

HISTORIC DISTRICT COMMISSION

MINUTES

July 13, 2001

MEMBERS PRESENT:

Mr. Roger Dahnert

Mr. Don Duffy

Mr. Tom Egan

Mr. Steven Firestone

Ms. Mary Ellen George, Chair

Ms. Debra Glennon, Second Vice Chair

Ms. Barbara Highfill

Ms. Paul Owens

Mr. Dominick Ristaino, Vice Chair

Ms. Karen Rush

Mr. Curtis Watkins

MEMBERS ABSENT:

ONE VACANCY

OTHERS PRESENT: Mr. John Rogers, Administrator

Historic District Commission

Ms. Wanda Birmingham, Secretary to the

Historic District Commission

Mr. Thomas Powers, Assistant City Attorney

Ms. Terrie Hagler Gray, Senior Assistant City Attorney

Ms. Amy Kowman, Audio Visual Technician

With a quorum present Ms. George called the regular July meeting of the Historic District Commission to order at 3:08 pm. She began the meeting with a welcome to all in attendance and by swearing in those present (and continued to do so throughout the meeting as others arrived). Due to the quasi-judicial nature of the Commission, Staff and others who may speak are sworn in at every meeting. (Commissioners are sworn in by the City Clerk for the length of the appointment at the beginning of each term.) Ms. George asked that everyone in attendance please sign in and when addressing the Commission to please state name and address for the record. Ms. George explained the meeting process. The review of each application consists of two parts. The first is the presentation portion. Staff presents the application than Commissioners and those speaking on behalf of the application will discuss the project. Next members of the audience will be asked if anyone present wishes to speak either FOR or AGAINST the application. Again there will be an opportunity for comments and questions from the Commission and the applicant. The second part is the discussion and deliberation portion of the meeting. At this point, discussion of the application is limited to the Commission members and Staff only. Unless the Commission votes to re-open the meeting to ask additional questions or for clarification of some issue, the application and audience members do not participate in this portion of the discussion. Once discussion is complete, a MOTION will be made to APPROVE, DENY, or DEFER and a vote will be taken. A simple majority vote of

those Commissioners present is required for a decision. Ms. George asked that all cell phones and any other electronic devices be turned off completely or set to silent operation. She also asked that any Commissioner announce, for the record, their arrival and/or departure when this takes place during the meeting.

Mr. Rogers introduced new member Steven Firestone. The Mayor just appointed him as the Planning Commission representative on the Historic District Commission. Mr. Firestone is a PhD. candidate at UNCC.

Index of Addresses:	1920 Mint Street	Wilmore
	1821 Dilworth Road East	Dilworth
	1542 Thomas Avenue	Plaza Midwood
	724 East Tremont Avenue	Dilworth

Application: 1920 South Mint Street – Addition of Second Story.

The Commission saw a proposal to add more space to this c. 1938 house last year but the addition was never built. Since then the owners have had a baby and this application is for a larger addition than past seen. The house has two small shed vent dormers on the front. Last December the Commission saw a plan to enlarge the dormers and add windows to them, raise the cross gable, and add a full shed across the back. Revised plans show no change to the existing footprint, raising the cross gable roof plane, a new single shed across the front, a full two story to the back, an additional gable on the rear.

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

MOTION: Based on the need for further design study, Mr. Dahnert made a MOTION to DEFER the application with the offer of input from a Design Review Committee. Mr. Egan seconded.

VOTE: 11/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, GEORGE, GLENNON, HIGHFILL, OWENS, RISTAINO, RUSH, WATKINS

NAYS: NONE

DECISION: APPLICATION DEFERRED AND DESIGN REVIEW SET UP: Mr. Duffy, Mr. Ristaino, Ms. Highfill, Mr. Dahnert. 3:00 pm Wednesday the 20th.

Application: 1821 Dilworth Road East – Final Approval.

The Historic District Commission recently gave approval to lift this c. 1942 house enough to create a full basement with access through a garage door facing the back yard. Details come back to the full Commission. The house has now been raised. Current engineer's plans show a full front porch with columns on brick piers, a small side stoop with roof, new brick cladding, French doors from dining room onto new front porch.

Applicant Comments: Owner Charles Weatherly said all details will match existing – both in what the drawings show and what is not drawn.

FOR/AGAINST: Adjacent Property Owner Ted Lee of 1901 Dilworth Road East said he has been watching the project and shares the concern of what the drawings do not show. He is afraid that it will end up oddly higher than appropriate.

MOTION: Based on the need to see drawn elevations, Mr. Egan made a MOTION to defer the application for more details. Final drawings will show: (1) Columns that all match and details shown – base, capital, dimensions, (2) doors – including garage, (3) seam spacing of metal roof, (4) windows, (5) porch details, (6) brick banding detail, (7) matching rails, (8) existing vs. proposed, (9) all details. A Design Review committee can sign off on the story line brick detail and the French door onto the front porch. Mr. Watkins seconded.

VOTE: 11/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, GEORGE, GLENNON, HIGHFILL, OWENS, RISTAINO, RUSH, WATKINS

NAYS: NONE

DECISION: APPLICATION DEFERRED FOR ELEVATION DRAWINGS. TWO ISSUES GIVEN OVER TO DESIGN REVIEW FOR APPROVAL AND EVERYTHING ELSE FOR REVIEW AND INPUT.

Application: 1542 Thomas Avenue – Front Yard Parking Strips.

A double pair of tire strips have been added in the front yard of this c. 1942 house. The application comes in response to a violation notice. The house has no drive and is in the curve where there is no parking allowed for a distance in both directions. The four gravel strips have been added and grass is growing between them. There is no space for a drive between the houses on either side without removing a substantial tree on one side. The Commission saw this application recently and asked the owner to exhaust all options and come back.

Applicant Comments: Owner Michael Luick said it is not safe for his girlfriend to park as far away as the legal parking begins and an incident has frightened her. He has explored options. (1) There is a back alley and his house is the last one with access. There is no turn around space and a large tree would have to be removed to provide the space in his yard. Backing out is not a reasonable solution. (2) Sharing a drive would require the removal of a giant tree and the adjacent owner already has a drive on the other side of the house. (3) Getting approval to park on the street would not be allowed. Fire access calls for the ability to get through and cars within the curve would not allow it. He has put in four gravel strips for two cars to park side by side in front of the house to the left of the sidewalk.

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

MOTION: Based on exception warranted to ***Policy & Design Guidelines – Parking***, Mr. Curtis made a MOTION to APPROVE THE PAIR OF STRIPS CLOSEST TO THE PROPERTY LINE. The second set closest to the house's sidewalk will be removed as well as the curbcut extension. The tree will not be harmed.

Mr. Dahnert seconded.

VOTE: 11/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, GEORGE,
GLENNON, HIGHFILL, OWENS, RISTAINO, RUSH, WATKINS

NAYS: NONE

DECISION: OF FOUR ADDED TIRE STRIPS, TWO MAY REMAIN. THE OTHERS WILL
BE REMOVED.

Application: 724 East Tremont Avenue – Second Story Addition.

The addition of a second story was approved in the past but the work was never done and the approval has expired. There are now some changes. The proposed second story addition includes an increased pitch of the roof to match the dormer. A back deck will become a study/sunporch. A gabled dormer will be added. The new roof ties at the new ridge. A shed roof will be over a new front porch.

Applicant Comments: Architect Jessica Hindsman explained that a front dormer vent will be changed to become a window with complimentary muntin patterns. Vent windows will be raised proportionately in gables. Contractor Rick Norvell pointed out that project will be lower than both adjacent houses.

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

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Mr. Curtis made a MOTION to APPROVE the ADDITION AS PRESENTED. Ms. Rush seconded.

VOTE: 11/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, GEORGE, GLENNON, HIGHFILL, OWENS, RISTAINO, RUSH, WATKINS

NAYS: NONE

DECISION: ADDITION APPROVED.

June Minutes were unanimously approved with the direction to report any changes, corrections, or omissions to Mrs. Birmingham.

The meeting adjourned at 6:08 PM with a meeting length of three hours.

Wanda Birmingham, Secretary to the Historic District Commission

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