CHARLOTTE

Approved October 12, 2011

HISTORIC DISTRICT COMMISSION

September 14, 2011

Minutes

MEMBERS PRESENT: Mr. Roger Dahnert
Mr. Don Duffy
Mr. Tom Egan
Mr. Steven Firestone
Ms. Mary Ellen George, Chair
Ms. Barbara Highfill
Ms. Karen Rush
Mr. Curtis Watkins

MEMBERS ABSENT: Ms. Colette Forrest
Ms. Debra Glennon, 2nd Vice Chair
Ms. Paula Owens

Mr. Dominick Ristaino, Vice Chair

OTHERS PRESENT: Mr. John Rogers, Administrator
Historic District Commission
Ms. Linda Keich, Acting Secretary to the
Historic District Commission
Mr. Mujeeb Shah Khan, Senior Assistant City Attorney

With a quorum present Ms. George called the regular September meeting of the Historic District Commission to order at 3:05 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 then Commissioners and those speaking on hehalf 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 applicant 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.

Index of Addresses:	325 Rensselaer Avenue	Dilworth
	615 Mt . Vernon Avenue	Dilworth
	1114 East Boulevard	Dilworth
	720 East Tremont Avenue	Dilworth
	2012, 2016, 2020 Euclid Avenue	Dilworth
	922 East Park Avenue	Dilworth
	1919 Springdale Avenue	Dilworth
	812 Lexington Avenue	Dilworth

Application: 325 Rensselaer Avenue – Addition.

The Commission has recently review and granted conceptual to the addition plans. Further design development to address details, new dormers, roof pitch, is reflected in revised plans.

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**, Ms. Rush made a MOTION to APPROVE the addition with final plans to be reviewed by Staff. Mr. Egan seconded.

VOTE: 8/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, GEORGE, HIGHFILL, RUSH, WATKINS

NAYS: NONE

DECISION: ADDITION APPROVED WITH STAFF TO SIGN OF ON FINAL DETAILS.

Application: 615 Mt. Vernon Avenue – Sun Room Renovation.

An open porch was enclosed long ago. Plans call for an upgraded more appropriate enclosure. Pairs of casement windows above trimmed wooden panels will constitute the enclosure. 10" square wooden pilasters will be installed at corners and where room meets brick of house.

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, Porch Enclosures**, Mr. Dahnert made a MOTION to APPROVE the addition with one change – dentil crown molding will not be added. Mr. Watkins seconded.

VOTE: 8/0 AYES: DAHNERT, DUFFY, EGAN, FIRESTONE, GEORGE, HIGHFILL, RUSH, WATKINS

NAYS: NONE

DECISION: SIDE PORCH ENCLOSURE APPROVED.

Application: 1114 East Boulevard – Rear Addition.

This two story brick building has rear additions that will be replaced with one new two story rear addition. Hipped roof will not exceed height of existing roof. Siding will be wood to match that found on existing rear addition. Windows will be added and changed out to match those found on original portion of building. Details (including window configuration, soffit/fascia treatment, overhang, siding, etc.) and materials (including siding, windows, roofing, etc.) will match existing.

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. Dahnert made a MOTION to APPROVE the addition. Mr. Egan seconded.

VOTE: 8/0 AYES: DAHNERT, DUFFY, EGAN, FIRSTONE, GEORGE, HIGHFILL, RUSH, WATKINS

NAYS: NONE

DECISION: ADDITION APPROVED.

Mr. Dahnert left at 4:05 pm and was not present for the remainder of the meeting.

Application: 720 East Tremont Avenue – Façade Renovation.

Slender round columns supporting front porch will be replaced. New columns will be tapered wooden columns atop square brick piers. Existing balusters will be restored and reused. Sidewalk will be extended through planting strip.

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. Egan made a MOTION to APPROVE. Mr. Firestone seconded.

VOTE: 7/0 AYES: DUFFY, EGAN, FIRESTONE GEORGE, HIGHFILL, RUSH, WATKINS

NAYS: NONE

DECISION: PORCH CHANGES APPROVED. SIDEWALK EXTENSION APPROVED.

Application: 2012, 2016, 2020 Euclid Avenue – Demolition.

- 2012 Euclid Avenue – c. 1900. Has been heavily modified over the years.
- 2016 Euclid Avenue – c. 1900. Has been heavily modified over the years.
- 2020 Euclid Avenue – c. 1905. Has been heavily modified over the years.

These addresses fall just outside the Dilworth National Register Historic District. They are between two multi family developments. The request is for Demolition. A plan for a multi family project is being developed and will be presented to the HDC.

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

MOTION: Based on mass, scale, size, and date of construction, Mr. Duffy made a MOTION to RECOGNIZE 2012 Euclid Avenue as Contributing to the Dilworth Local Historic District. Mr. Egan seconded.

VOTE: 6/1 AYES: DUFFY, EGAN, GEORGE, HIGHFILL, RUSH, WATKINS

NAYS: FIRESTONE

DECISION: 2012 EUCLID AVENUE IS RECOGNIZED AS CONTRIBUTING.

MOTION: Based on mass, scale, size, and date of construction, Mr. Duffy made a MOTION to RECOGNIZE 2016 Euclid Avenue as Contributing to the Dilworth Local Historic District. Mr. Egan seconded.

VOTE: 6/1 AYES: DUFFY, EGAN, GEORGE, HIGHFILL, RUSH, WATKINS

NAYS: FIRESTONE

DECISION: 2016 EUCLID AVENUE IS RECOGNIZED AS CONTRIBUTING.

MOTION: Based on mass, scale, size, and date of construction, Mr. Duffy made a MOTION to RECOGNIZE 2020 Euclid Avenue as Contributing to the Dilworth Local Historic District. Mr. Egan seconded.

VOTE: 5/2 AYES: DUFFY, EGAN, HIGHFILL, RUSH, WATKINS

NAYS: FIRESTONE, GEORGE

DECISION: 2020 EUCLID AVENUE IS RECOGNIZED AS CONTRIBUTING.

MOTION: Regarding 2012 Euclid Avenue, 2016 Euclid Avenue, and 2020 Euclid Avenue, Ms. Rush made a MOTION to impose a 365 Day Stay of Demolition with the understanding that this Stay could be waived with approved plans. Plans may be submitted at any time. Mr. Duffy seconded.

VOTE: 5/2 AYES: DUFFY, EGAN, GEORGE, HIGHFILL, RUSH

NAYS: FIRESTONE, WATKINS

DECISION: 365 DAY STAY OF DEMOLITION IMPOSED BUT CAN BE LIFTED WITH APPROVED PLANS. PLANS MAY BE SUBMITTED ANYTIME.

Application: 922 East Park Avenue – New Construction.

This lot is one of three carved from the side yard of the last house facing Dilworth Road West before Latta Park. This application is for a large two story house located between the new house on the corner and an existing house on the other side.

FOR AGAINST: Adjacent Property Owner, Melissa Smith, shared her concern about the setbacks and the proposed height.

Adjacent Property Owner, Diane Bounds, said she does not feel the style works. She said the renderings are not accurate. Setbacks were also a concern.

MOTION: Based on the need for further design study regarding size, scale, massing, setbacks, and architectural style, Mr. Firestone made a MOTION to DEFER the application. Ms. Highfill seconded.

VOTE: 7/0 AYES: DUFFY, EGAN, FIRESTONE, GEORGE, HIGHFILL, RUSH, WATKINS

NAYS: NONE

DECISION: APPLICATION DEFERRED FOR FURTHER DESIGN STUDY.

Application: 1919 Springdale Avenue – Addition/Renovation/Tree Removal.

This c. 1900 house is in a block of several houses that are companions of the same era on very deep lots. The addition proposed for this house springs from a new shallow hip that extends rearward from the existing roof ridge and forms the ridge point for a rear facing gambrel-roofed addition. The new gambrel extension tern terminates with an end gable element with side shed dormers. A new screened porch extends beyond the new rear thermal wall. Materials and details will match the existing house.

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. Watkins made a MOTION to APPROVE the ADDITION. Mr. Duffy seconded.

VOTE: 6/1 AYES: DUFFY, EGAN, FIRESTONE, GEORGE, RUSH, WATKINS

NAYS: HIGHFILL

DECISION: ADDITION APPROVED.

Application: 812 Lexington Avenue – Addition.

New cross gable addition will be located beyond existing front facing gable. The new cross gable will have a rear facing shed dormer creating living space in the new ½ story. Materials and details will match existing house.

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. Duffy made a MOTION to APPROVE the addition with accurate final plans which include all details to be reviewed by staff. Mr. Watkins seconded.

VOTE: 7/0 AYES: DUFFY, EGAN, FIRESTONE, GEORGE, HIGHFILL, RUSH, WATKINS

NAYS: NONE

DECISION: ADDITION APPROVED WITH FINAL PLANS TO STAFF.

The meeting adjourned at 6:50 with a meeting length of 3 hours and 45 minutes.

Wanda Birmingham, Secretary to the Historic District Commission