

Approved June 13, 2012

CHARLOTTE HISTORIC DISTRICT COMMISSION

MINUTES

May 9, 2012

MEMBERS PRESENT:           Mr. Roger Dahnert  
                                          Mr. Tom Egan  
                                          Ms. I-Mei Ervin  
                                          Ms. Mary Ellen George, Chair  
                                          Ms. Debra Glennon, 2<sup>nd</sup> Vice Chair  
                                          Mr. Bradley Norvell  
                                          Mr. Dominick Ristaino, Vice Chair  
                                          Ms. Karen Rush  
                                          Mr. Curtis Watkins

MEMBERS ABSENT:           Mr. Don Duffy  
                                          Mr. Steven Firestone  
                                          Ms. Barbara Highfill

OTHERS PRESENT:           Mr. John Rogers, Administrator

Historic District Commission

Ms. Wanda Birmingham, Secretary to the

Historic District Commission

Mr. Thomas Powers, Assistant City Attorney

With a quorum present Chairman George called the regular May 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 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 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:	933 East Park Avenue	Dilworth
	1926 Ewing Avenue	Dilworth
	539 Hermitage Court	Hermitage Court
	1111 East Boulevard	Dilworth
	300 North Poplar Street	Fourth Ward
	300 East Park Avenue	Dilworth
	2128 The Plaza	Plaza Midwood
	1230 East Worthington Avenue	Dilworth
	1513 Kennon Street	Plaza Midwood
	423 South Summit Avenue	Wesley Heights
	930 East Boulevard	Dilworth

Mr. Rogers introduced the new appointee to the 4<sup>th</sup> Ward seat. She is I-Mei Ervin who is a graduate of the UNCC School of Architecture. She lives on Settlers Lane, a few doors from Paula Owens who recently resigned and next door to Amy Clark who resigned several years ago.

Application: 922 East Park Avenue – New Construction

This project of a new house on the 2<sup>nd</sup> of two new lots carved out of the side yard of a house facing Dilworth Road West has been reviewed and deferred. This address is across from Latta Park. Revised plans show (1) the drive swinging

around a street tree, (2) enhanced fenestration on the sides, (3) two front dormers joined.

Applicant Comments: Builder Luke Ulman said it would be a huge engineering feat to change the roof more than these revised plans show. He pointed out that the plan from April that did not show the dormers corrected is his favorite but he revised them according to HDC discussion.

FOR/AGAINST: Audience Member Tom Egan said the middle connector window on the front between the dormers is out of place. The plan must be changed back to the April submission on this point.

MOTION: Based on compliance with ***Policy & Guidelines – New Construction***, Mr. Watkins made a MOTION to APPROVE the April front elevations with Staff to review and possibly approve a shifting upward of the dormers and the side elevations to remain as revised. Mr. Dahnert seconded.

VOTE: 8/0 AYES: DAHNERT, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, RUSH, WATKINS

NAYS: NONE

DECISION: STAFF MAY APPROVE REVISED PLANS WITH FRONT ELEVATION FROM MAY AND SIDE ELEVATIONS FROM APRIL.

---

Mr. Egan joined the Commission and was present for the remainder of the meeting.

---

Application: 1926 Ewing Avenue – Addition.

A terrace is proposed across the front to replace a deteriorated one which is being removed. A walk will be added to the City sidewalk. The front wall of the terrace will be faced with stone.

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 plans as submitted. Ms. Glennon seconded.

VOTE: 9/0 AYES: DAHNERT, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, RUSH, WATKINS

NAYS: NONE

DECISION: FRONT ADDITION APPROVED AS PRESENTED.

---

Application: 530 Hermitage Court – Change to Previously Approved Plans

Past approval included a front terrace addition faced in brick. The addition of a rear screened porch, window changes, paint foundation where unpainted. Changes include: (1) The front terrace is faced in brick as a nod to the stone pillars at each end of the street. (2) Wood was approved for the addition but there seems to be some sort of ventilated substitute material. (3) An extra window was added beside the chimney, (4) A rear garden feature consists of a frame with copper tubing or wire to hold plants.

Applicant Comments: Applicant Lisa Yarbrough said she did not know that the change to stone on the front would need approval since she remembers that it was discussed when the plans were approved. They did add the window at the last minute. She will add the muntins where necessary but some places never had them. Drawings show muntins but in some places they are not really there. The muntin pattern is accomplished with real divided lights on the front, some snap-ins and some windows with no muntins over the house. The columns on the rear are Miratek and the soffit is perforated Hardie and the fascia is Hardie.

The builder said these changes represent fallout from one builder to another. These things would have been easy to change out early on.

FOR/AGAINST: Adjacent Property Owner Michael Wolfe said he is most affected by the changes because he is so close. He thinks the windows should be consistent. He said the cement board is a very smooth modern material that is

not justified. He wants due process followed. It should not be a concern that the contractor changed.

Neighbor Beverly Wissing said the stone is beautiful and will be even more so as it ages. Stone is seen all over the neighborhood. It is nice to look across the street and see it.

Neighbor Liza Duncan said it is beautiful renovation.

MOTION: Based on ***Policy & Design Guidelines – Additions***, Ms. Rush made a MOTION (1) Provide details of screening on rear porch to staff. (2) Approve added window, (3) Approve Miratek. (4) Deny Hardie on rear. (5) Historic features re/column/capital details will be added to rear porch. (6) Add exterior muntins on all new windows, (7) Approve painted brick – maintain contrast. (8) Approve chimney window as built. (9) Future upper rail will be submitted for Staff review.

VOTE: 9/0            AYES: DAHNERT, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, RUSH, WATKINS

NAYS: NONE

DECISION: APPROVED – SEE MOTION.

---

Application:            1111 East Boulevard – Sign.

A new sign is proposed to replace the one standing. A new brick monument sign will reuse the brick. New ground mounted spots will be installed. The existing sign is larger than ***Policy & Design Guidelines – Signage*** state as is the proposed sign.

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

MOTION: Based on exception warranted by size and location of building to ***Policy & Design Guidelines – Signage***, Ms. Rush made a MOTION to APPROVE the sign as submitted. Mr. Watkins seconded.

VOTE: 9/0            AYES: DAHNERT, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, RUSH, WATKINS

NAYS: NONE

DECISION: SIGN AND LIGHTING APPROVED AS PRESENTED.

---

Application:            300 North Poplar Street – Tree Removal.

This address is the Nations Bank Day Care Center beside Discovery Place’s parking deck. An access ramp for the handicapped is being replaced. New ADA standards call for an extended run. Two trees are to be removed.

Applicant Comments: Dennis Terry said one tree has to be removed to extend the ramp and the other has to come out because of the play surface. A non-compliant sidewalk is being replaced.

There is no space to replant.

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

MOTION: Based on ***Policy & Design Guidelines***, Ms. Rush made a MOTION to APPROVE the new ramp, the tree removal, sidewalk replacement. Mr. Dahnert seconded.

VOTE: 9/0            AYES: DAHNERT, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, RUSH, WATKINS

NAYS: NONE

DECISION: APPLICATION APPROVED.

---

Mr. Ristaino declared a conflict of interest as an Adjacent Property Owner and recused himself from discussion of the next application.

---

Application: 300 East Park Avenue – Brick Walls.

This is a condominium project at East Park Avenue and Cleveland Avenue. Lapped wood fence/walls will be replaced with a brick wall. The brick will be pierced in a basket weave pattern. Height will not exceed six feet. Existing wooden walls are failing and are a fire hazard.

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 – Fences***, Ms. Glennon made a MOTION to APPROVE the application as presented. Mr. Egan seconded.

VOTE: 9/0 AYES: DAHNERT, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, RUSH, WATKINS

NAYS: NONE

DECISION: BRICK WALLS APPROVED AS REPLACEMENT.

---

Mr. Ristaino declared a conflict of interest as an Adjacent Property Owner and recused himself from discussion of the next application.

---

Application: 2128 The Plaza – Addition.

This address is located at the intersection of The Plaza and Mimosa Avenue. It is a c. 1926 one story bungalow. A ½ second floor is proposed. And a rear porch will be enclosed. All windows, details, and materials will match existing.

Applicant Comments: Architect Jessica Hindman said she is seeking conceptual approval to give a comfort level for proceeding with developed plans.

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

MOTION: Based on probable compliance with ***Policy & Design Guidelines – Additions***, Mr. Egan made a MOTION to APPROVE in CONCEPT the plan as submitted with final plans to come back to the full Historic District Commission. Ms. Ervin seconded.

VOTE: 8/0 AYES: DAHNERT, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RUSH, WATKINS

NAYS: NONE

DECISION: APPLICATION APPROVED IN CONCEPT.

---

Application: 1230 East Worthington Avenue – Addition.

This c. 1967 brick house is at the end of Worthington Avenue near Charlotte Drive. To capture attic space for living, a shed dormer will be added on the front roof slope. This dormer will be centered above windows existing below porch roof. The front porch columns will be ‘beefed up’. A large side to side shed dormer will be added across rear. Columns will be added at corners of new screened rear porch. Any new siding will be lapped wood.

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 revised plans which show hinge point of dormers below roof ridge. Details will be added – new front shed dormer, rear shed dormer, back porch. Mr. Watkins seconded. NOTE: The possibility of changing the window to three windows in shed dormer will be explored.

VOTE: 9/0      AYES: DAHNERT, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, RUSH, WATKINS

NAYS: NONE

DECISION: ADDITIONS APPROVED WITH REVISED PLANS.

---

Application: 1513 Kennon Street – Move House In.

A house located on East 7<sup>th</sup> Street is proposed for this vacant and last lot in the Plaza Midwood Historic District on Kennon Street. It is beside a church. Three trees will have to be removed. All houses are being torn down on East 7<sup>th</sup> Street near 5<sup>th</sup> Street for redevelopment. This house is the only one to be saved. It is a brick house with a steep gabled roof. In order to move it, all the brick will have to be removed and additions left behind. It has several nice details that will be saved or put back.

Applicant Comments: Mr. Trent Tonsmeier said this is then only house of all the ones demolished that would fit his lot. He will reuse the brick. The roof will be removed and put back. The house is c. 1929 and is a Contributing structure to the Elizabeth National Register Survey. He will replace trees that have to be removed. He has to move quickly because they are tearing all the houses down.

FOR/AGAINST: Adjacent Property Owner Robin Worthy asked about the location of the drive. She asked if the character of the proposed house works within the new context and was assured that it does.

MOTION: Based on probable compliance with ***Policy & Design Guidelines – New Construction***, Mr. Ristaino made a MOTION to APPROVE a foundation. The house may be moved onto the foundation which match the picture of the foundation as the house now sits. Trees may be removed to accommodate the move. A photo documentation of all elevations and close ups will be created before house is moved. Ms. Glennon seconded.

VOTE: 9/0            AYES: DAHNERT, EGAN, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, RUSH, WATKINS

NAYS: NONE

DECISION: HOUSE MAY BE MOVED IN. PLANS AND PHOTO DOCUMENTATION WILL BE SUBMITTED BEFORE FURTHER WORK.

---

Application:            423 Summit Avenue – Addition and Fenestration Change

This house was new in the early 90s. The front porch is to be extended to the left side into the side yard and wrap to the side. A chimney will be part of the new addition. Front door will be shifted to left. Two additional bays will be added. All windows on right side of house will be closed off. Picture windows will be added on front, side, and rear. A rear deck will be extended.

Applicant:            Architect Thomas Eskuche said they intend to leave the windows framed in and permanently shutter them from the outside on the right

elevation. The curve of the extended front porch will soften the look. Everything is all brick.

Architect Lindsay Daniels said the picture windows on the side will not be seen because of the closeness of the houses, this new addition, and landscaping. .

Ms. Rush left at 7:00 pm and was not present for the remainder of the meeting.

---

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Mr. Dahnert made a MOTION to APPROVE the changes conditionally with Staff to review and possibly approve revised plans: (1) Picture windows on front and left elevations must become double hung or something more traditional – 6/1, 8/1, or window with transom. (2) Study scale of fireplace with the thought of reducing it or lowering the chimney. Mr. Watkins seconded.

VOTE: 5/2            AYES: DAHNERT, GLENNON, NORVELL, RISTAINO, WATKINS

NAYS: EGAN, GEORGE

DECISION: APPROVED WITH REVISED PLANS.

---

Application:            930 East Boulevard – Sign

This office building is a long, low building at the intersection of East Boulevard and Dilworth Road West. The existing sign is also long and low and situated near the front door which is not on the front of the building. The plan is to relocate the sign location to the lawn in front of the building. Three new signs are shown – all of which fall outside what Staff can approve.

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

MOTION: Based on exception warranted to ***Policy & Design Guidelines*** – Signage by size and location of building, Mr. Watkins made a MOTION to APPROVE all three signs and leave the choice to the owner. Ms. Glennon seconded.

VOTE: 8/0 AYES: DAHNERT, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, RUSH, WATKINS

NAYS: NONE

DECISION: ANY ONE OF THREE SIGNS APPROVED WITH OWNER TO CHOOSE.

- 
- Mr. Rogers shared that Mr. Egan's father recently died and we are all so sorry.

- Mr. Rogers said there have been two new members appointed to take Ms. Highfill and Ms. Rush's place when they rotate off after 6 years in June.
- The Nominating Committee was appointed to report back in June – Mr. Watkins, Mr. Duffy, and Ms. Glennon.

April Minutes were unanimously approved with the direction that any changes or corrections be reported to Ms. Birmingham.

With business complete the meeting adjourned at 7: 40. The meeting length was 4 hours and 35 minutes.

---

Wanda Birmingham, Secretary to the Historic District Commission