

Approved October 10, 2012

HISTORIC DISTRICT COMMISSION

MINUTES

August 15, 2012

MEMBERS PRESENT: Dr. Lily Corbus
Mr. Don Duffy
Ms. I-Mei Ervin
Ms. Mary Ellen George, Chair
Ms. Debra Glennon, 2nd Vice Chair
Mr. Brad Norvell
Mr. Dominick Ristaino, Vice Chair
Ms. Lisa Yarbrough

MEMBERS ABSENT: Mr. Roger Dahnert
Mr. Tom Egan
Mr. Curtis Watkins

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 August 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 then Commissioners and those speaking on behalf of the application 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 of 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:	815 Mt. Vernon Avenue	Dilworth
	417/419 East Kingston Avenue	Dilworth
	315 West 9 th Street	Fourth Ward
	506 Hermitage Court	Hermitage Court
	1819 Lyndhurst Avenue	Dilworth
	318 Walnut Avenue	Wesley Heights
	1513 Kennon Street	Plaza Midwood

Application: 815 Mt. Vernon Avenue – Demolition.

A substantial addition/renovation was recently approved for this house. The house was a 1 ½ story brick with a wrap around porch and gables and shed dormers. When the renovation began, substantial termite damage was discovered. About 80% of the walls proposed to be saved were actually eaten up. The house was demolished. The request now is for after-the fact approval for Demolition and approval of new plans that are just as the old house/renovation approved plans showed with one exception: an odd roof element will be corrected with the new plans. The chimney and foundation are still in place and some of the brick will be reclaimed for use in the new house.

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

MOTION: Based on the age and style of the house, Mr. Duffy made a MOTION to recognize the house as Contributing, noting that the past approved renovation was approved as appropriate. Ms. Yarbrough seconded.

VOTE: 8/0 AYES: CORBUS, DUFFY, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: HOUSE IS RECOGNIZED AS CONTRIBUTING.

MOTION: Based on the appropriateness of the proposed plans relative to ***Policy & Design Guidelines – New Construction***, Mr. Duffy made a MOTION to APPROVE the DEMOLITION and NEW CONSTRUCTION plans.

VOTE: 8/0 AYES: CORBUS, DUFFY, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: DEMOLITION AND NEW CONSTRUCTION APPROVED.

Application: 417/419 East Kingston – Driveway.

A renovation and addition to convert this duplex to single a family home was recently approved. A carriage track drive was approved. The owners would like to change the drive to solid concrete.

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***, Ms. Yarbrough made a MOTION to approve a solid concrete drive in the location shown. Ms. Glennon seconded.

VOTE: 8/0 AYES: CORBUS, DUFFY, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: CONCRETE DRIVEWAY APPROVED.

Application: 315 West 9th Street – Addition.

This application to renovate an older rear addition and rework the non-original front porch has been deferred twice for additional design work. The subject of concern has been the changes to the large cross gable, two story, 1970s rear addition. The front porch will be returned to one that is appropriate to a Victorian cottage. Revised plans show a rear engaged porch with a higher ridge and a shed across the top floor with the addition of a Juliette balcony facing downtown.

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 revised plans – front, sides, and rear. Mr. Ristaino seconded.

VOTE: 8/0 AYES: CORBUS, DUFFY, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: REAR ADDITION CHANGES APPROVED. FRONT PORCH RENOVATION APPROVED.

Mrs. Yarbrough said she is a neighbor of the owner of the next application but has neither prejudice nor preconceived opinion. She remained on the Commission with no objection.

Application: 506 Hermitage Court – Side Entrance Changes.

This application was recently deferred for more information. On the front side corner of this house is an engaged chimney flanked by French doors leading out onto a patio. A door facing the street but recessed also leads out onto this patio. The plan is to eliminate the patio near the chimney. A new patio adjacent to the drive will be added in front of the recessed door. The patio will be raised with steps the entire length. The patio at the chimney will be removed and the area landscaped.

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***, Mr. Duffy made a MOTION to approve the new paving but not in plain concrete. The patio area will be reduced for more greenspace. Ms. Glennon seconded.

VOTE: 8/0 AYES: CORBUS, DUFFY, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO, YARBROUGH

NAYS: NONE

DECISION: EXISTING PATIO ON SIDE WILL BE REMOVED AND THE SPACE PLANTED. NEW PATION WILL BE CREATED AT DOOR WHICH FACES STREET ADJACENT TO DRIVE.

Ms. Yarbrough left at 4:24 pm and was not present for the remainder of the meeting.

Application: 1819 Lyndhurst Avenue - Addition.

A rear addition was approved in concept. Included is a glassed in front porch. The glass will be installed behind new shake knee walls. A solid glass door will allow entry at the top of the front steps. Revised plans include suggested elements.

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

VOTE: 7/0 AYES: CORBUS, DUFFY, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO

NAYS: NONE

DECISION: REAR ADDITION AND FRONT PORCH ENCLOSURE APPROVED.

Application: 318 Walnut Avenue – Relocated House.

This house sits far back on the lot almost at the rear property line. The proposal is to move the house forward to line up the existing houses on the street. An application for an addition to the front to enlarge a bedroom will be submitted.

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***, Mr. Duffy made a MOTION to APPROVE the move forward of the house to facilitate renovation contingent on approval of drawings to be submitted. Mr. Ristaino seconded.

VOTE: 7/0 AYES: CORBUS, DUFFY, ERVIN, GEORGE, GLENNON, NORVELL,
RISTAINO

NAYS: NONE

DECISION: HOUSE MAY BE MOVED FORWARD. ELEVATIONS AND SITE PLAN WILL BE SUBMITTED.

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- Mr. Rogers said the HDC Retreat will be held on October 24. Rob Crawford, Certified Local Government Coordinator with NCSHPO will be our guest speaker. The Historic Landmarks Commission will be invited.
 - The July Minutes were approved unanimously with the usual direction to report any changes or corrections to Mrs. Birmingham
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Application: 1513 Kennon Street – Renovation Plans for Moved House.

The house at this address was recently moved from East 7th Street in the Elizabeth neighborhood. The move was approved with details to come. The final plans show the house lining up and the elevations.

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***, Ms. Glennon made a MOTION to APPROVE these FINAL PLANS. Dr. Corbus seconded.

VOTE: 7/0 AYES: CORBUS, DUFFY, ERVIN, GEORGE, GLENNON, NORVELL, RISTAINO

NAYS: NONE

DECISION: FINAL PLANS APPROVED.

Wanda Birmingham, Secretary to the Historic District Commission