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HISTORIC DISTRICT COMMISSION  
July 10, 2024 | Room 267

MINUTES

MEMBERS PRESENT: Chris Barth (Vice Chair)  
Shauna Bell  
Christa Lineberger  
Sean Sullivan  
Brett Taylor  
Scott Whitlock

MEMBERS ABSENT: Nichelle Hawkins (Chair)  
Kim Parati (Vice Chair)  
Sarah Wheat  
Heather Wojick  
Vacant, Resident-Owner Dilworth  
Vacant, Resident-Owner Fourth Ward  
Vacant, Resident-Owner Hermitage Court  
Vacant, Resident-Owner Oaklawn Park

OTHERS PRESENT: Candice Leite, HDC Staff  
Elizabeth Lamy, HDC Staff  
Jen Baehr, HDC Staff  
Marilyn Drath, HDC Staff  
JT Faucette, HDC Staff  
Jill Sanchez-Myers, Senior Assistant City Attorney  
Nicole Hewett, Assistant City Attorney  
Candy Thomas, Court Reporter

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With a quorum present, Vice Chair Barth called the July meeting of the Historic District Commission (Commission) meeting to order at 1:00 p.m. Vice Chair Barth began the meeting by introducing the Staff and Commissioners and explaining the meeting procedure. All interested parties planning to give testimony – FOR or AGAINST – must submit a form to speak and must be sworn in. Staff will present a description of each proposed project to the Commission. The Commissioners and the Applicants will then discuss the project. Audience members signed up to speak either FOR or AGAINST will be called to the podium for each agenda item. Presentations by the Applicants and audience members must be concise and focused on the **Charlotte Historic District Design Standards**. 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. 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. During discussion and deliberation, only the Commission and Staff may speak. The Commission may vote to

reopen this part of the meeting for questions, comments, or clarification. Once the review is completed, a MOTION will be made to Approve, Deny, or Continue the review of the application at a future meeting. A majority vote of the Commission members present is required for a decision to be reached. 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, that should be revealed at the beginning of the hearing of a particular case. The Commission is quasi-judicial body and can accept only sworn testimony. Staff will report any additional comments received and while the Commission will not specifically exclude hearsay evidence, it is only given limited weight. Vice Chair Barth asked that everyone please silence any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. Vice Chair Barth requested that those in the audience remain quiet during the hearings. An audience member will be asked once to be quiet and the need for a second request will require removal from the room. Vice Chair Barth swore in all Applicants and Staff and continued to swear in people as they arrived for the duration of the meeting. Appeals from the Historic District Commission are to the Zoning Board of Adjustment within thirty (30) days from the date of the decision to appeal. This is in accordance with Section 10.213 of the City Zoning Ordinance.

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Mr. Sullivan was sworn in as the newest Commissioner.

Mr. Taylor moved to approve the June 12, 2024 Meeting Minutes. Ms. Bell seconded the motion. The Commission voted 6/0 to approve the minutes.

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**INDEX OF ADDRESSES:**

**CONSENT**

HDCRMA-2024-00342, 420 E Tremont Av	Dilworth
HDCRMI-2024-00340, 1147 Liganore Pl	Dilworth
HDCCMI-2024-00499, 1913 Cleveland Av	Dilworth
HDCRMI-2024-00024, 420 W Park Av	Wilmore

**NOT HEARD AT THE JUNE 12 MEETING**

HDCRMA-2022-00897, 1411 & 1413 W 4 <sup>th</sup> St	Wesley Heights
HDCCMA-2023-00991, 927 East Bv	Dilworth
HDCCMA-2023-01193, 1921 Charlotte Dr	Dilworth

**CONTINUED FROM THE MAY 8 MEETING**

HDCRMA-2023-00988, 501 N Poplar St	Fourth Ward
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**CONTINUED FROM THE JUNE 12 MEETING**

HDCCMI-2023-01121, 1218 East Bv	Dilworth
HDCRMA-2023-01124, 2000 Dilworth Rd W	Dilworth

**NEW CASES**

HDCRMIA-2023-00862, 1547 Merriman Av	Wilmore
HDCCMA-2023-00992, 224, 228, 232, & 236 W Kingston Av	Wilmore
HDCRDEMO-2023-01198, 1433 The Plaza	Plaza Midwood

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## CONSENT

Cases HDCRMA-2024-00342 for 420 East Tremont Av and HDCRMI-2024-00340 for 1147 Linganore Pl were not heard due to the lack of quorum.

### **ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: HAWKINS, PARATI, WHEAT, WOJICK

### **APPLICATION:**

**HDCCMI-2024-00499, 1913 CLEVELAND AV (PID: 12105619) – BACKFLOW PREVENTER**

### **EXISTING CONDITIONS:**

The existing structure is a 1-story, concrete block three-bay building. The c. 1960 building mentioned in the Dilworth National Register Nomination burnt down in the early 1990s. The current structure was built in 1993. The building has a shallow gable roof with a front parapet. The Commission approved plans for the construction of a new commercial building at this site on March 29, 2023, under application number HDCCMA-2022-00954.

### **PROPOSAL:**

The proposed project is the installation of a required backflow preventer at the front left corner of the property. The backflow preventer location was selected because of site limitations and routing restrictions required by Charlotte Water. The backflow preventer is proposed to be screened with a 5' tall brick wall. The total footprint of the backflow preventer and screening measures approximately 8'-8" x 6'-7". The brick will match the approved "wythe" red brick which will be used on the new commercial building. A metal gate, designed to complement the details characteristic of the 1920s-style commercial building, will provide access to the enclosure. The design and details of the metal gate are not provided.

### **STAFF RECOMMENDATIONS:**

Staff has the following comments about the proposal:

1. The project is not incongruous with the district and meets the Secretary of the Interior's Standards, page 2.5, and the Standards for Site Appurtenances, Chapter 8.
2. Per 10.4.1 of the Rules for Procedure, Staff recommends Approval of the project for meeting the Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to Staff for final review, with the following Conditions:
  - a. The project is being approved in this location because of site limitations and Charlotte Water routing requirements.
  - b. Provide gate detail.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

### **SPEAKERS [FOR | AGAINST]:**

No one accepted Vice Chair Barth's invitation to speak.

### **MOTION: APPROVE WITH CONDITIONS**

**1<sup>st</sup>: TAYLOR      2<sup>nd</sup>: LINEBERGER**

Mr. Taylor moved to approve the application with the conditions that Staff recommended. He cited the Secretary of the Interior's Standards, 2.5, and Standard 8.9 for Site Appurtenances.

Ms. Lineberger seconded the motion.

**VOTE: 6/0**

**AYES: BARTH, BELL, LINEBERGER, SULLIVAN, TAYLOR  
WHITLOCK**

**NAYS: NONE**

**DECISION: APPLICATION FOR BACKFLOW PREVENTER – APPROVED WITH CONDITIONS.**

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: HAWKINS, PARATI, WHEAT, WOJICK

**APPLICATION:**

**HDCRMI-2024-00024, 420 W PARK AV (PID: 11908401) – SIDING REPLACEMENT**

**EXISTING CONDITIONS:**

The existing building is a 2-story Four Square with Craftsman elements constructed c. 1931. Architectural details include a hip roof with symmetrical façade with central (replacement) front door flanked by ganged 4/1 and 3/1 windows, deep eaves with exposed rafters, an exterior painted brick chimney on the right elevation, and a small hip roof dormer. Some windows on the house are original and some are vinyl replacements. Square wood columns atop brick piers support a hip roof front porch. The far left bay of the original wraparound front porch has been enclosed. The exterior materials are lap siding on the first level, shake siding on the second level, and a painted brick foundation. The lot is irregular and measures approximately 145' x 127' x 89' x 114'. Adjacent historic structures are 1 and 1.5-story residential buildings.

**PROPOSAL:**

The proposed project is siding replacement. The first level of the building two different versions of faux grain, non-wood siding (appears to be a pressboard or Masonite) that is deteriorating. Documentation is provided of wood lap siding with a 10" reveal located on what appears to be an original exterior wall of the house, which is now located inside an outdoor closet. The new wood siding is proposed to be cedar or equivalent to match the original wood siding in details and dimension. The shake siding on the second level will be repaired, with individual shakes being replaced to match existing where individual shingles are missing or deteriorated. No changes are proposed to any other existing original features including windows, window trim, etc.

**STAFF RECOMMENDATIONS:**

Staff has the following comments about the proposal:

1. The project is not incongruous with the district and meets the Standards for Building Materials, Wood, 5.2.
2. Per 10.4.1 of the Rules for Procedure, Staff recommends Approval of the project for meeting the Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to Staff for final review, with the following Conditions:
  - a. If the corner boards are original wood, then they should be retained and reinstalled.
  - b. The shake siding should be individually applied shakes, not panels of shakes.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

**SPEAKERS [FOR | AGAINST]:**

No one accepted Vice Chair Barth's invitation to speak.

**MOTION: APPROVE WITH CONDITIONS**

**1<sup>st</sup>: WHITLOCK      2<sup>nd</sup>: LINEBERGER**

Mr. Whitlock moved to approve the application as it is not incongruous with the district and meets Standard 5.2, for building materials, wood. He added the conditions that if the corner boards are wood, that they be retained and reinstalled and that the shake siding be individually installed shakes, and not panels of shakes.

Ms. Lineberger seconded the motion.

**VOTE: 6/0**

**AYES: BARTH, BELL, LINEBERGER, SULLIVAN, TAYLOR  
WHITLOCK**

**NAYS: NONE**

**DECISION: APPLICATION FOR SIDING REPLACEMENT – APPROVED WITH CONDITIONS.**

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**NOT HEARD AT THE JUNE 12 MEETING**

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: HAWKINS, PARATI, WHEAT, WOJICK

**APPLICATION:**

**HDCRMA-2022-00897, 1411 & 1413 W 4<sup>TH</sup> ST (PID: 07101507) – ADDITION**

**EXISTING CONDITIONS:**

The existing structure is a 1-story duplex cottage constructed c. 1938. Architectural details include a side-gable roof with two front-facing gables, a recessed corner porch with an archway, and front and side entrances with a single-family appearance. Other features include an unpainted brick exterior; 1/1, 4/4, and 6/6 double-hung windows; two broken terracotta tile front stoops; and arched gable vents. The lot size is approximately 50' x 108.34' x 62.5'. Adjacent structures are 1, 2, and 3-story single- and multi-family residential buildings.

**PROPOSAL:**

The proposed project is a second level rear addition, with dormers, that extends above the existing ridge by approximately 4'-0". The height of the original house as measured from grade to ridge is 20'-2 ½". The proposed height from grade to ridge is 24'-2 ½". The proposed ridge increase steps-in approximately 1'-0" on both the left and right sides. The addition also requires the brick chimney to be raised for code compliance, and the existing vents in the gable ends will be replaced with windows for egress. The proposed brick chimney increase is approximately 4'-7". The second level addition measures approximately 35'-10 ¾" x 55'-0". The proposed rear bump-out addition measures approximately 3'-0" X 11'-6". Proposed materials include wood lap siding with corner boards, wood window trim, and unpainted brick for the chimney extension and bump-out's foundation.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Provide window material specifications.
2. Gable end windows are close to the soffit.
3. Fenestration, rhythm, and light pattern of window "D" on the left and right elevations.
4. Light pattern change to first-floor window at the rear of the left elevation.
  - a. National Register for Wesley Heights notes 6/6 sash windows for this property.
5. Provide a window trim detail for both single and ganged windows.
6. Minor changes may be approved by Staff.

**SPEAKERS [FOR | AGAINST]:**

No one accepted Vice Chair Barth's invitation to speak.

**MOTION: CONTINUE**

**1<sup>st</sup>: WHITLOCK      2<sup>nd</sup>: SULLIVAN**

Mr. Whitlock moved to continue the application for the following reasons: that the applicant consider and alternative application for Window D, that a detail of the pent eave on the rear elevation be presented, that the gable trim on the shed dormer be redesigned to match the detail of the front elevation, that the massing of the shed dormer and roof extension be restudied to reduce the height from four feet to something less than three feet, and that the scale of the shed dormer be reconsidered. Mr. Whitlock cited the Secretary of the Interior's Standards, 2.5, and the Standards for New Construction, Chapter 6.

Vice Chair Barth added that the applicant restudy Window A and the gables that are replacing the arch-top vent, restudying the margins, and consider the possibility of a radius or some type of rectangular window that would better match the margins and details. Mr. Whitlock accepted the friendly amendment.

Ms. Bell suggested that the motion cite Standards 6.8 for massing and 6.20, number 5, for the ridge height of the addition. Vice Chair Barth suggested the following additional Standards be cited: for doors and windows, 6.15 and 6.16; for roof forms, 6.13; and for cornices and trim, 6.14. Mr. Whitlock accepted both friendly amendments.

Mr. Sullivan seconded the motion.

**VOTE: 6/0**

**AYES: BARTH, BELL, LINEBERGER, SULLIVAN, TAYLOR  
WHITLOCK**

**NAYS: NONE**

**DECISION: APPLICATION FOR ADDITION – CONTINUED.**

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: HAWKINS, PARATI, WHEAT, WOJICK

**APPLICATION:**

**HDCCMA-2023-00991, 927 EAST BV (PID: 12311311) – ADDITIONS**

**EXISTING CONDITIONS:**

The existing building is a 2-story contemporary office building constructed c. 1982. The building sits on a corner lot along East Boulevard and Dilworth Road West with the main entrance facing the rear parking lot. Materials include unpainted brick and metal windows. The lot measures approximately 199.75' x 244.90'. Adjacent structures are 1, 1.5, and 2-story residential and commercial buildings.

**PROPOSAL:**

The proposed project is a new front addition, side addition, and rear addition to the existing building. The additions change the height, length, and setbacks along East Boulevard and Dilworth Road West.

**East Boulevard**

Existing building height is 27'-4"

Existing building length is 89'-4"

Existing building setback is 47.3'

Proposed additions heights range from 37'-0 to 40'-0". The proposed chimney extends an additional 5'-1".

Proposed overall length is 201'-6"

Proposed building is setback 18.3', with a small portion setback to 37.33'

**Dilworth Road West**

Existing building height is 27'-4"  
Existing building overall length is 60'-0"  
Existing building setback is 20.9'

Proposed additions heights range from 35'-6" to 37'-6". The proposed chimney extends an additional 5'-1".  
Proposed overall length is 167'-5.75"  
Proposed building setback ranges from 10.5' to 29.87'; majority of building setback ranges from 21.13' to 21.75'

The proposed dimensions for the overall footprint are not provided. Proposed materials include unpainted red and cream color brick, lap siding (material unknown), asphalt shingle roof, stone walls around the porches, and wood trim. Window material is not provided. Window design is proposed to be a variety of light patterns including 4/1, 6/1, 9/1 patterns; and 12-light windows with transoms. All windows are proposed with 5/8" muntins. Door and door trim materials are not noted. Proposed tree removal is not provided.

#### **STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. **New Façade Addition/New Construction**
  - a. Massing, scale, height and width, rhythm, and setbacks.
  - b. Height of the new buildings adjacent to existing structures.
  - c. Overall massing adjacent to existing structures.
  - d. Setback (diagonal orange) line looks incorrect on pages 15, 16, and 18.
  - e. Provide footprint dimensions.
  - f. Materials:
    - i. Provide lap siding details and material.
    - ii. Brick and mortar sample needed.
      1. Cream colored brick has not been approved.
    - iii. Provide specifications for windows and doors.
      1. Window light pattern proportions are proposed as both square (horizontal) and rectangle (vertical)
      2. Confirm that windows will be double-hung.
      3. Confirm window material.
    - iv. Tapered porch columns look disproportionate to porch height.
2. **Site Plan**
  - a. Provide information about location of HVAC units, dumpsters, and any other site appurtenances.
  - b. Provide information about tree removal.

#### **SPEAKERS [FOR | AGAINST]:**

No one accepted Vice Chair Barth's invitation to speak.

#### **MOTION: DETERMINE INCOMPLETE**

**1<sup>st</sup>: BELL                      2<sup>nd</sup>: LINEBERGER**

Ms. Bell moved to determine the application incomplete and suggested the Commission not hear the case at this time. She recommended that the applicant work with Staff to address their comments and return with a completed application at a later date.

Ms. Lineberger seconded the motion.

**VOTE: 6/0**

**AYES: BARTH, BELL, LINEBERGER, SULLIVAN, TAYLOR  
WHITLOCK**

**NAYS: NONE**

**DECISION: APPLICATION FOR ADDITIONS – DETERMINED INCOMPLETE AND NOT HEARD.**

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: HAWKINS, PARATI, WHEAT, WOJICK

**APPLICATION:**

**HDCCMA-2023-01193, 1921 CHARLOTTE DR (PID: 12111901) – NEW CONSTRUCTION**

**EXISTING CONDITIONS:**

The property is a 2-story office/multi-family building constructed in 1992. Architectural features include a complex roof form, a recessed off-center entry on Charlotte Drive, and two centrally located arched metal vents on the roof. Lot size measures approximately 128.55' x 164.46' x 144.09' x 180'. Adjacent structures are 1, 1.5, and 2-story single family and 2-story multi-family and office buildings. A replacement retaining wall on the Ideal Way side and rear patio expansion were approved administratively under COA# HDCADMRM-2018-00518; and parking, landscaping, and site work were approved administratively under COA# HDCADMRM-2020-00416. The HDC approved the replacement of vinyl siding with cementitious board and batten siding, and entry door changes on the front and left elevations in June 2021 under COA# HDCRMI-2021-00149.

**PROPOSAL:**

The proposed project is new construction. An existing boutique hotel, the Kasa Edison House, will be expanded with the construction of a new building between the existing structure and Kenilworth Avenue. Proposed height is approximately 27'-9" as measured from grade to ridge. At the front elevation along Charlotte Drive, the existing building height is 26'-9 ¼" at the left and approximately 25'-11" on the right (Ideal Way). The proposed building footprint is 97'-6" x 31'-4", slightly longer than the existing structure which measures approximately 94'-6" x 53'-5". Proposed materials are brick and cementitious wood grain lap siding and board and batten siding to match the existing structure. Railings are proposed to be metal. Windows are proposed to be single-hung wood in 6/1 and 4/1 patterns; muntin dimensions are not noted. Doors are proposed to be wood. Window trim proposed to be wood. Door trim materials are not noted. The project includes the removal of three (3) mature canopy trees; two Willow Oaks which measure 38" and 36" DBH and a 21" DBH Ash Tree. A certified arborist letter is provided for the Ash and one of the Willow Oaks.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Changes from previously proposed project:
  - a. Height increase from 26'-0" to 27'-9".
  - b. Footprint increase from 97'-2" x 30'-0" to 97'-6" x 31'-4".
  - c. Spacing between buildings increased.
  - d. Building placement changed to increase setback along Ideal Way to create a pocket park.
  - e. Ideal Way elevation same, except brick foundation eliminated.
  - f. Parking lot elevation same. Chimney is missing from the drawings.
  - g. Connector created between Ideal Way portion of the building and the portion facing the parking lot.
  - h. Trash enclosure design changed.
2. Proposed windows are Quaker, Brighton series, single-hung, wood. Double-hung windows are typically required.
  - a. The Commission has not yet reviewed or approved this particular window. In these instances, a window sample is typically requested.
  - b. Confirm muntin dimensions.
  - c. Confirm windows will have exterior, permanently affixed muntins.
  - d. 4/1 window proportions.
3. Window trim changes needed:
  - a. Mullion trim is 11" between paired windows is too large. Mullion trim should be 5 ½" – 6".
  - b. Apron trim below windows in fields of siding should be removed.



4. Materials/Details

- a. Hardie lap siding is shown with faux grain; smooth finish siding should be used instead. The Commission has previously approved the installation of non-grain fiber cement siding in dimensions to match traditional materials on non-historic additions and on new, infill construction including the existing structure on this lot.
- b. Hardie Board and Batten has not been used before. Previously, when Board and Batten is requested, the board has been permitted to be Hardie, but the battens were required to be wood.
- c. What material(s) are proposed for fascia, soffit, frieze, and beam/column?
- d. Beam/column detail needed.

5. Site Work

- a. Is the existing backflow preventer in the front yard on Charlotte Drive to remain? If so, evergreen screening is required.
- b. Provide information about HVAC unit locations.

**SPEAKERS [FOR | AGAINST]:**

No one accepted Vice Chair Barth's invitation to speak.

**MOTION: CONTINUE**

**1<sup>st</sup>: BELL      2<sup>nd</sup>: SULLIVAN**

Ms. Bell moved to continue the application, requiring the applicants to restudy the following elements: the massing of the addition, the fenestration, the lighting, the materials including the proposed use of Hardie Artisan, the stair and walkway design, and the overall accuracy of the site plans. She also required that the applicants bring a sample of the window detail. Ms. Bell cited Standards 7.7 for massing, 7.16 for materials, 7.14 for doors and windows, and 7.13 cornices and trim.

Vice Chair Barth suggested that the applicant be made to provide context from Kenilworth Av for their foundation and restudy their design of the foundation and provide details on mechanical screening. He added that the motion should cite the following Standards: 7.11 for foundations, 8.9 for site appurtenances, 8.6-8.8 for fences and walls, 8.4 for landscaping and lawns, 8.5 for trees, 8.2-8.3 for sidewalks and parking, and 8.12 for lighting.

Ms. Lineberger added that the applicant should provide more detail for the retaining walls. She cited the Standard 7.3 for context.

Ms. Bell accepted the friendly amendments.

Mr. Sullivan seconded the motion.

**VOTE: 6/0**

**AYES: BARTH, BELL, LINEBERGER, SULLIVAN, TAYLOR  
WHITLOCK**

**NAYS: NONE**

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

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**CONTINUED FROM THE MAY 8 MEETING**

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: HAWKINS, PARATI, WHEAT, WOJICK

**APPLICATION:****HDCRMA-2023-00988, 501 N POPLAR ST (PID: 07803623) – NEW CONSTRUCTION -- MULTI-FAMILY – ALTERNATIVE MATERIALS**

*This application was continued from the May 8, 2024 meeting for the following items:*

- *Stone water features. Provide historic precedent, confirm historic precedent for it on a residential site.*
- *Provide a mock-up of how the trim, the siding, and the window structure all come together in order to determine whether or not the Commission will accept these alternative materials.*
- *Provide a sample of the corner board, the frieze, the fascia, the band trim, the crown molding. There are two types of materials that the Commission wants to see as far as trim goes, the exterior composite as well as the trim board series by James Hardie, cementitious trim.*
- *Provide a window sample of the Andersen A-Series, Fibrex.*
- *Provide a sample of what the applicant is proposing to use for the garage door.*
- *Provide a sample of railings, determine whether or not the Commission will accept these alternative materials.*

**EXISTING CONDITIONS:**

The site is a vacant lot. The previous structure was two-story, duplex constructed c. 1978. Architectural features included a flat roof, wide vertical T1-11 siding with a wide trim band separating the first and second levels, vertically oriented windows, a cantilevered front patio with solid vertical sidewalls, and a brick foundation. A covered stair provided access to the second level at the rear. A solid wall in the same material as the house partially enclosed the rear yard and provided screening for parking. The lot size is approximately 56' x 100'. Adjacent structures are 2 and 3-story residential structures. On September 14, 2022, the Commission approved the immediate demolition of the building because the applicant intends to recycle, repurpose, and deconstruct as much of the house as possible versus demolishing it. The COA for HDCRDEMO-2022-00552 has been issued and the structure has been demolished.

**PROPOSAL:**

The proposed project is the second round of revisions to the new construction project HDCRMA-2022-00775, which was Approved with Conditions by the HDC on June 14, 2023. The first round of revisions, case HDCRMA-2024-00171, was Approved on April 10, 2024.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. The requested non-traditional materials listed below have not yet been approved by HDC. When new non-traditional materials are requested, specification sheets and physical samples are required by the Commission, which have not been provided.
  - a. Hardie Cementitious Trim
  - b. Extira Composite Trim, Moldings
  - c. Fiberglass Windows and Doors
  - d. Fibrex Andersen A-Series and Aluminum-clad Fibrex Andersen E-Series Windows
2. Refer to HDC Standards listed below:
  - a. Roofs 4.5, number 6
  - b. Trim 4.11, number 4
  - c. Windows 4.14, number 19
  - d. Wood 5.2, number 5
  - e. Doors and Windows 6.15, number 1-3
  - f. Materials 6.18, number 1-4 & 6
  - g. Landscapes and Lawns, 8.4
  - h. Site Appurtenances 8.9, preamble and number 3
3. The Commission will determine if the proposed project meets the Standards.

**SPEAKERS [FOR | AGAINST]:**

No one accepted Vice Chair Barth's invitation to speak.

**MOTION 1: APPROVE**

**1<sup>st</sup>: BELL                      2<sup>nd</sup>: TAYLOR**

Ms. Bell moved to approve the following aspects of the project: the roof ridge changes, the solar panels in less visible areas, the stone water feature and other minor water features, the landscape plan updates, the paving to the foundation provided there is a French drain, gravel, and permeable pavers, the exterior composite for the garage door, the upper deck railings, the top rail, the upper deck railing's spindle, the front step inset, and bracket change.

Vice Chair Barth added that the Commission should approve the siding material as well. He cited the following Standards: 8.2, number 8 for paving to the foundation, 6.18 for materials, 6.15-6.16 for doors and windows, 6.14 for cornices and trims, and 8.4 for landscaping and lawns. He also stated that the motion was referencing Slides 11 through 14 of the July presentation regarding paving up to the foundation, specifically approving the option on Slide 14 with permeable pavers in the orange shaded area, gravel in the yellow shaded area, non-permeable pavers in the red shaded area, and the French drain indicated by the blue shaded area.

Ms. Bell accepted the amendment and clarified that they were approving painting the foundation since it was new construction.

Mr. Taylor seconded the motion.

**VOTE 1: 6/0**

**AYES: BARTH, BELL, LINEBERGER, SULLIVAN, TAYLOR  
WHITLOCK**

**NAYS: NONE**

**DECISION 1: APPLICATION FOR NEW CONSTRUCTION, MULTI-FAMILY – ALTERNATIVE MATERIALS  
– APPROVED.**

**MOTION 2: CONTINUE**

**1<sup>st</sup>: BELL                      2<sup>nd</sup>: SULLIVAN**

Ms. Bell moved to continue the window change component of the project, requiring the applicant bring back a correctly detailed example of the E Series window. She also required the applicant bring an example of Options 1 and 2 for the trim. She cited Standards 6.14, for cornices and trim, and 6.15, number 3, for windows.

Mr. Barth added that the motion specifically continues Options 1 and 2. Ms. Bell accepted the amendment.

Mr. Sullivan seconded the motion.

**VOTE 2: 6/0**

**AYES: BARTH, BELL, LINEBERGER, SULLIVAN, TAYLOR  
WHITLOCK**

**NAYS: NONE**

**DECISION 2: APPLICATION FOR NEW CONSTRUCTION, MULTI-FAMILY – ALTERNATIVE MATERIALS -- WINDOWS  
– CONTINUED.**

**MOTION 3: APPROVE**

**1<sup>st</sup>: BELL                      2<sup>nd</sup>: LINEBERGER**

Ms. Bell moved to approve the all-brick porch flooring, described in Option 2, citing Standard 6.17 for porches.

Ms. Lineberger seconded the motion.

**VOTE 3: 6/0**

**AYES: BARTH, BELL, LINEBERGER, SULLIVAN, TAYLOR  
WHITLOCK**

**NAYS: NONE**

**DECISION 3: APPLICATION FOR NEW CONSTRUCTION, MULTI-FAMILY – ALTERNATIVE MATERIALS --- PORCH  
FLOORING – APPROVED.**

**MOTION 4: CONTINUE**

**1<sup>st</sup>: BELL                      2<sup>nd</sup>: TAYLOR**

Ms. Bell moved to continue the seven foot tall trash enclosure screening, citing Standards 8.6-8.8 for fences and walls.

Mr. Taylor seconded the motion.

**VOTE 4: 6/0**

**AYES: BARTH, BELL, LINEBERGER, SULLIVAN, TAYLOR  
WHITLOCK**

**NAYS: NONE**

**DECISION 4: APPLICATION FOR NEW CONSTRUCTION, MULTI-FAMILY – ALTERNATIVE MATERIALS – TRASH  
SCREENINGCONTINUED.**

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## NEW CASES

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: HAWKINS, PARATI, WHEAT, WOJICK

**APPLICATION:**

**HDCRDEMO-2023-01198, 1433 THE PLAZA (PID: 08117117) – DEMOLITION – RESIDENTIAL**

**EXISTING CONDITIONS:**

The existing structure is a 1-story, American Small House with Colonial Revival elements constructed c. 1933. Architectural features include a side gable, boxed eave roof with two small gable dormers on the front elevation, a partial width engaged front porch supported by wood square columns (the handrail is not original), and wood double-hung 6/6 windows. Some windows, such as on the dormers, have traditional wood window trim. Some windows have brick mould trim. It appears the large front window is a later replacement. Exterior materials include wood German lap siding with corner boards and a painted brick foundation. Originally a single-family structure, the building is currently divided into three units. Multiple rear additions have been constructed over the years.

A simple, one-story accessory building is located at the rear of the property. The front elevation faces School Street. The left elevation, which faces the house, is constructed on top of a CMU retaining wall. The building has a front gable roof, 6/6 windows with brick mould trim, and German lap wood siding with wood corner boards. The lot is irregular and measures approximately 55' x 132' x 28' with a 10' alley at the rear. Adjacent historic properties are 1, 1.5, and 2-story residential buildings.

**PROPOSAL:**

The proposal is full demolition of the primary building and the accessory building. The proposed project also includes the removal of a CMU retaining wall and a 12" Cherry Laurel tree. The applicant is requesting immediate demolition due to current conditions. The following information is presented for the Commission's review and consideration:

1. Zoutewelle survey
2. Property survey

3. Digital photos of all elevations
4. Digital photos of significant architectural details
5. Elevation drawings
6. Structural engineering report

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. The Commission will determine if the application is complete.
2. The Commission will determine whether the building has special significance to the Plaza Midwood Local Historic District. With affirmative determination, the Commission can apply up to a 365-Day Stay of Demolition and require a 90-day waiting period to review new construction plans.
3. If the Commission determines that this property does not have any special significance to the district, then demolition may take place without a delay or upon the approval of new construction plans.

**SPEAKERS [FOR | AGAINST]:**

No one accepted Vice Chair Barth's invitation to speak.

**MOTION 1: APPLICATION COMPLETE**

**1<sup>st</sup>: LINEBERGER      2<sup>nd</sup>: BELL**

Ms. Lineberger moved to determine the application is complete with all the required documentation provided by the applicant, which includes clear digital photos of all sides of the building; clear digital photos of significant architectural details and site features, including, but not limited to, windows, front doors, brackets, columns, trim, etcetera; a stamped and sealed property survey with setbacks and building dimensions with width and length clearly labeled; and a Zoutewelle survey to document height.

Ms. Bell seconded the motion.

**VOTE 1: 6/0**

**AYES: BARTH, BELL, LINEBERGER, SULLIVAN, TAYLOR  
WHITLOCK**

**NAYS: NONE**

**MOTION 2: HISTORICAL SIGNIFICANCE**

**1<sup>st</sup>: LINEBERGER      2<sup>nd</sup>: BELL**

Ms. Lineberger moved to determine that the building has special significance and value toward maintaining the character of the Plaza Midwood Local Historic District and because its year of construction was over 50 years ago.

Ms. Bell seconded the motion.

**VOTE 2: 6/0**

**AYES: BARTH, BELL, LINEBERGER, SULLIVAN, TAYLOR  
WHITLOCK**

**NAYS: NONE**

**MOTION 3: APPROVE DEMOLITION**

**1<sup>st</sup>: LINEBERGER      2<sup>nd</sup>: BELL**

Ms. Lineberger moved to approve the project with a 365-day stay of demolition on the buildings due to their special significance and value towards maintaining the character of the district. She stated that receipt of accurate measured drawings of the buildings to be demolished are required for HDC records before plans for new construction will be considered by this Commission.

Ms. Bell seconded the motion.

**VOTE 3: 6/0**

**AYES: BARTH, BELL, LINEBERGER, SULLIVAN, TAYLOR  
WHITLOCK**

**NAYS: NONE**

**DECISION: APPLICATION FOR DEMOLITION – RESIDENTIAL -- APPROVED WITH A 365 DAY STAY.**

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Due to a lack of quorum, the following case will be heard at the August 14, 2024 meeting: HDCRMA-2023-01124 for 2000 Dilworth Rd West.

Due to time constraints the following cases will be heard at the August 14, 2024 meeting:

HDCCMI-2023-01121 for 1218 East Bv

HDCRMIA-2023-00862 for 1547 Merriman Av

HDCCMA-2023-00992 for 224, 228, 232, & 236 West Kingston Av

With no further business to discuss, Vice Chair Barth adjourned the meeting at 6:47 p.m.