



HISTORIC DISTRICT COMMISSION
December 14, 2022 | Room 267

MINUTES

MEMBERS PRESENT: Kim Parati (Chair)
Chris Barth (2nd Vice-Chair)
Jessica Hindman
Christa Lineberger
Jill Walker
Sarah Wheat
Scott Whitlock

MEMBERS ABSENT: Noelle Bell
Phil Goodwin
Nichelle Hawkins (Vice Chair)
Heather Wojick

OTHERS PRESENT: Kristi Harpst, HDC Program Manager
Cindy Kochanek, HDC Staff
Jenny Shugart, HDC Staff
Candice Leite, HDC Staff
Jill Sanchez-Myers, Senior Assistant City Attorney
Candy Thomas, Court Reporter

With a quorum present, Chair Parati called the regular December meeting of the Historic District Commission (Commission) meeting to order at 1:04 pm. Chair Parati 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 a 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. Chair Parati 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. Chair Parati said that those in the audience must be quiet during the hearings. An audience member will be asked once to be quiet and the need for a second request will be removal from the room. Chair Parati swore in all Applicants and Staff and continued to swear in people as they arrived for the duration of the meeting. Appeal from the Historic District Commission is to the Zoning Board of Adjustment. One has thirty (30) days from the date of the decision to appeal. This is in accordance with Section 10.213 of the City Zoning Ordinance.

INDEX OF ADDRESSES:

NOT HEARD AT THE NOVEMBER 11 MEETING

HDCRMI-2022-00682, 719 Templeton Av	Dilworth
HDCCMI-2022-00706, 301 East Bv	Dilworth
HDCRMI-2022-00637, 1113 Myrtle Av	Dilworth
HDCCMIA-2022-00705, 325 W Summit Av, 1501 S Mint St	Wilmore

CONSENT AGENDA:

HDCRMI-2022-01076, 1913 The Plaza	Plaza Midwood
HDCRMA-2022-01099, 816 Walnut Av	Wesley Heights
HDCRMA-2022-00482, 612 S Summit Av	Wesley Heights
HDCRMI-2022-00981, 2421 Charlotte Dr	Dilworth

CONTINUED FROM SEPTEMBER 14 MEETING:

HDCRMI-2022-00539, 2112 Wilmore Dr	Wilmore
HDCRMA-2022-00524, 1740 Merriman Av	Wilmore

CONTINUED FROM THE NOVEMBER 9 MEETING:

HDCRMA-2022-00378, 465 W Worthington Av/1901 S Mint St	Wilmore
HDCRMA-2021-01060, 306 N Graham Street/420 West 6th Street	Fourth Ward

NEW CASES:

HDCRMI-2022-00587, 1547 Merriman Av	Wilmore
HDCRMI-2022-00725, 818-826 E Kingston Av	Dilworth
HDCRMI-2022-00773, 927 Ideal Wy	Dilworth

NOT HEARD AT THE NOVEMBER 11 MEETING

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BELL, GOODWIN, HAWKINS, WOJICK

APPLICATION:

HDCRMI-2022-00682, 719 Templeton Avenue (PID: 12305505) - ADDITION

EXISTING CONDITIONS:

The existing building was formerly a 1-story brick ranch that has been altered with a front porch, front dormer, a two-story addition on the rear, and other details to look like a Bungalow in 2006. The brick is unpainted. The windows are 6/1 and appear to be replacements. The lot size is approximately 50' x 198'. Adjacent structures are 1.5 and 2-story single-family and multi-family buildings.

PROPOSAL:

The proposed project is widening the existing front dormer and extending the walls of the existing two-story addition forward to infill the area between the side gable roofs. Existing windows in the gable ends will be enlarged for egress. Proposed materials are fiber cement siding and wood casement windows.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Expansion of an existing non-conforming addition.
2. Roof pitch of new addition.
3. Proportions and light pattern of new gable-end windows as compared to first floor windows.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Parati's invitation to speak either for or against this application.

MOTION: CONTINUED 1st: LINEBERGER 2nd: BARTH

Ms. Lineberger made a motion to continue this application for the following: applicant to restudy the roof form and pitch per Standard 6.13, number 1, and 4.5, number two. Restudy the fenestration per Standard 6.15, 6.2 number 3. Provide addition details on the front door per Standard 4.10; and provide specification for the cementitious siding and trim to be used following a historically accepted alternative per Standard 6.18 for New Construction.

VOTE: 7/0

AYES: BARTH, HINDMAN, LINEBERGER, PARATI, WALKER, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR ADDITION CONTINUED.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BELL, GOODWIN, HAWKINS, WOJICK

APPLICATION:

HDCCMI-2022-00706, 301 East Bv (PID: 12307501) - WINDOW & DOOR REPLACEMENT/AWNING ADDITION

EXISTING CONDITIONS:

The existing building is a mid-century modern Commercial structure built c. 1957. The brick exterior is painted but the stone accent panels on the front elevation are not. The front steps are stone and are flanked by built-in stone planters. Other architectural features include original metal front door with semi-circular door handles, original wood windows on front elevation, original (or early) stucco panels above the windows and front entrance, metal windows on the side and rear elevations and an original (or early) metal railing roof feature with curved ends. Lot size is approximately 50' x 140'. There is a 10' alley in the rear. Adjacent structures are a mixture of 1, 1.5, 2, and 2.5-story commercial buildings, some are former residential buildings converted to commercial uses.

PROPOSAL:

The project is multi-part:

1. Awning and material changes:
 - a. Remove existing awnings on the front and left elevations.
 - b. Install Nichiha FC panels on the front elevation wrapping the corner of the left elevation. The new horizontal panels will replace the existing faux stucco finish panels.

- c. Install a new flat metal canopy above the windows and under the new horizontal siding on the front elevation. This will also wrap around the corner of the left elevation.
2. All elevations
 - a. Addition of a pre-cast cap over the brick header course.
 - b. Replacement of curved edge silver metal railing with a new black metal railing on top of the roof.
3. Rear elevation
 - a. Addition of a flat metal canopy over the rear door.
4. Signage
 - a. New address signage to be installed on the face of the brick
 - b. Proposing addition of new signage installed on the face of the brick (proposed dimensions not provided)
 - c. The existing yard sign is to remain but will be modified for new tenant information.
5. Window Replacement
 - a. The replacement of all windows on the building is proposed. Window openings to remain the same.
 - b. New windows proposed to be metal storefront type.
6. Railing
 - a. New simple black metal pipe rail will be installed to meet code requirements (staff approvable).

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Front elevation material changes are incongruous with Design Standards for Storefronts 1, 3, 4 and 8, and Secretary of the Interior Standards because it involves changes to a character-defining feature of the building. The removal of the faux stucco panels, a vertical element that continues the vertical lines of the window and door trim, with a horizontal siding element completely alters the original design of the front façade.
2. Fenestration
 - a. Front storefront existing detail does not appear to be drawn accurately on A.16. There is a wider vertical trim at the left corner of the building.
 - b. Documentation of existing conditions to show that windows cannot be repaired.
3. Changes to the design of the front storefront, particularly in terms of trim dimensions, material changes and removal of original features. See A.6.
4. Will the original front doors be retained?
5. Addition of a pre-cast cap over the brick header course.
6. The amount of new signage proposed with both building sign and yard sign. Typically, buildings along East Boulevard have either a monument sign or a building sign, not both. Lack of dimensions and clarity on size of the building sign.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Parati's invitation to speak either for or against this application.

MOTION: CONTINUED 1st: LINEBERGER 2nd: WALKER

Ms. Lineberger made a motion to continue this application per standards 4.18, number 1, for Storefronts, including the original window pattern detail and original materials. Restudy original condition of the windows per Standard 4.14, numbers 1, 3, 10, and 11, for windows. Standard 4.17 for commercial awnings plus the preamble. Restudy the metal elements per Standard 5.17. Propose signage to comply with 8.2, number 5, and 2.5 of the Secretary of the Interior's Standards.

Ms. Walker made a friendly amendment; applicant to return with as best they can the original form of the building.

VOTE: 7/0

AYES: BARTH, HINDMAN, LINEBERGER, PARATI, WALKER, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR WINDOW & DOOR REPLACEMENT/AWNING ADDITION CONTINUED.

APPLICATION:

HDCRML-2022-00637, 1113 Myrtle Av (PID: 12305182) – TREE REMOVAL

The applicant deferred this application to a future meeting.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BELL, GOODWIN, HAWKINS, WOJICK

APPLICATION:

HDCCMIA-2022-00705, 325 W Summit Av & 1501 S Mint St (PID: 11908314) - WINDOW, DOOR CHANGES/FENCE/HVAC (AFTER-THE-FACT) / SITE WORK & FENCE (PROPOSED)

EXISTING CONDITIONS:

There are three existing structures on the parcel. The lot size is approximately 154' x 158' x 199' x 150'. Adjacent structures are commercial buildings, parking lots and single family residential to the rear along Westwood Avenue and Southwood Avenue.

Building 1 – 1501 S. Mint Street: Constructed c. 1953, the building is a one-story, concrete building with brick water table on front elevation. Originally constructed an automobile repair shop with gas pumps, it converted to a retail use in 2018. On the front elevation there are two garage bays, a man-door and large storefront window that wraps around the left elevation.

Building 2 – 1501 S. Mint Street: Constructed c. 1955, the building is a one-story, concrete building with simple stretcher bond brick facades on the street facing elevations (front and right). Originally constructed as an automobile repair shop, the front elevation has two garage bays, a man-door and square, 6-light aluminum window. The building sits sideways on the lot, with the front elevation facing building 1. The right elevation facing S. Mint Street has a 6-light aluminum window that matches the one on the front elevation.

Building 3 – 325 W. Summit Avenue: Constructed c. 1957, the building is a one-story, concrete and brick building. The street facing elevations, front and right, have brick facades with an American bond pattern. The left and rear facades are concrete block. The front façade faces S. Summit Avenue and features a brick parapet. It has a symmetrical façade with a central entry flanked by two rectangular picture windows openings. The windows are metal with 20-square panes. The front and right elevations also feature painted signage advertising “Branch Office, Southern Elevator Co., Passenger and Freight Elevators”. The right elevation facing S. Mint Street has an entry-door and three small metal windows. The building also has two brick chimneys.

PROPOSAL:

The proposal is in multiple parts for each building. Some items are an After-the-Fact review, as noted. The Commission will review all After-the-Fact projects on their merits according to the Design Standards as if the work has not yet occurred.

Building 1 – 1501 S. Mint (former service station)

1. New fencing will be installed at rear and front right corner of building to enclose area between Buildings #2 and #3.

Building 2 – 1501 S. Mint, B (former automobile repair garage)

2. New air curtains will be installed over the existing roll-up garage doors
3. A stage will be constructed behind the building
4. Bike racks

Building 3 – 325 W. Summit Avenue

5. Right elevation
 - a. Widen an existing doorway by 6" to meet ADA access requirements.
 - b. Remove stairs and install a new concrete ramp with handrail to an existing side entrance.
6. Rear elevation
 - a. Remove existing sliding door and install new storefront with entry to meet ADA code requirements.
 - b. Fence enclosure around a 945 square foot outdoor seating area. Fence is black metal. Length, width, and height dimensions are not provided.
 - c. Relocate HVAC from left elevation to rear and screen behind a painted wood partition, approximately 4'-6" in height.
 - d. Paint, previously unpainted masonry on the rear elevation (after-the-fact)

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Site Work:
 - a. Provide a master site plan for the entire project that indicates all site features, including fencing locations/dimensions, paving/ground materials, stage, bike racks, trash cans/dumpsters, HVAC/mechanical units, backflow preventers, and other fixed features.
 - b. What is the width of the accessible route? Will it be marked in any way?
 - c. What material is covering the ground between the "accessible route"?
 - d. Dimension of fencing and gates to be installed (height, length, etc.).
 - e. Will the fencing/gates be attached to the buildings?
2. Building #1 – 1501 S. Mint St:
3. Building #2 – 1501 S. Mint St, B:
 - a. Provide details about the stage at the rear of the building shown on A001.
 - b. Provide specifications, details and other information about air curtains and their installation.
4. Building #3 – 325 W. Summit Av:
 - a. Provide details about length, width, height of fencing enclosure for the outdoor seating area.
 - b. Provide image or drawing of new HVAC wood partition screen.
 - c. Provide dimensions of the concrete ramp.
 - d. Provide image and details about new door to be installed.
5. Plans should note that all unpainted masonry is to remain unpainted.

SPEAKERS [FOR | AGAINST]:

Cam Muldrow, a neighborhood resident, spoke on this application.

MOTION: CONTINUED**1st: HINDMAN****2nd: LINEBERGER**

Ms. Hindman moved to continue this application for the required documentation on the application checklist and a detailed list of the work completed without a COA versus a detailed list of the work that is being proposed. This continuation is based on Standards including, but not limited to: Materials 7.16; Painted Brick 5.5 and 5.8; the Secretary of the Interior's Standards 2.5; Fences 8.6 - 8.8; Site Appurtenances 8.9; Commercial Additions section 7; and Fences 4.14. Applicant to also verify the property owner's signature on the application checklist as required by the application checklist.

Mr. Barth made a friendly amendment; applicant to include additional information on Site Appurtenances per Standard 8.9, including, but not limited to, any permanent structure or feature on site, stage, tents, turf, etcetera.

Ms. Walker made a friendly amendment; applicant to include pavements as part of the additional information requested.

VOTE: 7/0**AYES: BARTH, HINDMAN, LINEBERGER, PARATI, WALKER, WHEAT, WHITLOCK****NAYS: NONE**

DECISION: APPLICATION FOR WINDOW, DOOR CHANGES/FENCE/HVAC (AFTER-THE-FACT) / SITE WORK & FENCE (PROPOSED) CONTINUED.

CONSENT AGENDA

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BELL, GOODWIN, HAWKINS, WOJICK

APPLICATION:

HDCRMI-2022-01076, 1913 The Plaza (PID: 08119704) – ALTERNATE MATERIALS

EXISTING CONDITIONS:

Known as the Hutchinson House, the two-story American Four Square with colonial revival elements built c. 1930. Architectural features include a partial width front porch with the center portion covered by a portico, original front door sidelights, and 6/1 paired windows. The carport and decorative moldings above the front door and first floor windows are later additions. The house is painted brick and has been since before the district was established. The lot size is approximately 66' x 170'.

PROPOSAL:

The proposal is for a non-traditional mechanized screen system on a rear porch. The system is proposed to be integrated with the beams and the columns. Other than the request for the mechanized screen system, the other changes to the rear porch meet the requirements to be reviewed at the Administrative level. No changes to the rear yard impermeable area. There are no impacts to mature canopy trees.

The project was previously approved by the Commission on January 15, 2020, under case number HDCADMRM-2019-00564. The project was approved as meeting the Secretary of the Interior's Standards for Rehabilitation, 2.5. The Commission also noted that this project is a new porch and not an old porch, does not involve modification to historic columns and is a very thoughtful solution to preserving the character of the district. Further stating that if this were an old porch, the Commission would be having a totally different conversation.

A COA was not issued, and the approval has expired. The applicant is requesting Commission re-affirmation of the previous approval. There are two minor, staff approvable, changes to the previously approved plans:

- Moved outdoor fireplace and fixed screen from the South Elevation to the North Elevation.
- Changed the South Elevation side of the porch to be one solid motorized screen which eliminated a screened door.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets the Standards for Additions and New Construction, Chapter 6, and the Secretary of the Interior's Standards for Rehabilitation, page 2.5. The project has minor, staff approvable, changes to the plans previously presented to and approved by the Commission on January 15, 2020.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting the Standards for Additions and New Construction, Chapter 6, and the Secretary of the Interior Standards, and that this item be heard as a Consent Agenda item with permit-ready construction drawings submitted to staff for final review.
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 Chair Parati's invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS

1st: WHITLOCK

2nd: BARTH

Mr. Whitlock moved to approve this application as the project is not incongruous with the district and meets the Standards for Additions and New Construction, Chapter 6, and the Secretary of the Interior's Standards for rehabilitation, page 2.5. The project has minor staff-approvable changes to the plans previously presented to and approved by the Commission on January 15, 2020.

VOTE: 7/0

AYES: BARTH, HINDMAN, LINEBERGER, PARATI, WALKER, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR ALTERNATE MATERIALS APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BELL, GOODWIN, HAWKINS, WOJICK

APPLICATION:

HDCRMA-2022-01099, 816 Walnut Av (PID: 07102126) – NEW CONSTRUCTION MF DESIGN & HEIGHT CHANGES

EXISTING CONDITIONS:

The existing structure is one-story, multi-family building constructed c. 1950. The front-gabled building has a concrete stoop, 1/1 windows, and a painted brick exterior. Adjacent structures 1, 1.5 and 2-story single-family and multi-family buildings. The lot size is approximately 55' x 150'. The Commission approved demolition with a 365-day stay on July 14, 2021. The demolition COA was issued on September 19, 2022 under COA# HDCRDEMO-2021-00253.

PROPOSAL:

The new construction of a multi-family building was Approved with Conditions by the Commission on July 13, 2022, under application COA# HDCRMA-2021-00917. The approval letter and presentation from the July 13 HDC meeting are attached.

- The applicant is proposing changes to the building height due to site topography, structural needs, and ADA requirements to meet Building Code. The project was designed with a 14" truss system but needs to be built with an 18" system.
- The project was approved with a height of 29.3' as measured from grade to ridge at the low, south (left) side of the site. The revised height request is for a roof of 29.66' above the low, south (left) side of the site, for a total proposed increase of .36' or 4 3/8".
- Paired with the adjusted first-floor height, this adjustment allows for the increase in truss depth needed to structure the building while maintaining appropriate framing heights and clearances.
- This adjustment also maintains the applicant's design intent to be a 'mid-point' between the 26.8' Ridge Elevation of 820 Walnut (South) and the 30.4' Ridge Elevation of 812/814 Walnut (North).
- The design also allows the rear unit to be ADA accessible with the shortest possible ramp length.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets the Standards for New Construction, Chapter 6.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting the Standards for New Construction, Chapter 6, and the Secretary of the Interior Standards, and that this item be heard as a Consent Agenda item with permit-ready construction drawings submitted to staff for final review.
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 Chair Parati's invitation to speak either for or against this application.

MOTION: APPROVED 1st: LINEBERGER 2nd: WALKER

Ms. Lineberger made a motion to approve this application, as it is not incongruous with the district and meets the Standards for New Construction, Chapter 6.

VOTE: 7/0 AYES: BARTH, HINDMAN, LINEBERGER, PARATI, WALKER, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION MF DESIGN & HEIGHT CHANGES APPROVED.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BELL, GOODWIN, HAWKINS, WOJICK

RECUSE: PARATI

APPLICATION:

HDCRMA-2022-00482, 612 S Summit Av (PID: 07102331) – FRONT PORCH CHANGES

EXISTING CONDITIONS:

Known as the Gantt House, the main building is a 1-story bungalow, Colonial Revival elements, constructed c. 1926. A portico and porch combination shields two of the three facade bays of this small frame dwelling. One story high, it has a hipped roof crossed by clipped gables on the sides. The slightly off-center front entry has

sidelights which coordinate with the 4/1 sash windows on the facade. The porch has a front gable pediment roof with eave returns supported by thin, paired Tuscan columns, with the left side of the porch covered by a shallow, nearly flat shed roof. The chimney is not painted above the roofline and a portion of the front porch foundation remains unpainted. The house is currently wrapped in vinyl siding. Adjacent structures are 1, 1.5, and 2 story single family homes. The lot size is 50' x 197.5'. House height is 22.8'.

PROPOSAL:

The proposal is front porch changes. The small rear addition and replacing the existing replacement front door meet the requirements to be reviewed at the Administrative level. There are no impacts to mature canopy trees.

The front porch will be extended to the right bay to a full width porch. The front porch depth will not change. The existing columns will be repaired, and new columns will be installed to match existing. A railing will be added. The dilapidated wood front porch floor will be replaced with new wood tongue and groove floor to match existing that will run perpendicular to the front door.

All existing materials (siding, porch ceiling, trim, etc.) will be repaired. If damaged beyond repair materials will be replaced to match existing. If repairs exceed 33% of existing material and total replacement is requested, then full Commission review will be required. All windows will be repaired. Commission review will be required for any windows requested for replacement on the front and side elevations.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets the Standards for Additions and New Construction, Chapter 6, and Rehabilitation of Building Elements: Porches, 4.8, and Trim, 4.11, and 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 for Additions and New Construction, Chapter 6; Porches, 4.8; Trim, 4.11; Wood, 5.2; and the Secretary of the Interior Standards, and that this item be heard as a Consent Agenda item, with the following Conditions:
 - a. Cedar shake siding is incongruous with the building's architectural style and details. New material in the front pediment should match existing.
 - b. New masonry should not be painted.
 - c. Add a vertical trim piece on right elevation to delineate the transition from the original house to the new addition.
 - d. Work with Staff on the fenestration on the rear elevation and a new front porch railing design to be the correct historic height with a booster rail to meet Code.
 - e. All project details should match existing including: roof cornice returns, offset between the front porch pediment and flanking shed roofs, trim dimensions, roof pitch, beam/column relationship, etc.
 - f. Submit permit-ready drawings to staff that accurately depict all design details of the project.
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 Chair Parati's invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS 1st: HINDMAN 2nd: LINEBERGER

Ms. Hindman made a motion to approve this application with conditions; applicant to continue working with staff on proposed changes. Applicant to correct the as built and the proposed drawings. Applicant to submit permit-ready drawings that accurately depict all design details existing and proposed on the project. Permit ready construction documents to include matching details to match existing, including but not limited to roof cornice returns, offset between the front porch pediments, trim dimensions, roof pitch, beam/column relationship, and unpainted and new masonry should remain unpainted. If any components are in a condition that they cannot be repaired, the applicant will provide documentation to staff demonstrating such. Staff will then decide if the project needs to come back in front of the Commission. Cedar shake siding is incongruous with the building's architectural style and details. Any new material should match the existing. Applicant to add a transition per the Secretary of the Interior's Standards delineating the original house and the addition with an offset minimum of six inches. Applicant to work with staff on the fenestration on the rear elevation and the new front porch railing design to be the correct historic height. All per Standards Additions and New Construction, Chapter 6; Porches, 4.8; Trim, 4.11; Wood, 5.2; the Secretary of the Interior's Standards, and Painted Masonry 5.5 and 5.8.

VOTE: 6/0**AYES: BARTH, HINDMAN, LINEBERGER, WALKER, WHEAT, WHITLOCK****NAYS: NONE****DECISION: APPLICATION FOR FRONT PORCH CHANGES APPROVED WITH CONDITIONS.**

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BELL, GOODWIN, HAWKINS, WOJICK

RETURN: PARATI, 3:59PM

APPLICATION:

HDCRMI-2022-00981, 2421 Charlotte Dr (PID: 12112602) – ACCESSORY BUILDING DEMO & NEW CONSTRUCTION

EXISTING CONDITIONS:

The existing 1.5 story Picturesque Revival building was constructed c. 1925. Architectural features include an unpainted brick exterior with unequal front gables containing stucco and timbering, 6/1 double-hung wood windows, a one-bay, one-story gabled entry, and an engaged side porch that has been screened since pre-1987. The lot size is approximately 46' x 147'. Adjacent structures are 1, 1.5, and 2-story single family and multi-family buildings.

PROPOSAL:

The proposed project is a new accessory structure in the rear yard. Proposed height at lowest point of grade is 23'-11" as measured from grade to ridge, which slightly over 6' shorter than the primary ridge of the main structure. Footprint dimensions are approximately 24' x 22'. Proposed materials include unpainted brick on the first level and hard-coat stucco and half-timbering details in gable ends and dormers to match the primary structure. Metal shed roofs supported by wood brackets will be installed over the wood single entry doors and steel carriage-style garage door. Windows will have soldier course headers and cast stone sills. New windows will be 6-light casements and 6/1 double-hung in a 6 light and 6/1 pattern. One tree, a Cedar measuring over 10" will be removed, labeled as Tree 13 on T-1.0. The other two trees to be removed are 4" and 8". A new tree will be planted, see S-1.0. The new structure faces Ordermore Avenue, which is outside the Dilworth Local Historic District. Post-construction, rear yard impermeable area will be 18%.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets the Standards for Additions and New Construction, Chapter 6, and Accessory Buildings, 8.10.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting the Standards for Additions and New Construction, Chapter 6, Accessory Buildings, 8.10, and the Secretary of the Interior Standards, and that this item be heard as a Consent Agenda item, with the following Conditions:
 - a. Provide full calculations for rear yard permeability (square footage dimensions to eave of accessory structure and new walkways).
 - b. Provide window specifications that meet HDC Design Standards to staff.
 - c. Submit permit-ready construction drawings submitted to staff for final review.
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 Chair Parati's invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS 1st: WHITLOCK 2nd: BARTH

Mr Whitlock made a motion to approve this application with conditions. The project is not incongruous with the district and meets the Standards for Additions and New Construction, Chapter 6, Accessory Buildings, 8.10 and the Secretary of the Interior's Standards. Applicant to provide full calculations for rear yard permeability, square footage dimensions to eave of accessory structure, provide window specifications that meet the HDC design standards to staff, and submit permit-ready construction drawings submitted to staff for final review.

Ms. Walker made a friendly amendment; tree replacements to be replacements in kind, i.e., deciduous for deciduous, mature tree for mature tree.

VOTE: 7/0

AYES: BARTH, HINDMAN, LINEBERGER, PARATI, WALKER, WHEAT, WHITLOCK

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY BUILDING DEMO & NEW CONSTRUCTION APPROVED WITH CONDITIONS.

CONTINUED FROM SEPTEMBER 14 MEETING

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BELL, GOODWIN, HAWKINS, WOJICK

APPLICATION:

HDCRMI-2022-00539, 2112 Wilmore Dr (PIO: 11906414) – PORCH & FRONT WALKWAY CHANGES (AFTER-THE-FACT)

EXISTING CONDITIONS:

The existing structure is a one-story American Small House with Colonial Revival elements built c. 1940. Architectural features include a nearly full width front porch with square wood columns, a wide decorative beam and a shallow pitch shed roof, 8/8 and 6/6 windows, interior brick chimney, and brick foundation. The lot size is approximately 65' x 160'. Adjacent structures are primarily 1 and 1.5 story American Small Houses. Previous changes to the structure were approved under the old design guidelines, see attached COA #2016-239.

PROPOSAL:

The proposed project is for changes to the front porch and front walkways. The entire foundation including cheek walls and stairs will be removed. The new foundation will be stone instead of brick. New stone piers will be constructed around the existing wood columns. The porch floor will be concrete to match existing. A new primary and secondary stone walkway will be installed in the same dimensions and location as the existing concrete walkways. The project is an After-the-Fact review, with the Commission reviewing the project on its merits as if work has not yet occurred.

Revised Proposal

- Exhibit 1 - Links supporting stonework in Craftsman style houses from 1900-1940
- Exhibit 2 - Precedent Photos
- Exhibit 3 – Other supporting information

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. A building permit was not obtained for the project and is required for this project.
2. Change in foundation material from brick to stone.
3. The following properties shown in Exhibit 2 are original stone.
 - a. 1605 Merriman Av (c. 1936)
 - b. 308 Westwood Av (c. 1936)
 - c. 332 W. Blvd (c. 1931)
 - d. 1553 Wilmore Dr (c. 1921)
 - e. 1729 Wilmore Dr (c. 1936)
 - f. 308 Westwood Av (c. 1936)
4. Uncertain if the stone on the following Craftsman bungalows is original or not: 401 W. Park and 1617 Wilmore Dr.
5. 1715 Wickford, COA #2011-036, staff approval for new columns and material change to stone. Approved under previous Design Standards.
6. The following properties shown in Exhibit 2 are either new construction or projects completed prior to the 2010 designation of the Wilmore Local Historic District
 - a. 1755 Merriman Av (non-original porch addition, pre-2007)
 - b. 1728 Merriman Av (c. 2008, addition/remodeled)
 - c. 1547 Merriman Av (c. 2022, a current violation project also on the December agenda for review)
 - d. 1543 Merriman Av (c. 2008, new construction)
 - e. 1615 Southwood Av (c. 2007-2009, addition/new construction)
 - f. 315 W. Park Av (pre-2007 addition of non-original tile over front porch steps)
 - g. 405 W. Park Av (pre-2007, addition of non-original thin stacked stone porch piers)
 - h. 421 W. Park Av (c. 2006-2007, complete remodel/addition; stone over brick piers and brick foundation added between 2011 and 2014)
 - i. Mint/Kingston- 1630 S. Mint St (c. 2006, addition/remodeled)
 - j. 1829 Merriman Av (c. 2016, unresolved violation)
 - k. 329 West Blvd (c. 2006, addition/remodeled)
 - l. 325 West Blvd (c. 2007, addition/remodeled)
 - m. 1539 Merriman Av (c. 2007, addition/remodeled)
 - n. 1523 Merriman Av (c. 2006-2007, addition/remodeled)
 - o. 1550 Wilmore Dr (c. 2007, new construction)
 - p. 1604 Wilmore Dr (c. 2007, addition/remodeled)
 - q. 1701 Wilmore Dr (c. 2005 addition/remodeled)

- r. 1756 Wilmore Dr (c. 2006-2007 addition/remodeled)
- s. 1816 Wilmore Dr (c. 2007, new construction)
- t. 1821 Wilmore Dr (c. 2008, addition/remodeled)
- u. Not pictured:
 - i. 808 West Blvd – Not within the local district boundaries.
 - ii. 1812 Wickford Pl (c. 2005, new construction)
 - iii. 401 West Blvd (c. 2006, addition/remodeled)
 - iv. 405 West Blvd (c. 2007, addition/remodeled)
 - v. 1543 Merriman Av (c. 2008, new construction)

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Parati's invitation to speak either for or against this application.

MOTION 1: DENIED 1st: HINDMAN 2nd: BARTH

Ms. Hindman moved to deny the porch floor and the porch piers per 4.8, number 2.

VOTE: 6/1 AYES: BARTH, HINDMAN, LINEBERGER, PARATI, WHEAT, WHITLOCK

NAYS: WALKER

DECISION: APPLICATION FOR PORCH FLOOR AND PORCH PIERS DENIED.

MOTION 2: APPROVED 1st: HINDMAN 2nd: WHEAT

Ms. Hindman made a motion to approve the walkways per Standards 8.2, number 2 for Sidewalks and Parking, and the Secretary of the Interior's Standards, number 10.

VOTE: 5/2 AYES: HINDMAN, LINEBERGER, WALKER, WHEAT, WHITLOCK

NAYS: BARTH, PARATI

DECISION: APPLICATION FOR WALKWAYS APPROVED.

MOTION 3: DENIED 1st: HINDMAN 2nd: LINEBERGER

Ms. Hindman made a motion to deny the porch foundation per Standard 4.4 number 5 for Foundations.

VOTE: 5/2 AYES: HINDMAN, LINEBERGER, PARATI, WHEAT, WHITLOCK

NAYS: BARTH, WALKER

DECISION: APPLICATION FOR PORCH FOUNDATION DENIED.

CONTINUED FROM THE NOVEMBER 9 MEETING

ABSENT | RECUSE | LEFT MEETING:

ABSENT: BELL, GOODWIN, HAWKINS, WOJICK

APPLICATION:

HDCRMA-2022-00378, 465 W Worthington Av/1901 S Mint St (PID: 11907601) - ACCESSORY DWELLING UNIT (ADU)

This application was continued from the November 9, 2022 meeting for the following items:

1. *The Commission is continuing this on the basis of the unique lot and its location within the neighborhood, per Design Standards 8.10, number 3 and number 7.*
2. *Provide permeability calculations for the property.*
3. *Notes updated to document for flush-mount skylights.*
4. *Address window fenestration on the left elevation of the ADU.*
5. *Provide footprint measurements of the proposed ADU structure.*
6. *Provide width of the existing main house.*
7. *Provide documentation of ADU setbacks on the site plan from the eaves, not the foundation.*
8. *Provide documentation of the ADU adhering to zoning, specifically the square footage documented on the plans.*
9. *Provide confirmation of use for a parking pad or not for the ADU structure.*
10. *Provide window and door specifications.*
11. *Provide a tree protection plan documentation on the big tree in the back.*

EXISTING CONDITIONS:

The property is an American Small House with Colonial Revival elements constructed in 1946. Architectural features include a symmetrical three-bay façade with a central entry portico, central chimney, 8/8 double-hung wood windows, and a decorative cornice. The shutters are appropriately sized for the windows. Materials are painted brick with wood siding in the gable ends. Lot size is approximately 68 x 130 x 42 x 154. Adjacent structures are 1, and 1.5 story single-family structures. The lot is located at the edge of the Wilmore local historic district abutting the Wilmore Walk Townhome development which is located outside of the district. A rear addition to the primary structure and the construction of a new Accessory Dwelling Unit (ADU) accessed from the alley was previously approved by the Commission on January 27, 2021, under application number #HDCRMA-2020-00479.

PROPOSAL:

During construction it was discovered that the foundation of the ADU was constructed much higher than shown on the approved plans. The applicant is proposing design changes to the approved ADU due to grade issues. The shed roof slope will be reduced from a 3/12 to 2/12 pitch and material changed from asphalt to standing seam metal. The overall height and relationship to the primary house has also changed. The ADU was approved at a height of 14'-0" from finished floor; 19' total height from grade to ridge, which is approximately 1'-6" shorter than the primary structure when topography is considered. The ADU height is now proposed to be 21'-10" from grade to ridge and equal to the height of the primary structure. The original presentation and approved plans are attached.

Revised Proposal – November 9, 2022

- Design changed to one-story
- Front elevation height at W. Worthington is approximately 17'-11 ½"
- Rear elevation height at property line with neighboring parcel is approximately 12'-11 ½", due to site topography
- New walkway requested
- Skylights proposed on rear elevation

Revised Proposal – December 14, 2022

- Rear yard permeability total percentage shown on site plan

- Skylights to be Velux, deck mounted
- Window added to left elevation
- Width of ADU as facing W. Worthington is 28'-8"
- Width of the existing main house, as facing S. Mint is 30'-0"
- ADU setbacks shown to the eave on site plan
- Square footage of ADU is labeled but "Site Plan-Combined" is placed over this information
- No parking pad shown on updated site plan for ADU
- Tree protection plan documentation on the big tree in the back is provided

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. A decision to Approve, Approve with Conditions, or Deny is required at the December 14 meeting.
2. What are the footprint measurements of the proposed ADU structure?
3. Need full calculations for permeability (square footage dimensions to eave of accessory structure and new walkways).
4. Square footage of ADU is labeled but "Site Plan-Combined" is placed over this information.
5. Provide window and door specifications (staff approvable).

SPEAKERS [FOR | AGAINST]:

Justin Bell, a neighborhood resident, spoke on this application.

MOTION: APPROVED WITH CONDITIONS 1st: WALKER 2nd: LINEBERGER

Ms. Walker made a motion to approve this application with conditions, as it's not incongruous with the neighborhood, and with the caveat that the Commission considered this application with sensitivity to the adjacent non-historic Wilmore. Applicant to provide staff with accurate permeability calculations per Standard 8.4 number 7 for Landscaping and Lawns, and to provide an official arborist tree protection plan per Standard 8.5 number 4 for Trees.

VOTE: 6/1

AYES: BARTH, HINDMAN, LINEBERGER, WALKER, WHEAT, WHITLOCK

NAYS: PARATI

DECISION: APPLICATION FOR ACCESSORY DWELLING UNIT (ADU) APPROVED WITH CONDITIONS.

Due to time constraints the following cases will be heard at the Jan meeting.

- HDCRMA-2022-00524, 1740 Merriman Av
- HDCRMA-2021-01060, 306 N Graham Street/420 West 6th Street
- HDCRMI-2022-00587, 1547 Merriman Av
- HDCRMI-2022-00725, 818-826 E Kingston Av
- HDCRMI-2022-00773, 927 Ideal Wy

With no further business to discuss, Chair Parati recessed the meeting at 5:15PM.

Candice R Leite, Planner - Historic District Commission