elevation and rear elevation, and provide additional details on the bay window.*
- *Transition, restudy for an offset to transition between the addition and the existing building.*

EXISTING CONDITIONS:

The existing structure is a two-story Colonial Revival style house constructed in 1934. Architectural features include a one-story screen porch on the left elevation, front portico, front door with transom and sidelights, and 8/8 double-hung wood windows. Siding material is unpainted brick. Lot size is 73’ x 192.5’. Adjacent structures are 1-2 story single family houses.

PROPOSAL:

The proposal the reconfiguration of a small one-story rear addition, which is not believed to be original to the house. The addition’s new roof will tie in below the existing ridge. There is no change to the existing building footprint. Materials include Hardie Artisan smooth finish lap siding, wood corner boards and trim. The foundation is brick piers,

new horizontal wood lattice will be installed between the piers. New roof and window trim details will match the house. There no impacts to mature trees.

Revised Proposal – October 9

- Window sizes changed on left and rear elevations
- Bay window detail provided
- Trim board added to create transition between the brick and siding
- Foundation detail provided and brick to siding transition detail provided

STAFF ANALYSIS:

1. The proposal for the rear addition is not incongruous with the District and meets the guidelines for Additions 7.2 and New Construction above.
2. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Haden’s invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS 1st: MR. HENNINGSON 2nd: MR. JORDAN

Mr. Henningson moved to approve this application with the following conditions: One, on the left elevation, add trim between the windows and the second-floor addition, where the center jam width should match the other windows. Two, light dimensions on the bay window should be closer to the proportion of the other windows. Three, add beam or trim detail to the rear portico. Four, add a window on the rear elevation. Five, add a cap on the skirt on the foundation unit.

VOTE: 8/0 **AYES** HADEN, HENNINGSON, HINDMAN, JORDAN, LANGLEY, LINEBERGER, PHARES, RUMSCH,
NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BARTH, MURYN, PARATI, WALKER

APPLICATION: HDCRMA 2019-00479, 821 WALNUT AVENUE - ADDITION

The application was continued from September for the following items:

1. *Re-study left elevation.*
 - a. *The corner under the gable end needs to be defined as an outside corner.*
 - b. *The paired windows need to be relocated so as not to be positioned under that section of roof.*
 - c. *A re-study of the center bump-out with the 3-12 pitch for a new roof configuration.*
2. *Right elevation: removal of the transom window and replacing it with a double-hung window.*
3. *Rear yard: Save smaller tree in the backyard with a construction protection plan and reconfiguration of back deck to accommodate the tree.*

EXISTING CONDITIONS:

The existing structure is one-story Bungalow with Tudor elements constructed in 1937, located at the edge of the Wesley Heights Local Historic District. Architectural features include brick porch columns, and stucco with timbering in all three gables. All windows and doors are replacements and not original to the house. According to the National

Register nomination, the front door used to have a glazing pattern similar to the 6/1 windows. Siding material is unpainted brick. Lot size is approximately 50' x 190'. Adjacent structures are 1-2 story single-family and multi-family houses. The garage at the rear was also constructed in 1937 and is considered a contributing element to the Wesley Heights National Register Historic District.

PROPOSAL:

The proposal is a one-story rear addition, which increases the square footage by more than 50% and includes a bump out on the left elevation. The addition's new roof will tie in below the existing ridge. There is no change to the existing building footprint. Materials include brick to match existing, fiber cement and wood on the right elevation bump out, and all wood trim to match existing. New windows to be aluminum clad in a 6/1 pattern to match existing. Two mature pecan trees will be removed to allow for the construction of the addition, and replanting is proposed.

Revised Proposal – October 9

- Left elevation: revised to maintain outside corner and paired window location, and changed roof configuration.
- Right elevation: transom window changed to a double-hung window.
- Additional information provided about the smaller tree in the rear yard.

STAFF ANALYSIS

1. The proposal is not incongruous with the District and meets the guidelines for Additions 7.2, Trees 8.5, and New Construction above.
2. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Haden's invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS 1st: MR. HENNINGSONI 2nd: MR. PHARES

Mr. Henningson moved to approve this application with the following conditions: Update the left elevation to divide the corner with the gable end that serves as a transition from the old brick to the new. A certified engineering letter to determine if the tree is dying or diseased and needs to be removed, if the tree is healthy the applicant will provide staff with an engineering letter of a solution for the foundation.

VOTE: 8/0 **AYES** HADEN, HENINGSON, HINDMAN, JORDAN, LANGLEY, LINEBERGER, PHARES, RUMSCH
NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BARTH, MURYN, PARATI, WALKER

RECUSE: MR. PHARES RECUSED HIMSELF FROM THIS APPLICATION

APPLICATION: HDCCMI 2019-00516, 1621 DILWORTH ROAD E - ADDITION

The application was continued from September for the following items:

- *Revisit the massing on the vertical elements of the chimney, provide details on the windows, skylights, and screen porch.*

EXISTING CONDITIONS:

The existing structure is a two-story Colonial Revival brick building constructed in 1938, located on the campus of Saint Patrick's Cathedral. Architectural features side gable roof with parapet detail, a recessed central entrance, decorative corbelled cornice, and brick quoins at the corners. All windows and doors are replacements and not original to the

structure. The left elevation features a much later carport/sunroom addition. Adjacent structures include the Gothic Revival Cathedral and two-story single-family houses across the street.

PROPOSAL:

The proposal is changes to a non-original carport/sunroom addition on the left elevation, and changes to a small one-story, non-original rear entry addition. The carport/sunroom will be converted to heated living space. The roof will also be changed to a pitch roof with parapet details to match the original structure. Proposed ridge height is 24'-11 ½", which will tie in well below the main ridge. The one-story rear addition will be slightly expanded to a footprint of approximately 8'- 6 ½" x 13'-8 ½" and changed to a screen porch. The existing shallow pitched roof will change to a new sloped metal roof to match an existing metal roof on the right elevation. Materials include brick to match existing, wood siding on the second level and all trim and roof details to match existing. New windows will be aluminum clad to match the existing replacement windows. No trees are impacted by the proposed project.

Revised Proposal – October 9

- Chimney massing revised
- Window and skylight details and specs provided

STAFF ANALYSIS

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

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Haden’s invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS 1st: MR. HENNINGSONI 2nd: MR. JORDAN

Mr. Henningson moved to approve this application, because it meets guidelines 7.2 for additions and is not incongruous with the neighborhood. The following conditions will be approved by staff: provide more detail drawings on the screened porch.

**VOTE: 6/1 AYES HADEN, HENINGSON, HINDMAN, JORDAN, LANGLEY, LINEBERGER,
NAYS: RUMSCH**

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BARTH, MURYN, PARATI, WALKER

MR. PHARES RETURNED TO THE MEETING AT 4:00 PM and was present for the next case.

APPLICATION: HDCCMA 2019-00528, 1525 S. MINT STREET + 404 WESTWOOD AVENUE – COMMERCIAL BUILDING REHAB.

The application was continued from September for the following items:

- Fenestration
 - Window light patterns to mimic existing rear windows in a pattern with like configuration, orientation, and proportion per 4.14, number 7
 - Rowlock sills at all windows
 - Front window widths should be pilaster to pilaster
- Dumpsters
 - Additional information about required screening per Guideline 8.8, numbers 4 and 5.

- *Re-study for possible relocation of dumpsters in an area less impactful to residential neighbors.*

EXISTING CONDITIONS:

1525 South Mint Street was constructed c. 1933. Architectural features include a three-bay front façade with a recessed central entry, parapet roof and soldier course brick details. Decorative brick pilasters on the front and right elevations appear to separate former window openings, that have since been infilled with either concrete block. Window openings on the left elevation have also been infilled, the sills are intact and visible. Two original windows on the rear elevation have been painted over and are proposed for restoration. Lot size is 50 x 150. 404 Westwood Avenue is a vacant lot used for parking, measuring approximately 46' x 100'. Adjacent structures are commercial buildings, parking lots and single family residential to the rear along Westwood Avenue and Wickford Place.

PROPOSAL:

The proposed project is changes new window/door openings, changes to existing openings, and the addition of awnings, lighting, and signage.

- Fenestration openings and material is confirmed, the final locations and designs of all doors and windows are not. Material: 2" x 4" aluminum storefront. Design: fixed storefront, roll-up doors, roll-up windows.
- Signage placement is an estimate and not confirmed.
- Awning location is an estimate; materials to be wood and metal.
- Lighting location is estimate; design to be period decorative sconces.

Revised Proposal – October 9

- Window design changed.
- Awning and lighting specs provided.
- Additional information provided about dumpster locations and screening.

STAFF ANALYSIS

Staff has the following concerns with the proposal:

1. Awnings may be reviewed under 'Additions'.
2. Murals may be reviewed under applicable Secretary of the Interiors Standards 1, 2, 5, 7, 9, and 10.
3. Limit LED lighting warmth levels to 2500k.
4. Verify that signage meets HDC standards in addition to the TOD standards outlined in the proposal.
5. Window dimensions and note about brick rowlock are missing.
6. All replacement windows proposed; lack of information about condition of existing windows.
7. Window design on Rear and Left Elevations appear to be incongruent with the original windows located on the East elevation.
8. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Haden's invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS

1st: MR. HENNINGSONI

2nd: MR. LANGLEY

Mr. Henningson moved to approve this application with the following conditions: Signage and light fixtures are excluded. Prepare and restore the original windows on the rear elevation. Staff to approve the dumpster screening and window sill details to match the original details as seen on the rear elevation.

VOTE: 6/2

AYES HADEN, HENINGSON, HINDMAN, JORDAN, LANGLEY, RUMSCH

NAYS: PHARES, LINEBERGER

DECISION:

APPLICATION FOR COMMERCIAL BUILDING REHABILITATION APPROVED WITH CONDITIONS

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BARTH, MURYN, PARATI, WALKER

APPLICATION: HDCCMA 2019-00529, 1525 + 1537 S MINT STREET – COMMERCIAL BUILDING REHAB.

The application was continued from September for the following items:

- *Fenestration*
 - *Additional information required on the current condition of the windows, providing information that meets the guidelines 4.14 for replacement windows*
 - *Elevation drawings clearly labeled with which window openings to remain, and if the window units will be restored or replaced. (Applicant testimony indicated all windows labeled as “restored” on the elevations means the window opening will remain but windows themselves will be replaced).*
- *Dumpsters*
 - *Additional information about required screening per Guideline 8.8, numbers 4 and 5.*

EXISTING CONDITIONS:

1529 South Mint Street was constructed c. 1962 and 1537 South Mint Street was constructed c. 1967. Both structures are utilitarian concrete block buildings constructed as service garages. Lot size is 150 x 150. Adjacent structures are commercial buildings, parking lots and single family residential to the rear along Westwood Avenue and Wickford Place.

1529 South Mint appears to originally have been a small flat roof building, and a later addition with shallow pitch gable roof added to the back. Window and door opening sizes also vary between the front portion and back addition. The most notable features on 1529 South Mint street are the original windows on the left and right elevations.

1537 South Mint Street is four-bay concrete block building. The fourth bay on the right elevation appears to be a later addition to the structure. The building has a minimalist parapet roof delineated by Roman brick found on many mid-century buildings, which is difficult to see because the brick is painted. This brick feature wraps around the left elevation for a few courses under the flat roof. There appear to be two original windows on the far rear right elevation

PROPOSAL:

The proposed project is changes new window/door openings, changes to existing openings, and the addition of awnings, lighting, signage and murals.

- Fenestration openings and material is confirmed, the final locations and designs of all doors and windows are not. Material: 2” x 4” aluminum storefront. Design: fixed storefront, roll-up doors, roll-up windows.
- Mural locations are confirmed. Design: Abstract, realistic, or historical to tell the story of the Gold District. Materials: Either painted or three dimensional with use of metals, woods, synthetic materials, clays or stones.
- Signage locations are estimates and not confirmed.
- Awning locations and dimensions are estimates; materials to be wood and metal.
- Lighting location are conceptual; form is to be downward-directed goose neck lighting and sconces. Design may include contemporary, industrial and period lighting.

Revised Proposal – October 9

- Window design changed.
- Awning and lighting specs provided.

- Additional information provided about dumpster locations and screening.

STAFF ANALYSIS

Staff has the following concerns with the proposal:

1. Awnings may be reviewed under 'Additions'.
2. Murals may be reviewed under applicable Secretary of the Interiors Standards 1, 2, 5, 7, 9, and 10.
3. Limit LED lighting warmth levels to 2500k.
4. Verify that signage meets HDC standards in addition to the TOD standards outlined in the proposal.
5. Window dimensions and note about brick rowlock are missing.
6. All replacement windows proposed; lack of information about condition existing windows.
7. Window design details; proposed design does not appear to match existing.
8. Decorative grille, information about materials and details needed.
9. Details/specs needed about roll up doors.
10. Information about outdoor seating area wall surround.
11. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Haden's invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS/CONTINUED 1st: MR. HENNINGSONI 2nd: MR. RUMSCH

Mr. Henningson moved to approve the awnings and to exclude the decorative grill, the signage, light fixtures, and the mural. Staff to approve the dumpster screening. Mr. Henningson also moved to continue the window replacement, per- Guidelines 4.12 through 4.14, the original windows should be maintained and repaired. The applicant must submit evidence that shows what windows are original versus not original, and provide evidence as to which windows are beyond repair. The brick piers and the outdoor fencing is continued for more details. Per Guidelines 4.5, #5, the roof should be historical in color, silver or bronze.

VOTE: 8/0

AYES HADEN, HENINGSON, HINDMAN, JORDAN, LANGLEY, LINEBERGER, PHARES, RUMSCH

NAYS: NONE

DECISION:

APPLICATION FOR COMMERCIAL BUILDING REHABILITATION APPROVED WITH CONDITIONS.
CONTINUED FOR WINDOW REPLACEMENT, BRICK PIERS AND OUTDOOR FENCING.

APPLICATIONS NOT HEARD IN OCTOBER

HDCADMRM 2019-00287, 304 WESTWOOD AVENUE

HDCRMI 2019-00538, 1511 THE PLAZA

HDCRMI 2019-00599, 1936 PARK ROAD

HDCRMI 2019-00444, 429 WEST PARK AVENUE

HDCRMI 2019-00517, 1740 WILMORE DRIVE

Commissioner's PJ Henningson and Sean Langley left the meeting at 5:00 pm. Due to a loss of quorum the September minutes were not voted on.

Mr. Haden adjourned the meeting at 5:20 PM.

Linda Keich, Clerk to Historic District