



HISTORIC DISTRICT COMMISSION
March 13, 2024 | Room 267

MINUTES

- MEMBERS PRESENT: Nichelle Hawkins (Chair)
Kim Parati (Vice Chair)
Chris Barth (2nd Vice Chair)
Christa Lineberger
Jill Walker
Sarah Wheat
Scott Whitlock
Heather Wojick
- MEMBERS ABSENT: Shauna Bell
Brett Taylor
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 March meeting of the Historic District Commission (Commission) meeting to order at 1:13 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.

INDEX OF ADDRESSES:

CONSENT

HDCMI-2024-00064, 1621 Dilworth Rd E	Dilworth
HDCRMI-2023-01162, 429 E Tremont Av	Dilworth
HDCRMI-2023-01123, 628 Woodruff Pl	Wesley Heights
HDCRMI-2024-00100, 1617 Wilmore Dr	Wilmore
HDCRMI-2023-00887, 1516 Belvedere Av	Plaza Midwood

NOT HEARD AT THE FEBRUARY 14 MEETING

HDCRMA-2023-00737, 2025 Charlotte Dr	Dilworth
HDCRMI-2023-00739, 1532 Dilworth Rd	Dilworth
HDCRMIA-2023-00835, 2000 Patton Av	McCrorey Heights
HDCRMIA-2023-00834, 251 W Kingston Av	Wilmore
HDCRMA-2023-01160, 201 Grandin Rd	Wesley Heights
HDCMI-2023-00860, 311 East Bv	Dilworth

CONTINUED FROM THE DECEMBER 13 MEETING

HDCRDEMO-2023-00610, 2005 Cleveland Av	Dilworth
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NEW CASES

HDCRMA-2023-00665, 1607 Dilworth Rd W	Dilworth
HDCRMI-2023-00950, 922 E Park Av	Dilworth
HDCRMA-2023-00949, 1910 Ewing Av	Dilworth
HDCRMI-2023-00952, 800 Woodruff Pl	Wesley Heights
HDCRMI-2023-00951, 729 Berkeley Av	Dilworth

CONSENT

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WOJICK

APPLICATION:

HDCCMI-2024-00064, 1621 DILWORTH RD E (PID: 12312502) – ADDITION – REAFFIRMATION

EXISTING CONDITIONS:

The existing structure is a two-story Colonial Revival brick building constructed in 1938, located on the campus of Saint Patrick’s Cathedral. Architectural features include a side gable roof with parapet detail, a recessed central entrance, decorative corbelled cornice, and brick quoins at the corners. All windows and doors are replacements and not original to the structure. The left elevation features a much later carport and sunroom addition. Adjacent structures include the Gothic Revival Cathedral and two-story single-family houses across the street.

PROPOSAL:

The proposed project is a reaffirmation of a previously approved project. The Commission originally approved the project under application number HDCCMI-2019-00516 on October 9, 2019 and reaffirmed the project under application number HDCCMI-2022-00541 on July 13, 2022. The COA was not issued for either case, and the approvals have expired. The applicant is requesting the HDC reaffirm its previous decision.

Original Proposal

The applicant is proposing changes to a non-original carport/sunroom addition on the left elevation, and changes to a small one-story, non-original rear entry addition. The carport/sunroom will be converted to heated living space. The roof will also be changed to a pitch roof with parapet details to match the original structure. Proposed ridge height is 24’-11 ½”, which will tie in well below the main ridge. The one-story rear addition will be slightly expanded to a footprint of approximately 8’- 6 ½” x 13’-8 ½” and changed to a screen porch. The existing shallow pitched roof will change to a new sloped metal roof to match an existing metal roof on the right elevation. Materials include brick to match existing, wood siding on the second level and all trim and roof details to match existing. New windows will be aluminum clad to match the existing replacement windows. No trees are impacted by the proposed project.

Original Case #HDCCMI-2019-00516 – Revisions from original continued proposal

- Chimney massing revised
- Window and skylight details and specifications provided

Original Case Approved on October 9, 2019, including revisions listed above, with the following conditions:

- Provide more detail drawings on the screened porch of Staff approval.

1st Reaffirmation Case #HDCCMI 2022-00541 - Revisions from original case approval

- Screen porch details and dimensions provided.
- The areas of wood siding at the addition have been changed to brick. These areas were on the front and rear elevation on the upper-level wall going into the corner of the existing building. By changing this to brick, it can better tie into the existing building.
- The representation of the screened door going into the screened porch has been clarified to show how it swings and how it will be set in the screen panels.
- Rear windows (C1 and C2) have a thickened limestone sill that was not included in the original approved submission.
- The exact size and location of the skylight on the roof shown in the rear elevation has been slightly shifted and made to be a bit narrower.

1st Reaffirmation Case Approved on July 13, 2022, including revisions listed above, with the following conditions:

- Work with Staff for door and window specifications.

STAFF RECOMMENDATIONS:

Staff has the following comments about the proposal:

1. The project is not incongruous with the district and meets the Standards for 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: WHITLOCK 2nd: PARATI

Mr. Whitlock 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, pages 6.20 through 6.24. Mr. Whitlock also cited the Secretary of the Interior’s Standards, page 2.5. He added that they were approving the motion with the conditions previously given when it was approved in 2022.

Ms. Parati seconded the motion.

VOTE: 7/0

**AYES: BARTH, HAWKINS, LINEBERGER, PARATI,
 WALKER, WHEAT, WHITLOCK**

NAYS: NONE

DECISION: APPLICATION FOR ADDITION – REAFFIRMATION – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WOJICK

APPLICATION:

HDCRMI-2023-01162, 429 E TREMONT AV (PID: 12105708) – ACCESSORY STRUCTURE & REAR ADDITION

EXISTING CONDITIONS:

The existing structure is a one-and-a-half story Craftsman Bungalow constructed in 1915. Architectural features include a side gable roof, paired columns of painted brick and wood supporting the front porch, shake siding, and 4/1 windows. Previously approved projects include raising the ridge for the second floor, adding new dormers, and adding the right-side bump-out (COA# HDC-2015-263). Lot size is approximately 50’ x 150’. Adjacent structures are 1 and 1.5 story single-family structures.

PROPOSAL:

The proposed project is in two parts.

Part 1: Covered Screen Porch. The project is the addition of a new rear covered screen porch. The existing rear covered stoop will be removed. The screen porch’s proposed footprint measures approximately 18’- 0”x 14’-8”. The proposed materials for the screen porch are an unpainted brick foundation, shingle roof, wood columns, wood framed screening, and wood shake siding; all to match existing. An unpainted brick fireplace is also proposed.

Part 2: Accessory Structure. The project is an accessory structure in the rear yard. The existing shed will be removed. A Pecan tree is also proposed to be removed with replanting. The structure’s proposed footprint is approximately

28'-0" x 22'-0" and the height, as measured from grade to ridge, is approximately 20' – 9". The proposed materials are unpainted brick foundation, a shingle roof, and wood shake siding; all to match the primary structure. The new windows are proposed to be aluminum-clad double-hung and casement Simulated True Divided Lights (STDL) in a 4/1 and 3/1 pattern to match the primary structure. All doors are proposed to be wood in a style that correlates with the main structure.

Including both the screen porch and accessory structure, the post-completion rear yard impermeable area will be approximately 36.6%

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 specifications for new doors and windows for HDC Staff review and probable approval.
 - b. 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: WHEAT 2nd: LINEBERGER

Ms. Wheat moved to approve the application as it is not incongruous with the district and it meets the Standards for new construction for residential buildings, Chapter 6, and Standard 8.10 for accessory buildings. She added the following conditions: that the applicant provide window and door specifications to Staff, and that other minor changes may be reviewed by Staff.

Ms. Lineberger seconded the motion.

VOTE: 7/0

**AYES: BARTH, HAWKINS, LINEBERGER, PARATI,
WALKER, WHEAT, WHITLOCK**

NAYS: NONE

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

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WOJICK

APPLICATION:

HDCRMI-2023-01123, 628 WOODRUFF PL (PID: 07103515) – REPAIR AND MAINTENANCE & REAR ADDITIONS

EXISTING CONDITIONS:

The property is a two-story Colonial Revival building constructed in 1948. Architectural features include a symmetrical façade, exterior end chimney, and quarter-round gable windows. The original windows were 8/8 double-hung but were replaced at some point. A rear sunroom addition and the enclosed front porch were both installed prior to the creation

of the local Wesley Heights Historic District. Lot size is approximately 55' x 150'. Adjacent structures are 1, 1.5, and 2-story single-family structures.

PROPOSAL:

The proposed project is in two parts.

Part 1: Repair & Maintenance. The project is the replacement of the existing vertical siding with vertical board and batten and repairs to the front stoop, including the replacement of the front storm door. This project also includes restoring the original windows and replacing the non-original windows with new windows to match original existing.

Part 2: Rear Additions. The project is a second story addition and a covered porch with outdoor kitchen. The new second story addition's proposed footprint is approximately 11'-0" x 6'-6" and will tie-in well below the existing ridge. The proposed materials are a shingle roof and vertical board and batten. The new covered porch addition's proposed footprint is approximately 23'-6.5" x 18'-0". The proposed materials are a metal roof, wood columns, wood decking, and unpainted brick outdoor kitchen.

STAFF RECOMMENDATIONS:

Staff has the following comments about the proposal:

1. The project is not incongruous with the district and meets the Standards for 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. Window trim to match historic trim for a field of siding.
 - b. Provide material specifications for siding and trim details.
 - c. Provide specifications for new doors and windows for HDC Staff review and probable approval.
 - d. 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: BARTH 2nd: PARATI

Mr. Barth moved to approve the application as presented per item 10.14 in the Rules of Procedure. He referenced Staff Memo item Number 2, (a) through (d), and Chapter 6 of the Design Standards for additions and new construction.

Ms. Parati seconded the motion.

VOTE: 7/0

**AYES: BARTH, HAWKINS, LINEBERGER, PARATI,
WALKER, WHEAT, WHITLOCK**

NAYS: NONE

DECISION: APPLICATION FOR REPAIR AND MAINTENANCE & REAR ADDITIONS – APPROVED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WOJICK

APPLICATION:

HDCRMI-2024-00100, 1617 WILMORE DR (PID: 11908114) – ADDITION

EXISTING CONDITIONS:

The existing structure is a one-story Bungalow constructed in 1936. Architectural features include an engaged full-width front porch, front gable roof supported by stone piers and wood tapered columns, and decorative brackets. Siding material is wood German lap. Existing brick chimney is painted. Windows are replacement vinyl windows. A rear addition and deck was approved by the HDC in on June 4, 2010 (COA# 2010-062). Adjacent structures are 1 and 1.5 story single-family buildings. Lot size is approximately 50' x 155'. House height is approximately 18'-2".

PROPOSAL:

The project is a rear addition with a left-side bump-out and new left-side access. The existing screen porch will be enclosed and incorporated into the new addition. No trees will be removed for this project. The new addition's proposed footprint is approximately 26'-0" x 18'-3". The proposed materials are an unpainted smooth stucco foundation, a shingle roof, and German lap siding; all to match existing. The proposed window are all wood Jeld-Wen Siteline windows. The post-completion rear yard impermeable area will be approximately 33%.

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.
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. Select window options 1 or 2 for left elevation and rear elevation.
 - b. Provide specifications for new doors and windows for HDC Staff review and probable approval.
 - c. Staff to confirm rear yard calculations.
 - d. 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: LINEBERGER 2nd: PARATI

Ms. Lineberger moved to approve the application as it is not incongruous with the district and it meets the Standards for new construction for residential buildings, Chapter 6. Ms. Lineberger added the following conditions: that the applicant provide the window options for Option Number 2 on the left and rear elevations, provide specifications for the new doors and windows for the HDC Staff to review, that Staff confirm the rear yard calculations, and that any minor changes be approved by Staff.

Ms. Parati seconded the motion.

VOTE: 7/0

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

NAYS: NONE

DECISION: APPLICATION FOR ADDITION – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WOJICK

RECUSED: BARTH

APPLICATION:

HDCRMI-2023-00887, 1516 BELVEDERE AV (PID: 08119215) – ACCESSORY STRUCTURE ADDITION

EXISTING CONDITIONS:

The existing structure is a one-and-a-half story Craftsman Bungalow constructed in 1928. Architectural features include a front gable roof with shake siding, tapered columns of painted brick and wood supporting the front porch, German lap siding, and 6/1 windows. Previously approved projects include changes to the original front gable roof, raising the ridge for the second floor, adding dormers, and adding the right-side bump-out (COA# 2007-33-PM-05). Lot size is approximately 55'x 170'. Adjacent structures are 1, 1.5, and 2-story single-family structures.

PROPOSAL:

The project is a ridge and dormer addition, as well as a rear addition to an existing accessory structure. The proposed rear addition's footprint is approximately 19'-5" x 9'-4". The proposed height, as measured from grade to ridge, is approximately 22'- 4 9/16". The existing height as measured from grade to ridge, is approximately 18'-15/16". The proposed materials are shingle roof, with fiber cement lap siding on the rear addition to match existing; and shake siding on the dormers to match the primary structure. The new windows are proposed to be double-hung Simulated True Divided Lights (STDL) in a 6/1 pattern to match the primary structure with trim to match the primary structure.

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 specifications for new doors and windows for HDC Staff review and probable approval.
 - b. Shake siding to be wood and individually applied in a pattern to match the primary structure.
 - c. 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: WALKER 2nd: WHITLOCK

Ms. Walker made a motion to approve the project as it is not incongruous with the district and meets the Standards for additions, 6.20 through 6.24, and for accessory buildings, 8.10. Ms. Walker added the condition that specifications for doors and windows are to be approved by Staff, that the shake siding needs to be wood, individually applied, and in a pattern matching the existing house, that Staff confirm the impervious to pervious rear yard calculations, and that minor changes are to be reviewed by Staff.

Mr. Whitlock seconded the motion.

VOTE: 6/0

**AYES: HAWKINS, LINEBERGER, PARATI, WALKER,
WHEAT, WHITLOCK**

NAYS: NONE

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

NOT HEARD AT THE FEBRUARY 14 MEETING

Case **HDCRMA-2023-00737** for **2025 Charlotte Dr** was withdrawn by the applicant after the agenda had been posted.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WOJICK

APPLICATION:

HDCRMI-2023-00739, 1532 DILWORTH RD (PID: 12309713) – PORCH ADDITION

EXISTING CONDITIONS:

The existing structure is infill construction built in 1996. The 2.5-story building has a wrap-around front porch, paired 6/1 windows, and is of unpainted brick construction. Lot size is an irregular pie shape measuring approximately 175' x 121 x 25' x 150'. Adjacent structures are 2-story single-family structures.

PROPOSAL:

The proposal is the addition of a 14'-0" x 18'-0" screen porch to the left side of the house. The addition will be highly visible due to the shape of the lot and orientation of the structure. The addition will tie-in approximately 5'-8" behind the front thermal wall of the house. From the renderings, it appears that the ridge will tie in below the windowsill on the second level of the main house. There is a mature Red Maple canopy tree close to the structure. Additional project details include:

- The proposed foundation will be masonry piers. The structure will be on an elevated slab to be level with the existing house floor. The structure shall not have a continuous footing/foundation wall in order to protect the root system of the adjacent Red Maple tree.
- The voids between the piers shall be covered with five 4x6 (or similar) pressure treated boards with ½" reveals between boards.
- The proposed columns will match the existing front porch columns with 16"x16" brick columns, brick to match existing, and 6x6 wood posts wrapped in Hardie to match existing.
- The porch floor will be bluestone pavers.
- The ceiling will be pine tongue and groove.
- The proposed chimney will have face-cut brick veneer where exposed to the exterior. The interior face of the fireplace shall be covered in thin stone.
- The handrails will be wood to match the existing handrails on the front porch.
- The screen system will be tubular aluminum tracks.
- The bulkhead/header shall be wood wrapped to match the width and depth of the bulkhead/header at the adjacent covered porch. The overhang length, soffit and fascia material (Hardie), fascia depth, and gutters shall match the existing conditions of the existing front porch.
- Roof to be shingles to match the existing.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Site plan.
 - a. The tree's location is not accurate on Sheet A-2. Provide site plan with accurate tree information (location, dimensions of the trunk, and dimensions between the trunk and new porch addition).
2. Tree protection.
 - a. Provide additional information about the tree protection plan including confirming the distance of tree to the new structure, fencing protection, and pre/post growth protections.
3. Confirm materials specifications.
 - a. Tubular aluminum tracks screen system has not been previously approved by the Commission. Wood screen porch system typically required.
 - b. Clarify if the columns will be wrapped with wood or Hardie, and what the final dimension will be for the columns.
 - c. Provide a brick and mortar sample.
4. Provide original architectural drawing documents. Current drawings are blurry.
5. Minor changes may be reviewed and approved by Staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: BARTH 2nd: PARATI

Mr. Barth moved to approve the project with the following conditions: that the applicant provide an accurate site plan specifically identifying the Red Maple that is to be impacted by the fireplace and the construction of the addition, providing the tree's location and a note from an arborist stating its health and durability as it relates to these construction practices, and if the tree is to stay, to provide an accurate tree protection plan per Standard 8.5 for trees; that the applicant provide accurate and detailed construction plans to Staff, and any inconsistencies be worked out with Staff prior to the commencement of permanent-ready drawings as it relates to column details, beam and trim details, roof plan and form, railing details, and screen system details per Standard 6.17 for porches; that the Commission is only approving full-dimension brick for the fireplace, foundation, and column material at this time and that the applicant should work with Staff to match the brick to the existing house per Standard 6.18 for materials; and that the screen system is a wood-applied application with details to be worked out with Staff or the applicant can return to the Commission with other methods and physical samples per Standard 6.18.

Mr. Barth expanded on his previous comment about the tree, noting that if the tree is not proven to be viable, the applicant needs to return to the Commission to discuss a replacement.

Ms. Parati seconded the motion.

VOTE: 7/0

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

NAYS: NONE

DECISION: APPLICATION FOR PORCH ADDITION – APPROVED WITH CONDITIONS.

The applicant for case **HDCRMIA-2023-00835** for **2000 Patton Av** was not present at the meeting.
The case will be heard at a later date.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WOJICK

APPLICATION:

HDCRMIA-2023-00834, 251 W KINGSTON AV (PID: 11907911) – RETAINING WALL & TREE REMOVAL – AFTER THE FACT

EXISTING CONDITIONS:

The existing property is one-story bungalow constructed c. 1936, with a two-story addition added to the rear of the original home c. early 2000s. Architectural details include an engaged full width front porch with square columns, painted cementitious lap siding with cedar shake-sided gables and prairie-style upper sash windows. The lot size measures approximately 46' x 155'. Adjacent structures are mainly one-story bungalows and American Small Houses; a mix of which have two-story additions. Previously approved projects include HDCADMRM-2018-00296 for a new retaining wall along the right property line, adjacent to the driveway.

PROPOSAL:

The proposed project is the installation of a new retaining wall in the front yard and mature canopy tree removal.

Repairs/added drainage to the existing street-level retaining wall, repairs to steps and walkway, and front yard fencing was approved by Staff under COA# HDCADMRM-2023-00639. The repairs to steps and walkway involved replacing existing concrete steps and walkway like-for-like and additional underground drainage piping was also added to address water run-off. According to the applicant, work was underway to install the additional drainage when it was determined extensive tree root systems and granite deposits made grading/excavation too invasive – thus changing the scope of work approved in the original COA to include a new retaining wall and tree removal.

Proposed changes to the scope of work approved in the original COA include:

- *Retaining Wall*
 - The addition of a new L-shaped retaining wall in the front yard to manage erosion, soil, and debris transfer. The new retaining wall will be located approximately 4.5 feet from the front porch steps and follow along the walkway 10'-8". The wall will then turn left and run a length for 16'-2".
 - Proposed materials of the retaining wall are concrete block and parged to match primary retaining wall at street level.
 - Backfill is required to cover underground drainage.
- *Tree Removal*
 - A large Willow Oak tree, DBH unknown, located up against the left corner of the front porch will be removed and replaced with a Black Gum tree, to be planted in the rear yard.

The new retaining wall will also require additional underground drainage pipes, which will require the addition of a second drainage hole that matches existing to the existing retaining wall at the public sidewalk. This work may be Staff approved.

The application is an After The Fact review, with the Commission reviewing the project on its merits as if the work has not yet occurred.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Retaining Wall
 - a. Provide additional details about the grading plan, such as:
 - i. After grading, how much of the retaining wall will be visible from Kingston Avenue?
 - ii. After grading, will the front yard be restored back to the pre-existing conditions?
2. Tree Removal
 - a. The Commission will determine if the proposed tree removal meets the Standards.
 - b. Provide diameter at breast height (DBH) of the tree.
 - c. Provide a letter from a Certified Arborist.

- d. If approved for removal, then typically a new large maturing, hardwood canopy tree 2-3” caliper is required to be planted as a replacement to regrow the canopy.
 - e. The proposed Black Gum tree meets the requirement for large maturing canopy tree per the Charlotte Land Development Standards.
 - f. Is there a report or email assessment available from Schneider Tree Company about the tree conditions?
3. Minor changes may be approved by Staff, including tree replanting plan.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins’ invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st: LINEBERGER 2nd: WHITLOCK

Ms. Lineberger moved to approve the application for the removal of the mature canopy tree, stating that the applicant is to replant a new Black Gum in the rear yard as planned and that the replanting plan can be approved by Staff per Standard 8.5, number 6 for trees. She also moved to approve the proposed retaining wall solution, per Standard 8.6, numbers 11 and 12, with it being noted that this action is an exception to Standard 8.6, number 1 due to the property’s unique grading situation and challenges, and that Staff will approve the final plan, including materials, for the wall.

Ms. Parati suggested an amendment specifying that the exception to Standard 8.6, number 1 was due to the hard granite that could not be penetrated. Ms. Lineberger accepted the amendment.

Mr. Whitlock seconded the motion.

VOTE: 7/0

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

NAYS: NONE

DECISION: APPLICATION FOR RETAINING WALL & TREE REMOVAL – AFTER THE FACT – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WOJICK

APPLICATION:

HDCRMA-2023-01160, 201 GRANDIN RD (PID: 07101508) – CHANGES TO APPROVED COA

EXISTING CONDITIONS:

The existing structure is a Romanesque Revival church designed by renowned Charlotte architect Louis Asbury and constructed in 1928. The “T” shaped building contains both sanctuary and offices. The Church section has a gable facing Grandin Road. Notable architectural features include the triple entry with marbled windows, brick with crenellations, pilasters and corbelling details, cast stone trim, and arched, marbled windows. The property also includes a 1.5 story brick rectory constructed c. 1940. The rectory is an American Small House with Tudor and Colonial Revival details. Adjacent structures 1, 1.5, and 2-story single family residential buildings and 2-3-story multi-family townhomes. The lot size is approximately 108’ x 187.5’. The parcel is zoned MUDD(CD).

A different version of the project was submitted previously under HDCRMA-2019-00748 and was Approved with Conditions on September 9, 2020. The Conditions were: window protection plan; details on screening for the trash with height and material; change the light pattern on the windows above the stained-glass windows to make them six-light pattern with vertical expression over horizontal; and update the drawings to show the cross remains on the front elevation.

PROPOSAL:

The proposed project is changes to a previously approved project. The conversion of a former church into condominiums and the construction of an addition on the courtyard side of the building behind the existing parsonage project was reviewed and Approved with Conditions by the Commission on July 14, 2021. The COA was issued on February 2, 2022. During construction, changes to the addition and church building were made in the field without prior authorization. The following field changes require Commission review.

Church Building

- Left Elevation and Right Elevations, Sheets A203 and A209. The egress windows above the stained glass windows were approved to be 9-light and were constructed as 6-light. Due to the visibility of the work, Staff is not able to approve the change.

Addition

- Front Elevation, Sheet A202.
 - Trim between paired window appears to be built wider than approved.
- Left Elevation, Sheets A206 and A207.
 - Window on the second level was approved as an 8/8 window. As built the window is 6/6.
 - All lower level windows were eliminated to meet fire separation requirements. See sheet A207.
- Right Elevation, Sheet A206.
 - Lower level windows approved as 8/8 double-hung. As built, the windows are 6/6 casement to meet egress requirements for accessible units and grasping ranges.
 - A new entry door was added under the front porch.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Addition:
 - a. Front Elevation. Trim panel appears to coordinate with the connector paneling.
 - b. Left Elevation. Second level window in stairway (Sheet A207) matches the right elevation originally approved window in stair (Sheet A206).
 - c. Right Elevation
 - i. Rhythm and proportion of the lower-level windows.
 - ii. When casement windows are needed for egress, the Commission requires the window be constructed to appear to be a double-hung window with a wider sash bar.
2. Minor changes may be approved by Staff

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins’ invitation to speak.

MOTION: APPROVE

1st: PARATI 2nd: WALKER

Ms. Parati moved to approve the application with the proposed changes that resulted from the applicant needing to meet code and become ADA compliant and that the changes are not incongruous with the Standards for the new construction of residential buildings, windows, and additions in Chapter 6, nor the Secretary of the Interior’s Standards, 2.5.

Ms. Walker seconded the motion.

VOTE: 7/0

**AYES: BARTH, HAWKINS, LINEBERGER, PARATI
WALKER, WHEAT, WHITLOCK**

NAYS: NONE

DECISION: APPLICATION FOR CHANGES TO APPROVED COA – APPROVED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR

ARRIVED: WOJICK

LEFT: WALKER

APPLICATION:

HDCMI-2023-00860, 311 EAST BV (PID: 12307503) – PORCH ADDITION

EXISTING CONDITIONS:

The existing structure is a 1.5-story bungalow with Colonial Revival elements constructed c. 1910. Architectural features include a hipped roof central block with a gabled projecting and a full-width engaged front porch supported by Corinthian columns on square piers. Other details include eyebrow dormers, clipped gabled projection to the rear and a side gabled dormer with pent eaves on the right elevation. Exterior material is wood lap siding, painted brick foundation and exterior chimney, and double-hung 1/1 windows. The lot size measures approximately 77' x 140'. Adjacent structures are a mixture of 1, 1.5, 2 and 2.5 story residential-style and commercial-style buildings.

PROPOSAL:

The project is changes to an existing deck, installation of a new awning structure over the deck, a rear addition, and replacement fabric awnings on the front elevation

Deck: The existing deck is in two parts -- a lower deck and upper deck, both of which will be removed. The new deck footprint will be extended approximately 4' wider toward the property line and will be constructed around the existing tree. The existing upper deck area will not change in height, but the applicant has requested to replace the wood decking with Trex decking. The lower deck will be raised to be the same height as the upper deck, which is approximately 4'-1" from grade to top of deck. New stairs from the raised deck area to the existing patio are proposed to be constructed with the Trex material. New railings, 42" in height, are proposed to be Trex material.

Awning over the deck: The existing roof will be removed and a new awning system will cover the entire new deck. The new awning will tie in beneath the building eaves. No exterior walls are proposed. The canopy awning will include power for heaters, ceiling fans, and accent lighting. Proposed material is metal, see detail on Sheet A 2.0.

Rear addition: A new walk-in cooler will be installed at the rear of the property. The footprint measures approximately 8' x 10' The design will match the existing cooler and will be accessed from the existing cooler with no exterior door. The new cooler will be screened with wood fencing to match existing.

Front elevation, fabric awnings: The existing fabric awnings will be removed, and new awnings installed to match existing in design and material.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. How will the new canopy/awnings be attached to the building? Is the project reversible with minimal damage to the structure?
2. Materials:
 - a. Trex is typically not permitted on front elevations and areas visible to the street.
 - b. Trex railings have never been approved by the Commission. Wood or metal railings are approvable.
3. What is the total height of the new guardrail as measured from grade? Why does the guardrail not end at the edge of the deck, but continue down to grade?
4. Wood elements should be either be painted or stained after an appropriate curing time.
5. 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: PARATI

Ms. Wojick moved to approve the project as it is not incongruous with Standards 8.5, number 4 for trees, and 4.5, numbers 5 and 8, for roofs. She added the following conditions: that the applicant construct the deck and railing with traditional materials, that the foundation of the deck be covered with an approved design of lattice, that the canopy structure be a neutral traditional roof color, and that the applicant work with staff on final material selections. Ms. Wojick also cited Standards 7.16, numbers 1 and 4 for materials in the new construction of non-residential buildings.

Ms. Parati seconded the motion.

VOTE: 7/0

**AYES: BARTH, HAWKINS, LINEBERGER, PARATI,
WHEAT, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR PORCH ADDITION – APPROVED WITH CONDITIONS.

CONTINUED FROM THE DECEMBER 13 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WALKER

APPLICATION:

HDCRDEMO-2023-00610, 2005 CLEVELAND AV (PID: 12106711) – DEMOLITION - RESIDENTIAL

This application was continued from the December 13, 2023 meeting for the following items:

1. *Determine that this application is incomplete and continue it for lack of documentation, including existing condition drawings and measurements, a current site plan, and Zoutewelle survey.*

EXISTING CONDITIONS:

The existing structure is a one-story Colonial style house constructed in 1900 and is further described as a “Triple A mill house” in the Dilworth National Register of Historic Places. The front porch of the house was removed but has since been reconstructed according to the original plans documented in Cotton Mills, Commercial Features: A Text-Book for the Use of Textile Schools and Investors by Daniel Augustus Tompkins (1899). A zoning ordinance text amendment was passed in 2015 to allow the Zoning Administrator to approve true restoration projects that do not meet current zoning setbacks. An application for front porch restoration was reviewed and approved at the administrative level under COA# HDCADMRM-2017-00670 in November 2017. Lot size is approximately 50’x 127’. Adjacent properties are multi-family, mixed use, and commercial. The house was designated as a historic landmark in 1982.

PROPOSAL:

The proposal is full demolition of the main and accessory building. The following information is presented for the Commission’s review and consideration:

1. Property survey (2015)
2. Digital photos of all sides of building
3. Digital photos of significant architectural details
4. Elevations drawings reflecting current conditions and measurements

- Elevation drawings and plans provided are from the Daniel Augustus Tompkins (1899) plan book

Revised Proposal

New documentation includes:

- Property survey (2021)
- Zoutewelle survey
- As-built Architectural Drawings

STAFF ANALYSIS:

Staff has the following comments about the proposal:

- Are there any mature canopy trees on the property? If so, a tree protection plan will be needed, and the location of the trees should be included on a site plan or property survey.
- The Commission will determine if the application is complete.
- The Commission will determine whether the building has special significance to the Dilworth Local Historic District. With affirmative determination, the Commission can apply up to a 365-Day Stay of Demolition and require a 90-day waiting period to review new construction plans.
- If the Commission determines that this property does not have any special significance to the district, then demolition may take place without a delay or upon the approval of new construction plans.
- The Historic Landmarks Commission reviewed an application for demolition on October 9, 2023. The project was approved with a 365-Day Stay of Demolition.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION 1: APPLICATION COMPLETE

1st: BARTH 2nd: LINEBERGER

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

Ms. Lineberger seconded the motion.

VOTE 1: 7/0

AYES: BARTH, HAWKINS, LINEBERGER, PARATI, WHEAT, WHITLOCK, WOJICK

NAYS: NONE

MOTION 2: SPECIAL SIGNIFICANCE

1st: BARTH 2nd: LINEBERGER

Mr. Barth moved to determine that the building has special significance and value toward maintaining the character of the Dilworth Local Historic District, because it is listed as a contributing property in the National Register of Historic Places, its year of construction was over 50 years ago, and its architectural style.

Ms. Lineberger seconded the motion.

VOTE 2: 7/0

AYES: BARTH, HAWKINS, LINEBERGER, PARATI, WHEAT, WHITLOCK, WOJICK

NAYS: NONE

MOTION 3: APPROVE DECONSTRUCTION

1st: BARTH 2nd: LINEBERGER

Mr. Barth moved to approve the project with a 365-day stay of demolition on the building due to its special significance and value towards maintaining the character of the district. Receipt of accurate measured drawings of the building to be demolished are required for HDC records before plans for new construction will be considered by this Commission.

Ms. Lineberger seconded the motion.

VOTE 3: 7/0

**AYES: BARTH, HAWKINS, LINEBERGER, PARATI,
WHEAT, WHITLOCK, WOJICK**

NAYS: NONE

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

NEW CASES

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WALKER

APPLICATION:

HDCRMA-2023-00665, 1607 DILWORTH RD W (PID: 12311201) – SIDE PORCH ADDITION

EXISTING CONDITIONS:

The existing building is a 2.5-story Colonial Revival with Tudor elements constructed c. 1938. Architectural details include a side gable main block with a slightly lower projecting side section, a one-story gable wing with Tudor detailing, and three varying height and pitched front gables, including central entry. Each gable includes one arched bay. The left elevation features brick gable-end chimney flanked by triangular windows and topped with terracotta chimney pots. Most of the original windows have been retained and are double hung wood in a 6/6 pattern. Replacement windows have a 1/1 pattern. The one-story rear wing is a later addition. The lot size is irregular with all sides of the building visible from the public right-of-way, measuring approximately 130' x 57' x 120' x 90' x 91'. Adjacent structures are 2 and 2.5-story residential buildings.

PROPOSAL:

The proposed project is in multiple parts with two additions and fenestration changes.

1. The historic one-story addition on the left elevation will be removed and a new two-story addition will be constructed with a larger footprint than the existing addition. The footprint of the existing one-story addition is not provided. The footprint of the new addition measures approximately 14'-0" x 17'-4". The existing front patio and pergola will also be expanded to align with the width of the new addition. The addition will have a flat roof with a balcony. The railing is proposed to have lanterns on top of the corner posts. Proposed material is brick to match existing. Materials for windows, doors, trim, railing, pergola, and patio floor are not noted. New gutters and downspouts are also proposed.
2. The second addition is a shed dormer on the rear elevation. Proposed material is brick to match existing with windows to match existing. No dimensions of dormer provided.
3. On the rear elevation, an existing wood vent on the gable end is proposed to be changed to an arched window. The window change is inaccurately represented in drawings.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Existing and proposed drawings appear not to accurately reflect window sizes, muntin patterns, trim dimensions, or brick detailing.
2. Side Addition
 - a. The one-story gable side wing is mentioned in the 1987 National Register nomination. There are no previous applications on file for the addition of a side wing. The front patio extension with the pergola appears to be a later addition and not original to the house.
 - b. Massing, fenestration, rhythm, and changes to an original side wing.
 - c. Front Elevation
 - i. Additional fenestration needed on the second level.
 - d. Left elevation
 - i. Fenestration on first level should be ganged with mullion trim.
 - ii. Additional fenestration needed on the second level.
 - iii. Existing triangle vent to be replaced with triangle window.
 - e. Rear elevation
 - i. Fenestration on first level should be ganged with mullion trim.
 - ii. Additional fenestration needed on the second level.
3. Dormer Addition
 - a. Fenestration on rear elevation should be ganged with mullion trim.
 - b. Dormer dimensions not provided.
 - c. Roof plan showing shed dormer not provided.
 - d. Clarify if new shed roof will sit 0'-6" below ridge.
4. Details and Materials
 - a. Design of proposed balcony railing appears to be incongruous with the architectural style of the house.
 - b. Railing detail needs dimensions added.
 - c. Beam/column detail for pergola with dimensions needed.
 - d. Window trim detail with dimensions needed.
 - e. Materials for windows, doors, trim, railing, pergola, and patio floor are needed.
 - f. Provide window specifications for all new windows in additions and for the replacement of vents.
 - g. Brick sample needed.
5. On the page labeled Similar Surrounding structures, it is difficult to provide background information on all examples since without specific addresses were not provided; however, the image labeled "Park Rd Overlooking Dilworth Elementary" is infill construction not a historic building, and the following dormer additions are new:
 - a. Park Road (by Latta Park)
 - b. Dilworth Road East
 - c. Kingston Road

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: CONTINUE

1st: PARATI 2nd: WOJICK

Ms. Parati moved to continue to the application, requesting that the applicant restudy the proposal based on the following Standards: 6.2 for context, 6.8 for massing and complexity of form, 6.9 for height and width, 6.10 for scale, 6.11 for directional expression, 6.13 for roof forms and materials, 6.15 for doors and windows, 6.18 for materials, and 6.20 through 6.24 for additions, as well as the Secretary of the Interior's Standards.

Ms. Wojick seconded the motion.

Mr. Barth suggested the friendly amendment that the applicant review staff's analysis and notes provided in the staff memo on page 2. Ms. Parati and Ms. Wojick accepted the amendment.

VOTE: 7/0

**AYES: BARTH, HAWKINS, LINEBERGER, PARATI,
WHEAT, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR SIDE PORCH ADDITION – CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WALKER

APPLICATION:

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

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.

Part 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.

Part 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.

STAFF ANALYSIS:

Staff has the following comments about the project:

1. Front Door Changes
 - a. Do not replace original doors and door features with doors and door features that convey a different period, style, or theme.
2. Accessory Structure Addition
 - a. Limit the size of the addition so that it does not visually overpower the existing building.
 - i. Two-story and coplanar walls
 - b. Material specifications needed for windows and doors.
 - c. Provide material specifications for siding material.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION 1: APPROVE WITH CONDITIONS

1st: BARTH 2nd: WOJICK

Mr. Barth moved to approve the accessory structure with the following conditions: that the applicant lower the roof of the accessory structure to create a steeper slope while maintaining the existing proposed ridge height such that the eaves continue around the four sides of the structure creating a clear distinction between the existing and addition, that

they place windows on the rear dormer at the top of the stairs after the roof change is made to create adequate fenestration, rhythm, and openness, and that any new masonry not be painted and any gaps in the painted masonry be filled with repurposed painted brick from the gable. He added that any already painted brick can be repainted for touch ups. Mr. Barth cited Standards 6.8 for massing, 6.15 for doors and windows, and 6.20 for additions.

Ms. Wojick seconded the motion.

VOTE 1: 6/1

AYES: BARTH, HAWKINS, LINEBERGER, WHEAT, WHITLOCK, WOJICK

NAYS: PARATI

DECISION 1: APPLICATION FOR ACCESSORY STRUCTURE – APPROVED WITH CONDITIONS.

MOTION 2: CONTINUE

1st: BARTH 2nd: WOJICK

Mr. Barth moved to continue the front door change, requiring the applicant to either provide historic examples of a double front door or provide a single front door design. Mr. Barth cited section 4.10, numbers for 1, 2, and 3, for doors.

Ms. Wojick seconded the motion.

VOTE 2: 6/1

AYES: BARTH, HAWKINS, LINEBERGER, WHEAT, WHITLOCK, WOJICK

NAYS: PARATI

DECISION 2: APPLICATION FOR FRONT DOOR CHANGE – CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, TAYLOR, WALKER

LEFT: BARTH

APPLICATION:

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

EXISTING CONDITIONS:

The existing structure is a one-story Colonial Revival house constructed in 1928. Architectural features include a centered front porch 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.

STAFF ANALYSIS:

Staff has the following comments about the project:

1. Massing, height, width, and size.
2. Two-story and coplanar walls.
3. Material specifications needed for windows and doors.
4. Provide material specifications for siding and trim details.
5. Provide additional documentation photos of existing garage.

SPEAKERS [FOR | AGAINST]:

One speaker spoke against the project.

MOTION: CONTINUE

1st: PARATI 2nd: WHITLOCK

Ms. Parati moved to continue the application for restudy, asking that the ADU be redesigned to make it clearly secondary to the primary structure. She cited Standard 8.10, number 3, for accessory buildings, and the Secretary of the Interior's Standards 2.5

Mr. Whitlock seconded the motion.

VOTE: 6/0

**AYES: HAWKINS, LINEBERGER, WALKER, WHEAT,
WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY STRUCTURE – CONTINUED.

The Commission voted to fill the vacant at-large seat at the beginning of the meeting. Ms. Parati moved to nominate the Sean Sullivan to fill that position. Ms. Walker seconded the motion, and it was approved by a vote of vote of 6/0.

The Commission also voted to approve minutes from past meetings. Ms. Parati moved to approve the January 10th meeting minutes. Ms. Lineberger seconded the motion, and it was approved by a vote of 7/0. Ms. Walker then moved to approve the February 14th minutes. Ms. Lineberger 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 April 10th, 2024 meeting:

HDCRMI-2023-00952, 800 Woodruff Pl
HDCRMI-2023-00951, 729 Berkeley Av

With no further business to discuss, Chair Hawkins adjourned the meeting at 7:44 pm.