

Approved

September 10, 2014



## CHARLOTTE

### HISTORIC DISTRICT COMMISSION MINUTES

September 10, 2014

MEMBERS PRESENT: Mr. Don Duffy  
Mr. Tom Egan, Chair  
Mr. Rodric Lenhart  
Mr. Dominick Ristaino, Vice Chair  
Mr. Michael Sullivan  
Ms. Tamara Titus  
Ms. Lisa Yarbrough

MEMBERS ABSENT: Mr. Tim Bender  
Dr. Lili Corbus  
Ms. Mattie Marshall

OTHERS PRESENT: Mr. John Howard, Administrator  
Historic District Commission  
Ms. Wanda Birmingham, Assistant Administrator  
Historic District Commission  
Ms. Sonda Kennedy, Clerk to the  
Historic District Commission  
Mr. Thomas Powers, Assistant City Attorney  
Court Reporters

Mr. Egan called to order the Regular September meeting of the Historic District Commission at 3:05 pm. He began the meeting by introducing the Staff and Commissioners and explaining the procedure. All interested parties planning to give testimony – pro or con – must have completed a blue form and must be sworn in. Mr. Howard or Mrs. Birmingham will present a description of the proposed project. HDC Staff will then make a Staff recommendation based on compliance with the **Policy & 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. Other interested parties wishing to speak – pro or con – will be given reasonable time to present sworn testimony. 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. A Motion for Approval, Deferral, or Denial will be made. 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, it will be revealed at the beginning of the hearing of a particular case. The Commission is a quasi-judicial body and can accept only sworn testimony. Staff will report any additional comments received. While the Commission will not specifically exclude hearsay evidence, it is only given limited weight. Appeal from the Historic District Commission is to the Zoning Board of Adjustment. One has sixty (60) days from the date of the Approval or Denial to appeal. This is in accordance with Section 10.213 of the City Zoning Ordinance. Mr. Egan asked that everyone please turn to silent operation any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. Mr. Egan said that those in the audience must be quiet during the hearings. He will ask once that an audience member be quiet and the need for a second request will be removal from the room.

Index of Addresses:     **CONTINUED APPLICATIONS**  
HDC 2014-098 325 E. Tremont Avenue Dilworth  
HDC 2014-128 1701 Park Road             Dilworth  
HDC 2014-168 425 Rensselaer Avenue Dilworth

**NEW APPLICATIONS**  
HDC 2014-164 1319 Thomas Avenue             Plaza Midwood  
HDC 2014-170 1817 Merriman Avenue Wilmore  
HDC 2014-190 1940 Park Road             Dilworth  
HDC 2014-191 1511 The Plaza             Plaza Midwood  
HDC 2014-192 1114 Linganore Place             Dilworth  
HDC 2014-199 600 Worthington Avenue             Dilworth  
HDC 2014-203 2120 Dilworth Road, E. Dilworth  
HDC 2014-206 704 E. Park Avenue             Dilworth

---

**APPLICATION: HDC 2014-098 – 325 East Tremont Avenue – New Construction.**

This application was continued from August for further design study regarding (1) Scale – Elevation and roof height on Tremont Avenue, (2) Massing of the roof and (3) Materials.

This site is located at the corner of Euclid Avenue and East Tremont Avenue and is made up of separate parcels. Existing structures include a single family structure and multi family structure. The 365-Day Stay of Demolition was imposed by the HDC and has now expired. The surrounding context is multi-family development and single family homes. The site has some mature trees to the rear and large crepe myrtles within the planting strips along public streets.

The proposal is a twelve unit townhouse development - nine units will face the streets and three will be located to the rear of the site. Parking will be beneath the units. The proposed setback along East Tremont Avenue is consistent with the previously approved multi-family project. The setback along Euclid Avenue is approximate to the existing building, approximately 22' from thermal wall to back of curb. The buildings are generally two and one half to three stories in height. Exterior materials include cast stone, brick, wood siding and smooth fiber cement. The units have useable balconies and porches.

*Revised Proposal – August 13, 2014*

1. Scale – The height of the corner structure at Euclid Avenue and East Tremont Avenue has been reduced from 38' to approx. 33'-5" from finished floor. The elevation of the primary structure along Euclid Ave. is approx. 34'-9".
2. Massing – The dormers along Euclid Avenue are centered above the balconies. The roof height has been lowered slightly.
3. Context – A third material, wood shake, has been introduced on the third floor along E. Tremont Avenue. Entry stoops address the sidewalk.

*Revised Proposal – September 10, 2014*

1. Scale – The height of the corner structure at Euclid Avenue and East Tremont Avenue remains at the previously reduced height.
2. Massing – The roof line along East Tremont has been changed to a series of hipped roofs.
3. Traditional siding materials are used on primary wall planes.

**STAFF RECOMMENDATION:** The Commission will determine if the project meets the unresolved design guidelines for Scale, Massing and Materials.

**FOR/AGAINST:** Adjacent Property Owner Rick Cohen spoke in opposition.  
Neighborhood Resident Marcia Rouse spoke in opposition.

**MOTION:** Based on non-compliance with *Policy & Design Guidelines – New Construction*, Ms. Titus made a Motion to DENY the application for New Construction. Mr. Sullivan seconded.

**VOTE:** 2/5  
AYES: SULLIVAN, TITUS  
NAYS: EGAN, DUFFY, LENHART, RISTAINO, YARBROUGH

**MOTION:** Based on the need for additional information Mr. Ristaino made a MOTION to CONTINUE this application. Revised plans will show 1) All traditional building material notes, 2) Tremont elevation lowered 2' – 3'. Mr. Lenhart seconded.

**VOTE:** 7/0  
AYES: EGAN, DUFFY, LENHART, RISTAINO, SULLIVAN, TITUS,  
YARBROUGH  
NAYS: NONE

**DECISION: APPLICATION FOR NEW CONSTRUCTION CONTINUED.**

---

**APPLICATION: HDC 2014-128 – 1701 Park Road – New Construction.**

The application was continued in August for more information regarding the front porch roof design, dimensions of the house footprint, and other dimensions clarified, and additional setback information.

The existing parcel is vacant. The Commission imposed the 365 Day Stay of Demolition, the time has expired, and the previously existing house has been demolished. The surrounding context is a variety of single family structures and two multi-family structures. Building heights range between 1 and 2 stories. The topography slopes downward gradually from East Boulevard to Latta Park.

The proposal is a 2 story single family dwelling, approximately 29' in height from finished floor to the ridge. The design features include a front porch with gable and hip roof that reflects the roof design of the primary structure, a 'porte cohere' to the side with conditioned space above, exposed rafter tails, eave brackets, 3 over 1 windows, cedar shake and horizontal wood siding, and stone on the foundation and chimney. The proposed setback is consistent with 1709 Park Road to the right.

*Revised Proposal – August 13, 2014*

1. Setbacks – The proposed setback is approximately 62'7" from right of way (ROW). The adjacent properties are approx. 65' and 60' from ROW.
2. Fenestration – Cross sections and window detail notes have been provided on the plans. Windows to be wooden double hung.
3. Details – Sections for porch column and beam, brackets and hand rails have been provided.

*Revised Proposal – September 10, 2014*

1. Setbacks – Site plan shows setback relative to adjacent structures – left and right.
2. Porch Roof – The front porch roof has been redesigned to match the front gable.
3. Dimensions – Footprint dimensions have been added.
4. HVAC – Remains in the same location on the side near the rear because the owners plan on having a basement.





NAYS: NONE

**DECISION: APPLICATION FOR ADDITION CONTINUED.**

---

**APPLICATION: HDC 2014-190 – 1940 Park Road – Addition**

This c. 1940 one and one half story bungalow is listed as a Contributing structure in the Dilworth National Register Survey. It is a lot located beside the traffic circle at Park Road/Tremont Avenue/Brookside Avenue. Two additions have been approved in past years.

A new rear addition will be a porch, outdoor fireplace with a chimney, and a deck. A new hipped roof will be supported by columns which match those on the front of the house. Though the addition is neither taller nor wider than the existing house, this rather triangular lot provides full view of anything going on in the rear yard. Materials (including brick, roofing, columns, rail, etc.) and details (including columns, trim, soffit/fascia treatment, overhang, rail, etc.) will match those existing on the house.

**STAFF RECOMMENDATION:** The Commission shall determine if the proposal meets the guidelines for Scale, Massing, Fenestration and Rhythm. Commission will determine if the proposed addition is *Policy & Design Guidelines* compliant or if an exception is warranted.

**FOR/AGAINST:** No one accepted Mr. Egan’s invitation to speak either FOR or AGAINST this application.

**MOTION:** Based on compliance with *Policy & Design Guidelines* – **Addition** Mr. Duffy made a MOTION to APPROVE as submitted Ms. Titus seconded.

**VOTE:** 6/1 AYES: DUFFY, LENHART, RISTAINO,  
SULLIVAN, TITUS, YARBROUGH

NAYS: EGAN

**DECISION: APPLICATION FOR REAR ADDITION APPROVED.**

---

**APPLICATION: HDC 2014-191 – 1511 The Plaza – Addition**

This is a large two story bungalow with a porte cochere and full front porch on two lots.

A proposed two story rear addition with a hipped roof will tie back to the house below the existing ridge. New addition will accommodate a master suite above a porch and outdoor dining room. Pool in back yard will be removed with the thought of adding another one in a different location sometime in the future. Materials (including shakes, roofing, brick, windows, etc.) and details (including window configuration, rafter tails, corner boards, soffit/fascia treatment, overhang, material execution, etc.) will match existing.

**STAFF RECOMMENDATION:** The Commission shall determine if the proposal meets the guidelines for Scale, Massing, Fenestration and Rhythm. Commission will determine if the proposed addition is *Policy & Design Guidelines* compliant or if an exception is warranted.

**FOR/AGAINST:** No one accepted Mr. Egan’s invitation to speak either FOR or AGAINST this application.



6. Rear elevation is scaled down on the second story

*Proposal September 10, 2014*

Plans have changed in response to an unfavorable engineering report on the house. Revised plans continue to show a new rear porch with a fireplace past a two story rear addition. Hipped dormers still show but on the left side are now more stand-alone than bridged as before. Rear stairway is now simplified and integrated. Windows have been added to basement walls.

**STAFF RECOMMENDATION:** The Commission shall determine if the proposal meets the *Policy & Design Guidelines* for Scale, Massing, Fenestration and Rhythm. Commission also will determine if the addition is *Policy & Design Guidelines* compliant or if an exception is warranted.

**FOR/AGAINST:** No one accepted Mr. Egan's invitation to speak either FOR or AGAINST this application

**MOTION:** Based on Compliance with *Policy & Design Guidelines* – ADDITIONS, Mr. Duffy made a MOTION to APPROVE with revised drawings for staff approval. The revised drawings will show 1) elimination of hip on interior elevation, 2) area between the two dormers filled in. Mr. Lenhart seconded.

**VOTE:** 7/0                      AYES: DUFFY, EGAN, LENHART, RISTAINO,  
SULLIVAN, TITUS, YARBOROUGH

NAYS: NONE

**DECISION:** APPLICATION FOR ADDITION APPROVED WITH REVISED DRAWINGS FOR STAFF APPROVAL.

---

**APPLICATION:** HDC 2014-203 – 2120 Dilworth Road East – Paving

The home is a c. 1927 one story brick home listed as a Contributing Structure in the Dilworth National Register Survey.

The proposal is a new side-by-side driveway and walkway in the front setback. The driveway area in the front yard is proposed to have additional space for parking.

**STAFF RECOMMENDATION:** The Commission will determine if the requested exception for parking in the front setback is warranted.

**FOR/AGAINST:** No one accepted Mr. Egan's invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on the need for additional information, Mr. Ristaino MADE a MOTION to CONTINUE this application. Revised application will include: 1) an entire site plan, 2) pictures of the site, 3) change of materials, 4) more details on drawings. Ms. Yarbrough seconded.

**VOTE:** 7/0                      AYES: DUFFY, EGAN, LENHART, RISTAINO,  
SULLIVAN, TITUS, YARBROUGH

NAYS: NONE

**DECISION:** APPLICATION FOR DRIVEWAY AND WALKWAY CONTINUED FOR ADDITIONAL INFORMATION.

---



**APPLICATION: HDC 2014-206 – 704 E. Park Avenue – Addition.**

This is a c. 1942 one story brick house overlooking Latta Park. The front door is recessed from the front thermal wall and to the far right. The roof is a side to side cross gable. This house is listed as Non Contributing in the Dilworth National Register Survey (most likely because it was not quite 50 years old when the Survey was done in the mid-1980s).

Additions include a large front facing gable centered over two pair of windows (existing bow window will be removed and replaced with the two pair of windows). Existing windows to the left on the front will be removed and replaced with another two pair of windows. A pair of windows will be added in the new front facing gable. All windows will match each other in a pattern of four vertical over one. A small shed dormer will be added to the front roof slope and be centered over the left pair of new windows. A hipped roof front porch will be added across the front and beneath the new gable, Porch roof will be supported by wooden columns atop brick piers. The pitch of the right side gable will be increased to accommodate the new second floor and continue through the house as a side-to-side gable. One story hipped roof rear addition will extend into back yard. All new siding will be shakes. New windows provide a unified style.

**STAFF RECOMMENDATION:** The Commission shall determine if the proposal meets the *Policy & Design Guidelines* for Scale, Massing, Fenestration and Rhythm. Commission also will determine if the addition is *Policy & Design Guidelines* compliant or if an exception is warranted.

**FOR/AGAINST:** No one accepted Mr. Egan’s invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on non-compliance with *Policy & Design Guidelines* Ms. Yarbrough made a MOTION to DENY the application because the addition completely changes the vocabulary of the entire house. Mr. Sullivan seconded.

**VOTE: 7/0** AYES: DUFFY, EGAN, LENHART, RISTAINO,  
SULLIVAN, TITUS, YARBROUGH

NAYS: NONE

**DECISION: APPLICATION FOR ADDITION DENIED.**

---

Since Ms. Glennon is no longer on the Historic District Commission, Ms. Yarbrough made a MOTION to elect Ms. Titus as the second Vice Chair.

**VOTE: 6/0** AYES: DUFFY, EGAN, LENHART, RISTAINO, SULLIVAN,  
YARBROUGH

NAYS: NONE

**DECISION: MS. TITUS IS THE NEW SECOND VICE CHAIR.**

---

The meeting adjourned at 8:05 pm with a meeting length of five hours.  
Linda Keich, Clerk to the Historic District Commission