



HISTORIC DISTRICT COMMISSION
April 10, 2024 | Room 267

MINUTES

- MEMBERS PRESENT: Nichelle Hawkins (Chair)
Shauna Bell
Brett Taylor
Jill Walker
Sarah Wheat
Scott Whitlock
Heather Wojick
- MEMBERS ABSENT: Chris Barth
Christa Lineberger
Kim Parati
Vacant, At Large
Vacant, Resident-Owner Hermitage Court
Vacant, Resident-Owner Oaklawn Park
Vacant, Resident-Owner Fourth Ward
- 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

With a quorum present, Chair Hawkins called the April meeting of the Historic District Commission (Commission) meeting to order at 1:25 pm. Chair Hawkins 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. Chair Hawkins asked that everyone please silence any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. Chair Hawkins 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. Chair Hawkins 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.

Since Chair Hawkins was not present at the start of the meeting, the Commission voted 6/0 for Ms. Bell to act as chair until Chair Hawkins arrived.

The Commission voted 6/0 to continue the discussion on the Elizabeth Historic District Designation Process until the May 8, 2024 meeting and to keep comments to one half hour total at the next meeting.

The Commission voted 6/0 for Ms. Hawkins to be reinstated as the Chair when she arrived.

INDEX OF ADDRESSES:

CONSENT

HDCRMA-2024-00171, 501 N Poplar St	Fourth Ward
HDCRMI-2024-00172, 2116 Dilworth Rd W	Dilworth
HDCDMI-2024-00065, 229 N Church St Unit #404	Fourth Ward
HDCRMI-2024-00173, 1901 Thomas Av	Plaza Midwood
HDCRMA-2024-00177, 819 Lexington Av	Dilworth

NOT HEARD AT THE MARCH 13 MEETING

HDCRMIA-2023-00835, 2000 Patton Av	McCrorey Heights
HDCRMI-2023-00952, 800 Woodruff Pl	Wesley Heights
HDCRMI-2023-00951, 729 Berkeley Av	Dilworth

CONTINUED FROM THE JANUARY 10 MEETING

HDCRMA-2023-00750, 1707 Lennox Av	Dilworth
-----------------------------------	----------

CONTINUED FROM THE MARCH 13 MEETING

HDCRMI-2023-00950, 922 East Park Av	Dilworth
HDCRMA-2023-00949, 1910 Ewing Av	Dilworth

NEW CASES

HDCADMRM-2023-00881, 1640 Dilworth Rd E	Dilworth
HDCRMI-2023-00955, 1400 Dilworth Rd	Dilworth
HDCRMI-2023-00956, 821 Woodruff Pl	Wesley Heights

CONSENT

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, LINEBERGER, PARATI

APPLICATION:**HDCRMA-2024-00171, 501 N POPLAR ST (PID: 07803623) – NEW CONSTRUCTION – MULTI FAMILY****EXISTING CONDITIONS:**

The existing structure is two-story, duplex constructed c. 1978. Architectural features 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 provides access to the second level at the rear. A solid wall in the same material as the house partially encloses the rear yard and provides screening for parking. The lot size is approximately 56' x 100'. Adjacent structures 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 since been demolished.

PROPOSAL:

The proposed project is revisions to the new construction project HDCRMA-2022-00775, which was Approved with Conditions by the HDC on June 14, 2023. Not all required Conditions have been incorporated into the new revised proposal.

The applicant's proposed revisions are as follows:

Front Elevation

- Lower portion of turret roof extended about 6" for aesthetics, item 1, (pg. 7 and 18)
- Porch columns, spindles, and bracket spacing updated, item 7, (pg. 13, 18, 19, 29, 30 and 31)
- Switch wood panels for cementitious panels, item 11, (pg. 17)

Right Elevation (Interior Lot)

- Molding added for aesthetics, item 6, (pg. 12, and 19)

Rear Elevation

- Extended railing per code, item 2, (pg. 8, 19, 22 and 29)
- One window revised in size for interior counter function, item 10, (pg. 16, 19, 28, and 33)
- Garage door height and trim updated, item 5, (pg. 11, 19, and 27)
- Corbel spacing refined throughout, most commonly to be above corners and columns, item 9, (pg. 15, and 19)

Left Elevation (West 8th Street)

- Changed edges of gables to be more finished, item 3, (pg. 9, and 18)
- Updated trim and brackets, item 4, (pg. 10, 18, 30, and 31)
- Added awning, item 8, (pg. 14, 18, and 27)

STAFF RECOMMENDATIONS:

Staff has the following comments about the proposal:

1. The project is not incongruous with the district and meets the Standards for Secretary of the Interiors Standards, Chapter 2; and New Construction of Residential Buildings, Chapter 6.

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 conditions of the previously approved project are to remain in effect:
 - i. Roof forms, use Option 1 with the raised turret design.
 - ii. Roof materials, will be Option 2 or 3 with the Tesla solar tiles in less visible locations as shown on the plans on shed roof sections and dormers, with either black asphalt shingles in the more visible locations or black DaVinci synthetic slate in the more visible locations.
 - iii. Window and door specification, use wood doors. Use Option 2 or 3 with regard to the windows with aluminum clad wood windows with clear glazing and work with the Staff on the two-thirds light doors with leaded glass. On the windows, the small windows on the right and rear elevation to be Option 2, double-hung windows. Also, with regard to the windows, any ganged windows need to have six-inch mullions.
 - iv. Details for siding, window and door trim, columns, beams, and railing, use wood for the columns and rails, use wood for window and door trim, beams, corner boards, pilasters, ensuring that all trim boards stand proud of the siding by at least one-quarter inch and that Hardie Artisan siding will be used. With regard to the porch flooring, use wood tongue-and-groove boards laid perpendicular to the house two and a quarter inch wide. Work with Staff on that.
 - v. Hardscaping, use red brick for the walkways which is Option 1 and work with Staff to extend the planting area next to the foundation on the right elevation and the rear elevation. Make the carriage tracks and the accented parking areas out of concrete as opposed to gray brick. Narrow the driveway between the sidewalk and the gate to nine feet. On the retaining and cheek walls, work with Staff to ensure the rowlock is one course above the steps and keep any retaining walls no more than one course higher than the adjacent grade. Work with Staff to ensure the gate and fencing are compliant.
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 Hawkins' invitation to speak.

MOTION: APPROVE

1st: WOJICK 2nd: WHITLOCK

Ms. Wojick moved to approve the application as it is not incongruous with the district and it meets the Standards for new construction for residential buildings and additions, Chapter 6. Ms. Wojick also cited the Secretary of the Interior's Standards, Chapter 2.5.

Mr. Whitlock seconded the motion.

VOTE: 7/0

**AYES: BELL, HAWKINS, TAYLOR,
WALKER, WHEAT, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION – MULTI-FAMILY – APPROVED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, LINEBERGER, PARATI
RECUSED: TAYLOR

APPLICATION:

HDCRMI-2024-00172, 2116 DILWORTH RD W (PID: 12112222) – ACCESSORY STRUCTURE – REVISIONS

EXISTING CONDITIONS:

The existing structure is 1.5 story Bungalow constructed c. 1934. Architectural features include Craftsman and Tudor detailing including clipped gable roof with clipped side gables and a partial width hip roof front porch on brick columns. The windows are 15/1, 12/1, and 6/1 double-hung wood. The front porch also features a wide decorative trim band which extends along the right elevation. Exterior materials are unpainted brick and stuccoed and timbered gables. The lot size is approximately 99' x 150'. Adjacent structures are 1.5, 2, and 2.5-story residential buildings.

PROPOSAL:

The proposed project is revisions to a previously project. Changes to access stairs from an existing deck to the rear yard and the construction of a new accessory structure in the rear yard was Approved with Conditions by the HDC on January 10, 2024 under application #HDCRMI-2023-01091. The required Conditions have not yet been incorporated into the new revised proposal.

The applicant is proposing revisions to the previously approved accessory structure. The footprint will be expanded to the interior of the yard, with total footprint measuring approximately 28'-0" x 36'-0". The site plan is shown on SP1, providing a comparison between the approved site plan and revised, proposed site plan. A new covered porch and grill area will be added to the left elevation. The porch roof will tie in beneath the dormer. See Sheet A2.1.

Other changes to the structure include:

- Dormer on left elevation inset further to accommodate porch roof, see Sheet A2.0.
- Front elevation second level window enlarged for egress, see Sheet A2.0
- Removing the brackets on the rear elevation of the previously approved accessory structure, see Sheet A2.0.
- Changing the design of the pass-through window, see Sheet A2.1.

No impact to trees. Post-construction, rear yard impervious surfaces will be approximately 45%.

STAFF RECOMMENDATIONS:

Staff has the following comments about the proposal:

1. The project is not incongruous with the district and meets the Standards for New Construction for Residential Buildings, 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 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 conditions of the previously approved project are to remain in effect, which include:
 - i. Provide total height as measured from lowest grade.
 - ii. Provide window and door specifications that meet HDC requirements.
 - iii. Provide a window trim detail with dimensions.
 - iv. The shake siding should be individually applied shakes not panels of shakes.
 - v. Provide foundation details. Consider adding a wood skirt and drip cap to separate the foundation from the wood lap siding.
 - b. Brackets should be included on the rear elevation as originally proposed.
 - c. Provide height dimensions for the proposed brick 'grill' wall as measured from outside at grade.
 - d. Provide updated beam/column detail that shows an accurate beam/column alignment.
 - e. Confirm relationship between porch roof and left dormer, there should be clearance between the roof and dormer as shown on Sheet A2.0.
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 Hawkins' invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: WHEAT **2nd: BELL**

Ms. Wheat moved to approve the application as it is not incongruous with the district and it meets the Standards for new construction, Chapter 6, and accessory buildings in Standard 8.10. She added that they were approving the motion with the conditions outlined in the Staff recommendations.

Ms. Bell seconded the motion.

VOTE: 6/0

AYES: BELL, HAWKINS, WALKER, WHEAT, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY STRUCTURE – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, LINEBERGER, PARATI

RETURNED: TAYLOR

APPLICATION:

HDCMI-2024-00065, 229 N CHURCH ST UNIT #404 (PID: 07801253) – AWNING ADDITION

EXISTING CONDITIONS:

The existing structure is a multi-storied late Victorian constructed in 1907. Known as The North Carolina Medical College Building, this Local Landmark was designed by Charlotte architect, James McMichael. The structure was used as a college until 1914 when it was altered for residential use. Architectural features include Colonial Revival ornamentation such as three different pediments centered over each floor, Doric style columns and beam front entrance, engaged columns on the second and third floors, solid brick exterior walls varying from twelve to sixteen inches thick, and both arched and squared wood windows with corbeled brick headers and key stones. Lot size is approximately 96' x 181'. Adjacent structures are multi-story commercial structures.

PROPOSAL:

The proposed project is the addition of a metal awning on the fourth-floor addition of the structure. The existing retractable canvas awning will be removed. The new aluminum awning is approximately 18'-0" x 5'-0". The awning roofing material is an aluminum interlocking standing seam roof.

STAFF RECOMMENDATIONS:

Staff has the following comments about the proposal:

1. The project is not incongruous with the district and meets the Standards for Secretary of the Interiors Standards, Chapter 2; Rehabilitation of Building Elements, Chapter 4; and New Construction of Residential Buildings, Chapter 6.
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. Minor changes may be reviewed by HDC Staff.
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 Hawkins' invitation to speak.

MOTION: APPROVE

1st: TAYLOR

2nd: WALKER

Mr. Taylor moved to approve the application as it is not incongruous with the district and it meets Standard 4.5 for roofs, number 8 and Standard 4.17 for awnings, numbers 4 through 8. He also cited The Secretary of the Interior’s Standards, 2.5.

Ms. Walker seconded the motion.

Chair Hawkins offered the friendly amendment that Mr. Taylor cite Chapter 6 for new construction. He accepted the amendment.

Mr. Taylor and Ms. Walker accepted the amendment.

VOTE: 7/0

**AYES: BELL, HAWKINS, TAYLOR,
WALKER, WHEAT, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR AWNING ADDITION – APPROVED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, LINEBERGER, PARATI

APPLICATION:

HDCRMI-2024-00173, 1901 THOMAS AV (PID: 08119333) – ACCESSORY STRUCTURE

EXISTING CONDITIONS:

The existing structure is a one-and-a-half story Craftsman Bungalow constructed in 1929. Architectural features include a clipped side gable roof, covered front porch, front door with sidelights, vinyl siding, painted chimney and foundation, and 6/1 windows. Lot size is approximately 50’ x 150’. Adjacent structures are 1 and 1.5 story single-family structures.

PROPOSAL:

The project is an accessory structure in the rear yard. The structure’s proposed footprint is approximately 21’-0” x 22’-8” and the height, as measured from grade to ridge, is approximately 15’ – 6”. The proposed materials are unpainted brick foundation, standing seam metal roof, and Hardie Artisan Smooth lap siding with a 0’-7” reveal. The new windows are proposed to be Jeld-WEN aluminum-clad double-hung Simulated True Divided Lights (STDL) in a 6/1 pattern to match the primary structure. The proposed man door is an STDL Jeld-WEN door, and the garage doors are proposed to insulated steel. The proposed driveway is concrete or river rock carriage tracks. The proposed driveway gates are sliding gates to match the wood fence recently approved by Staff. No trees will be removed. Tree protection for one tree is to be provided. The post-completion rear yard impermeable area will be approximately 26%.

STAFF RECOMMENDATIONS:

Staff has the following comments about the proposal:

1. The project is not incongruous with the district and meets the Standards for New Construction of Residential Buildings, 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 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. Provide tree protection.
 - b. Request for steel garage door. Traditional materials are typically approved in visible areas.

- c. Option for wood or Hardie trim. Traditional materials are typically approved in visible areas.
 - d. Provide specifications for doors and windows for HDC Staff review and probable approval.
 - e. Provide window detail.
 - f. Provide Staff will final driveway material.
 - g. Minor changes may be reviewed by HDC Staff.
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 Hawkins’ invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: WHITLOCK 2nd: WOJICK

Mr. Whitlock moved to approve the application as it is not incongruous with the district and it meets the Standards for new construction, Chapter 6, and accessory buildings in Standard 8.10. He added that they were approving the motion with the conditions that the applicant provide a tree protection plan, install a steel garage door, use traditional materials in visible areas, and provide specifications for doors and windows, a window detail, and final driveway material selections to Staff for review.

Ms. Wojick seconded the motion.

VOTE: 7/0

**AYES: BELL, HAWKINS, TAYLOR,
WALKER, WHEAT, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY STRUCTURE – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, LINEBERGER, PARATI

APPLICATION:

HDCRMA-2024-00177, 819 LEXINGTON AV (PID: 12305305) – ACCESSORY STRUCTURE ADDITION – REAFFIRMATION

EXISTING CONDITIONS:

The existing structure is a 1.5-story American Small House with Tudor Revival elements constructed c. 1936. The building has a three-bay façade with a side gable main roof and central projecting gable with prominent front chimney. Other architectural features include 6/6 double-hung wood windows, a front stoop with simple metal handrails, and a side-porch (screened). The exterior is unpainted brick and retains its original curved front walkway and concrete steps leading to the public sidewalk. The lot size is approximately 50’ x 172’. Adjacent structures are 1, 1.5, and 2-story single-family and multi-family buildings.

PROPOSAL:

The proposed project is a reaffirmation of a previously approved project. The Commission originally approved the project under application number HDCRMA-2022-00576 on August 10, 2022 with the following conditions:

- 1. The board and batten material on the addition match the existing board and batten material in size and dimension.
 - a. Condition met on A-5.0
- 2. The window size and proportions on the addition to match the windows on the existing historic house.
 - a. Condition met on A-5.0 & A-5.1

3. The (screen) porch details, the existing porch column, beam, and eave details to remain, only utilizing in-fill windows for the (screen) porch enclosure.
 - a. Condition met on A-5.1 and A-1.0 (August 2022 Presentation)
4. Provide permit-ready construction drawings and rear yard permeability calculations to Staff.

Original Proposal

The proposed project is rear addition, front stoop extension and roof addition, and changes to an existing screen porch. An existing dilapidated accessory structure will be demolished. The rear addition is wider than the existing house but retains both original rear corners of the house. On the right elevation, the original rear corner will be delineated by a brick transition detail shown on A-3.1. On the left elevation, the addition is inset from the original rear corner with a new side entry. Proposed materials are brick to match existing and board and batten siding to match the existing details in the side porch gable. New windows proposed to be Jeld-Wen Sitrine aluminum clad with wood trim to match existing. A tree letter is provided for the 24" Willow Oak and the site plan A-6.0 shows tree protection for additional trees located in the rear yard.

On the front elevation, the existing front stoop will be extended with materials to match existing, concrete floor with brick rowlock. A simple metal roof with 8" metal columns and metal handrail will be added. All original elements of the screen porch will remain (columns, brackets, roof, floor), with the screens changed to casement windows, which is reversible.

Post-construction the rear yard will be 33% impervious. The project requires full Commission review because it is wider than the original house and includes changes to the front elevation.

STAFF RECOMMENDATIONS:

Staff has the following comments about the proposal:

1. The project is not incongruous with the district and meets the Standards for Porches, 4.8 and Additions and New Construction, Chapter 6.
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 conditions of the previously approved project are to remain in effect.
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 Hawkins' invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: BELL 2nd: WALKER

Ms. Bell moved to approve the application because it is not incongruous with the district and meets the Standards for porches, number 4.8, and additions, Chapter 6. She also added the condition that the applicant provide permit-ready drawings to Staff and that all previously approved project conditions remain in effect.

Ms. Walker seconded the motion.

VOTE: 7/0

**AYES: BELL, HAWKINS, TAYLOR,
WALKER, WHEAT, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY STRUCTURE ADDITION – REAFFIRMATION - APPROVED WITH CONDITIONS.

NOT HEARD AT THE MARCH 13 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, LINEBERGER, PARATI

APPLICATION:

HDCRMIA-2023-00835, 2000 PATTON AV (PID: 07841504) – ACCESSORY STRUCTURE – AFTER-THE-FACT

EXISTING CONDITIONS:

The existing structure is a 1-story Mid-Century Modern brick and wood lap siding house built c. 1985. Architectural features include unpainted brick from the foundation up to about 1/3 of the house where wood lap siding is used up to the roof line. The front entrance is a covered front stoop with metal columns with a hipped roof that ties into the main hipped roof. There is an original bump-out on the left side of the house with a later addition to the bump-out that goes into the rear yard. The roof is a shallow hipped roof with the shed roof for the addition tied into the left side of the hipped roof. The addition has a shed roof. The lot size measures approximately 78' x 192'. Adjacent structures are 1-story residential buildings.

PROPOSAL:

The proposed project is a new accessory building in the rear yard. The building height is approximately 12'. The building footprint measures approximately 14' x 24'. Details and materials include T1-11 siding with wood cornerboards, a metal corrugated roof, 6/6 aluminum or vinyl double-hung windows, wood door, wood trim around the windows and entry door, and cinderblock piers for a foundation. There will be a 5' x 5' landing at the front door with a 5' x 5' ramp to the landing. A 10' x 10' deck will be installed at the rear of the accessory building with a 5' x 5' ramp. A 12' x 12' awning will be installed on the right elevation. Post-construction the rear yard will be 10.5% impermeable.

The project is considered an After-the-Fact review, with the Commission reviewing the project on its merits according to the Design Standards as if work has not yet occurred.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Site Provide additional information about the front landing, rear ramp, and detached awning, including materials, design, details. Specify how the awning will be attached.
2. Will the deck have a handrail?
3. Are the handrail pickets centered on the top and bottom rail?
4. Window trim design.
5. When T1-11 siding is used, wood battens are required to be installed over the grooves.
6. Fence:
 - a. Proposed fence photo is stockade-style, which is not approvable.
 - b. Landscape screening is needed between the fence and the curb along Condon Street.
7. Minor changes may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: CONTINUE

1st: WHITLOCK 2nd: BELL

Mr. Whitlock moved to continue the application and requested that the applicant work with Staff on the project details including the windows, siding, roofing, steps, and landing before returning to the Commission. He cited Standards 8.10, for accessory structures, 6.18 for materials, 6.15-6.16 for windows, and 8.6, number 4 for fencing.

Ms. Bell seconded the motion.

VOTE: 7/0

**AYES: BELL, HAWKINS, TAYLOR,
WALKER, WHEAT, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY STRUCTURE – AFTER-THE-FACT – CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, LINEBERGER, PARATI

APPLICATION:

HDCRMI-2023-00952, 800 WOODRUFF PL (PID: 07103504) – ACCESSORY STRUCTURE ADDITION

EXISTING CONDITIONS:

The existing structure is a 1.5-story Contemporary Tudor constructed in 2018. Architectural features include running bond and herringbone brick cladding, a side gable roof, large front chimney, brow-arched dormers, and 6/6 and 9/9 windows. Lot size is 82.5' x 150'. Surrounding structures are 1 and 1.5-story residential buildings.

PROPOSAL:

The project is a rear cantilever addition to an existing brick accessory structure. The new addition's proposed footprint is approximately 10'-0" x 27'-0" and will tie in slightly below the existing ridge. The proposed materials are a shingle roof and 6" exposed fiber cement lap siding with corner boards. Materials not noted for any trim materials. The new windows are proposed to be double hung Simulated True Divided Lights (STD L) in a 6/6 pattern to match the primary structure. There will be no change to the rear yard imperious space.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Confirm new addition ties in 0'-6" below existing ridge.
2. Provide material specifications that meet HDC Standards are needed for windows and doors.
3. Provide window and door trim details, dimensions, and materials.
4. Provide material specifications, details, and dimensions for all trim (fascia, frieze, corner boards, decorative detail of cantilever, etc.
5. Provide metal railing detail.
6. Minor changes may be reviewed by HDC Staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: WOJICK 2nd: WHEAT

Ms. Wojick moved to approve the application as it is not incongruous with the district and it meets the Standards for accessory buildings, 8.10, and new constructions for residential additions, Standards 6.20 through 6.24. She added the condition that the applicant must work with Staff on selecting materials and provide window and trim details with dimensions and metal railing details for their review.

Ms. Wheat seconded the motion.

VOTE: 7/0

**AYES: BELL, HAWKINS, TAYLOR,
WALKER, WHEAT, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY STRUCTURE ADDITION – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, LINEBERGER, PARATI

APPLICATION:

HDCRMI-2023-00951, 729 BERKELEY AV (PID: 12309409) – FRONT PORCH & WALKWAY CHANGES

EXISTING CONDITIONS:

The existing structure is a 2.5-story brick Colonial Revival constructed in 1925. Architectural features include a central entry with a single front door surrounded by sidelights and a transom window, slate side gable roof, wood soffit brackets, right side chimney, and symmetrical fenestration on the primary structure with wood windows. There is a full-width terrace along the front with a central portico topped with a triangular pediment. There is a left side covered porch supported by round columns. The structure also has right side and rear right one-story additions with shallow-pitched roofs. The rear of the lot includes a brick garage that loads onto Lafayette Avenue. Lot size is approximately 90' x 180'. Adjacent structures are 2 and 2.5-story residential buildings.

PROPOSAL:

The proposed project is in two parts:

1. **Front porch.** Replacement of existing front porch foundation and replacement of existing broken terra-cotta tile porch floor with brick laid in a basket weave pattern with brick border. Footprint of existing front porch is to remain unchanged.
2. **Front primary walkway.** Replace existing concrete walkway with brick laid in basket weave pattern with brick border. Location and dimensions of existing walkway are to remain unchanged.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Refer to Standards for Porches, 4.8, numbers 1 - 3.
2. Refer to Standards for Sidewalks, 8.2, numbers 1, 2, and 7.
3. What is the width of the existing and proposed walkway?
4. New brick used in proposed project shall match existing brick on primary structure.
5. The Commission will determine if the proposed project meets the Standards.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: WOJICK 2nd: TAYLOR

Ms. Wojick moved to approve the application because it is not incongruous with the district and it meets the Standards, including 8.2, numbers 2 and 7 for sidewalks, and 5.5, numbers 4 and 2, for masonry. She stated that the decision was based on the fact that the existing porch is not repairable and that they are requesting a historical material that is typically approved. She added the condition that the applicant work with Staff on brick selection.

Mr. Taylor seconded the motion.

VOTE: 5/2

AYES: TAYLOR, WALKER, WHEAT, WHITLOCK, WOJICK

NAYS: BELL, HAWKINS

CONTINUED FROM THE JANUARY 10 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, LINEBERGER, PARATI

APPLICATION:

HDCRMA-2023-00750, 1707 LENNOX AV (PID: 12311902) – REAR ADDITION

This application was continued from the January 10, 2024 meeting for the following items:

- Restudy based on Standard 6.20, numbers 1, 2, 5, and 6.
- Reference Chapter 6 in general, 6.1-6.12. Restudy massing, given the closeness of this addition to other single-family residences.
- The Commission is not reviewing for 6.13 or further or details at this time.
- Provide the Zoutewelle elevation for East Kingston with the existing and proposed addition shown behind those four properties.
- Add additional dimensions to the existing structure from a footprint standpoint and then also show the grade or grade management tools on the elevations, show if there's going to be any retaining walls or anything like that.
- Not reviewing the site details and accessory structure at this time.

EXISTING CONDITIONS:

The existing structure is a one-story brick duplex constructed in 1930. The building was changed to a single-family use in 2017. Architectural features include hip roof with gable roof vents, a small front porch with metal columns, a small secondary entry on the right elevation also with metal columns, a 10/10 picture window on the front elevation, and 6/6 windows. The exterior is unpainted brick. The lot size is approximately 50' x 200'. Adjacent structures are commercial buildings and 1 and 1.5-story historic residential buildings.

PROPOSAL:

The proposed project is a rear addition to re-establish a duplex to this lot. The proposal also includes the construction of a swimming pool and accessory structure, as shown on the Site Plan, Sheet ST1. The existing carport will be removed.

The height of the original house as measured from grade to ridge is 16.9' - 17.4'. From the street, the height of the proposed addition is 18.9'-19.4'. The overall grade to ridge height is approximately 22'-6 ¼". The addition bumps out from the original structure on the left elevation. The footprint of the proposed addition measures approximately 59' - 3 ½" x 36'-6". Proposed materials include brick to match existing and wood trim to match existing. Proposed windows are Windsor Pinnacle wood double-hung in a 6/6 pattern to match existing.

The proposed accessory structure measures approximately 21'-0 ¼" as measured from grade to ridge. The building footprint is approximately 21'-6" x 24'-0". There are two trees proposed for removal.

Revised Proposal:

- Zoutewelle elevation for East Kingston provided.
- Ridge height of addition lowered to match existing ridge of original structure, see Sheet A3

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Comparison site plan and elevations showing side-by-side January/April proposals are not provided.
2. Addition

- a. Massing and Additions, Standard 6.20, #2 and #6.
 - b. Height is shown from finished floor to ridge.
 - c. Provide total height as measured from grade to ridge.
 - d. Fenestration and rhythm on Left and Rear elevations.
3. Accessory Building
 - a. Provide a railing detail with dimensions.
 - b. Garage doors should be either authentically separate or detailed to appear to be separate doors.
 - c. Provide information about the new drive gates.
 4. Details needed for both buildings:
 - a. Window and door trim details with dimensions.
 - b. Door specifications, both entry doors and garage doors.
 5. Site Features
 - a. Grading plan and retaining wall information needed.
 - b. Provide additional information (size and species) about mature canopy trees to be removed.
 - c. Provide details and materials of all proposed areas of hardscape, including the swimming pool.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins’ invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: WOJICK 2nd: WHITLOCK

Ms. Wojick moved to approve the application as it is not incongruous with the district and meets the Standards for additions to residential structures in 6.20 and Standard 8.10 for accessory structures. She added the conditions that the applicant work with Staff on the pool, fence, gates, garage door, lights, and material selections.

Mr. Whitlock seconded the motion.

VOTE: 7/0

**AYES: BELL, HAWKINS, TAYLOR,
WALKER, WHEAT, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR REAR ADDITION – APPROVED WITH CONDITIONS.

CONTINUED FROM THE MARCH 13 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, LINEBERGER, PARATI

APPLICATION:

HDCRMI-2023-00950, 922 E PARK AV (PID: 12311321) – ACCESSORY STRUCTURE & FRONT DOOR CHANGES

This application was continued from the March 13, 2024 meeting for the following items:

- Provide historic examples of a double front door or provide a single front door design, per section 4.10, numbers for 1, 2, and 3, for doors.

EXISTING CONDITIONS:

The existing structure is a two-story Colonial Revival (Georgian) constructed in 2013. Architectural features include a

side gable roof, painted brick, front entrance with rounded columns and an upper porch, a single front door with sidelights and fanlight, and 6/6 windows. Lot size is approximately 75' x 140'. Adjacent structures are 1.5, and 2-story single-family structures.

PROPOSAL:

The proposed project is in two parts:

1. Front Door Changes. The project is the replacement of the single solid front door with sidelights and fanlight for a double front door with glass.
2. Accessory Structure Addition. The project is a second story addition to an existing painted brick accessory structure. The new addition's proposed footprint is approximately 29'-10" x 24'-10" and the new overall height, as measured from grade to ridge, is approximately 23' – 2". The existing height as measured from grade to ridge, is approximately 19'-4". The proposed materials are shingle roof with 5 ½" exposed lap siding. The new windows are proposed to be double-hung Simulated True Divided Lights (STDL) in a 6/6 pattern to match the primary structure.

Revised Proposal

- Property Accessory structure addition was approved at the March 13, 2024 meeting.
- Applicant provided a single front door design.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed project meets the Standards.
2. Specifications needed for door.
3. Minor changes may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION 1: APPROVE WITH CONDITIONS

1st: BELL 2nd: WHEAT

Ms. Bell moved to approve the application, citing Standard 4.10, numbers 1 through 3, for front doors and entrances. She added the condition that the applicant works with Staff on the materials and details of the door including the type of glass, style, trim, and transom.

Ms. Wheat seconded the motion.

VOTE 1: 7/0

**AYES: BELL, HAWKINS, TAYLOR,
WALKER, WHEAT, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY STRUCTURE & FRONT DOOR CHANGES – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, LINEBERGER, PARATI

APPLICATION:

HDCRMA-2023-00949, 1910 EWING AV (PID: 12111719) – ACCESSORY STRUCTURE

This application was continued from the March 13, 2024 meeting for the following items:

- Restudy and redesign the accessory structure in order to make it secondary to the primary structure, per

Standard 8.10, number 3, for accessory buildings and the Secretary of the Interior's Standards 2.5.

EXISTING CONDITIONS:

The existing structure is a one-story Colonial Revival house constructed in 1928. Architectural features include a centered front entry with a gable roof and paired Doric columns, side gable main roof, a single front door with sidelights and fanlight, and 2/1, 3/1, and 4/1 windows. Previously approved projects include a front porch extension and the addition of front dormers. (COA# HDC-2016-058). Lot size is approximately 57' x 200'. Adjacent structures are 1, 1.5, and 2-story single-family structures.

PROPOSAL:

The project is the addition of a new accessory structure. The existing garage is to be demolished. No trees are proposed to be removed. The new structure's proposed footprint is approximately 26'-9 1/2" x 27'-4", with a 13'-8 1/2" x 27'-4" pergola and patio. The overall height, as measured from grade to ridge, is approximately 22'-5". The proposed materials are a shingle and metal roof with 6" exposed lap siding, and an unpainted brick foundation. The new windows are proposed to be double hung Simulated True Divided Lights (STDL) in a 3/1 pattern to match the primary structure. The post-completion rear yard impermeable area will be approximately 17.81%.

Project Background:

The demolition of the existing garage was staff approved and COA issued in April 2016, with the COA extended to April 2017. All approvals for demolition of the existing garage have since expired.

Revised Proposal:

- Proposed height decreased from 22'-5" in March to 20'-10 1/2" in April.
- The overall footprint changed from 26'-9 1/2" x 27'-4" in March to 27'-0" x 27'-0" in April.
- The 13'-8 1/2" x 27'-4" pergola and patio have been removed.
- Original versus revised elevations shown on Sheets A-3.0 and A-3.1.
- Original versus revised cross section shown on Sheets A-4.0.
- Proposed materials are shingle roof, 0'-6" exposed Hardie Artisan lap siding, wood trim, and unpainted brick foundation.
- Proposed permeable paver driveway extension.
- The new proposed rear yard permeable area is approximately 73%.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Specifications needed for windows and doors.
2. Minor changes may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: WOJICK 2nd: BELL

Ms. Wojick moved to approve the application because it is not incongruous with the district, and it meets Standard 8.10, number 3, for accessory buildings and the Secretary of the Interior's Standards, 2.5.

Ms. Bell seconded the motion.

Ms. Wheat offered the friendly amendment that a condition be added requiring the applicant to provide windows and door specifications to Staff. Ms. Wojick accepted the amendment.

Ms. Wojick and Ms. Bell accepted the amendment.

VOTE: 7/0

**AYES: BELL, HAWKINS, TAYLOR,
WALKER, WHEAT, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY STRUCTURE – APPROVED WITH CONDITIONS.

NEW CASES

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, LINEBERGER, PARATI

APPLICATION:

HDCADMRM-2023-00881, 1640 DILWORTH RD E (PID: 12311210) – BRICK FENCE & SITE WORK

EXISTING CONDITIONS:

The existing structure is a 2.5 story brick Colonial Revival, with Tudor Revival elements, constructed in 1930. Architectural features include an asymmetrical sloped gable entry, one-story side porch (now enclosed), and 6/6 double-hung windows with a keystone header detail. The lot size is an irregular pie shape measuring 171 x 177 x 71 x 88.

PROPOSAL:

The project is a 5'-0" tall brick fence along Dilworth Rd E with a 6'-7" planting strip between the public sidewalk and fence; as well as a new paver patio, with pavers to match existing, also along Dilworth Rd E. The plans also state the relocation of existing boulders and the relocation of one Redwood tree.

Project Background:

- The existing garage was approved by the HDC March 11, 2020.
- Per Mecklenburg County, the front door/address faces Dilworth Rd E.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. What are the dimensions of the proposed patio?
2. Refer to Standards for Sidewalks and Parking, 8.2 #1 & 2.
3. Refer to Standards for Landscaping and Lawns, 8.4 #6 & 10.
4. Refer to Standards for Fences and Walls, 8.6 #4
5. The Commission will determine if the proposed project meets the Standards.
6. Minor changes may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: WOJICK 2nd: TAYLOR

Ms. Wojick moved to approve the application as it is not incongruous with the district and meets Standards 8.6-8.8 for fences and walls; 8.2, numbers 1 and 2 for sidewalks and parking; and 8.4, numbers 6 and 10 for landscaping and lawns. She added the condition that the applicant provide final designs and dimensions for the patio and gate to Staff and asked the applicant to consider the use of traditional materials for the rear patio if it will be visible from the side entry.

She also specified that the Commission was approving the application because of the lot's unique shape, size, and location. Ms. Wojick added that this decision is not to be used as precedent for other properties.

Mr. Taylor seconded the motion.

VOTE: 7/0

**AYES: BELL, HAWKINS, TAYLOR,
WALKER, WHEAT, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR BRICK FENCE & SITE WORK – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, LINEBERGER, PARATI

RECUSED: WHITLOCK

APPLICATION:

HDCRMI-2023-00955, 1400 DILWORTH RD (PID: 12309711) – LANDSCAPE FEATURES

EXISTING CONDITIONS:

The existing structure is a 2-story brick Colonial Revival, constructed in 1929. Architectural features side gable roof, balustrade roof front entrance with round and engaged columns, one-story enclosed side porch, and 12/1 double-hung windows. Lot size measures approximately 100' x 200'. Surrounding structures are 1, 1.5, and 2-story single family buildings.

PROPOSAL:

The project is the addition of a 0'-8" wide Bluestone border around the front lawn, the replacement of an existing patio on the north side of the house, facing Berkeley Avenue, and the replacement of an existing patio on the interior lot (south) side of the structure. The existing fieldstone patterned Bluestone patio along Berkeley Avenue will be replaced with a new angular, random pattern, Bluestone on slab patio that is 28 square feet larger than the existing. Per arborist's recommendation, care will be given to preserve the 50" Oak's root system. The existing dry-set brick patio on the interior lot side of the structure will be replaced with a new angular, random pattern, Bluestone on slab patio with the same dimensions as existing. Also, on the interior lot (south) side, the existing steps off the side entry will be rebuilt with the existing brick used for risers and new Bluestone treads.

STAFF ANALYSIS:

Staff has the following comments about the project:

1. What are the existing and proposed dimensions of the patio on the north side of the house, facing Berkeley Avenue?
2. What are the existing and proposed dimensions of the patio on the interior lot (south) side?
3. Provide a tree protection plan.
4. The Commission will determine if the proposed project meets the Standards.
5. Minor changes may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION 1: APPROVE WITH CONDITIONS

1st: WALKER 2nd: WHEAT

Ms. Walker moved to approve the removal and replacement of the north and south facing patios with bluestone because it was not incongruous with the district, are located within the private realm and not visible to the public, and meet Standard 8.4, number 10, for landscaping and lawns. She added the condition that the applicant provide a tree protection plan, citing Standard 8.5, number 7.

Ms. Wheat seconded the motion.

VOTE 1: 6/0

**AYES: BELL, HAWKINS, TAYLOR,
WALKER, WHEAT, WOJICK**

NAYS: NONE

DECISION 1: APPLICATION FOR PATIO REPLACEMENT – APPROVED WITH CONDITIONS.

MOTION 2: DENY

1st: WALKER 2nd: BELL

Ms. Walker moved to deny the addition of an angular border in the front lawn because it does not meet Standard 8.4, number 10, for landscaping and lawns.

Ms. Bell seconded the motion.

VOTE 2: 6/0

**AYES: BELL, HAWKINS, TAYLOR,
WALKER, WHEAT, WOJICK**

NAYS: NONE

DECISION 2: APPLICATION FOR FRONT LAWN BORDER – DENIED.

The Commission also voted to approve minutes from a past meeting. Mr. Taylor moved to approve the March 13, 2024 meeting minutes. Mr. Whitlock seconded the motion, and it was approved by a vote of 7/0.

Due to time constraints the following cases will be heard at the May 8, 2024 meeting:

HDCRMI-2023-00956, 821 Woodruff Pl
HDCRMAA-2023-00987, 224 Grandin Rd

With no further business to discuss, Chair Hawkins adjourned the meeting at 7:00 pm.