



HISTORIC DISTRICT COMMISSION REMOTE ONLINE MEETING

May 12, 2021

ROOM 280 + WebEx

MINUTES

MEMBERS PRESENT: Mr. P.J. Henningson (Vice Chairperson)
Ms. Jessica Hindman (2nd Vice Chairperson)
Mr. Chris Barth
Ms. Nichelle Bonaparte
Mr. Phil Goodwin
Mr. Jim Haden
Ms. Christa Lineberger
Mr. Chris Muryn
Mr. Damon Rumsch
Ms. Jill Walker

MEMBERS ABSENT: Ms. Kim Parati (Chairperson)
Vacant

OTHERS PRESENT: Ms. Candice Leite, Staff to the Historic District Commission
Ms. Cindy Kochanek, Staff to the Historic District Commission
Ms. Linda Keich, Clerk to the Historic District Commission
Mr. Maxx Oliver, Staff, Planning Design & Development
Ms. Jill Sanchez-Myers, Senior Assistant City Attorney
Ms. Candy Thomas, Court Reporter

With a quorum present, Vice-Chairperson Henningson called the May 12, 2021 remote online meeting at 1:05 p.m. Vice-Chairperson Henningson began the meeting by introducing the Staff, the Commissioners, and explaining the meeting's procedure. Participants in today's evidentiary hearings were required to submit a copy of any presentation, document, exhibit or other material that they wished to submit at the evidentiary hearing prior to today's meeting. All such materials, as well as a copy of City staff's presentations and documents, were posted online prior to today's meeting. No case is proceeding today in which anyone contacted the City to object to the remote, online meeting platform. The review of each application consists of the Presentation of the application and Deliberation. The application is presented by the HDC staff. The Commission will first determine if there is enough information to proceed with the hearing. The applicant will present their testimony

for the application. Other parties wishing to speak, for or against, will be given reasonable time to present factual sworn testimony based on the HDC Design Guidelines. The HDC may question the applicant and HDC staff members. HDC staff and the applicant will be given an opportunity for rebuttal and final comments. The HDC shall close the hearing for discussion and deliberation. During discussion and deliberation only the Commission and staff may speak. An HDC member may request the hearing to be opened for further questioning. The HDC will craft a motion for Approval, Continuation, or Denial. The majority vote of the Commission present is required for a decision to be reached. A final vote by the HDC will end the hearing. Vice-Chairperson Henningson asked that the following guidelines be followed during the meeting; mute your audio when you're not speaking. Use only one source of audio (computer or phone), do not put your phone on hold, make sure you are in a quiet area, please turn off or silent electronic devices and do not speak over the person talking or you will be asked to leave the meeting, use the "raise your hand" tool. Please do not speak unless recognized by the Chair or Staff. Because the Commission is a quasi-judicial body, any speaker FOR or AGAINST an application must be sworn in. Due to the hybrid nature of today's proceedings, any individual wishing to speak for or against an application was asked to sign-up and provide any additional evidence in advance of the meeting. During the hearing Vice-Chairperson Henningson will further open the floor to anyone who has joined the meeting by telephone. Speakers will begin by stating their name and address. Vice-Chairperson Henningson swore in all Applicants and Staff and continued to swear in people as they arrived for the duration of the meeting.

INDEX OF ADDRESSES:

CONSENT AGENDA

HDCRMI 2021-00079, 610 Hermitage Court	Hermitage Court
HDCRMI 2021-00163, 917 Romany Road	Dilworth
HDCRMI 2021-00261, 1300 Myrtle Avenue	Dilworth
HDCRMI 2021-00262, 1808 Wilmore Drive	Wilmore

CONTINUED FROM APRIL 14TH MEETING

HDCRMA 2020-00471, 1141 Linganore Place	Dilworth
HDCRMA 2020-00467, 2010 The Plaza	Plaza Midwood
HDCRMI 2021-00042, 716 E. Kingston Avenue	Dilworth
HDCRMA 2021-00009, 1541 Wickford Place	Wilmore

NEW CASES

HDCRMI 2021-00038, 705 E. Kingston Avenue	Dilworth
HDCRMA 2021-00075, 913 Romany Road	Dilworth
HDCRMI 2021-00095, 2011 Park Road	Dilworth
HDCRMI 2021-00104, 917 Berkeley Avenue	Dilworth
HDCRMI 2021-00081, 1614 The Plaza	Plaza Midwood
HDCRMI 2021-00094, 301 W. 10 th Street	Fourth Ward
HDCRMA 2021-00140, 201 Grandin Road	Wesley Heights
HDCRMA 2021-00143, 624 E. Kingston Avenue	Dilworth

CONSENT AGENDA

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: PARATI
RECUSE: RUMSCH

APPLICATION:

HDCRMI 2021-00079, 610 HERMITAGE COURT (PID: 15502205) – ADDITION

EXISTING CONDITIONS:

The existing structure is a two-story Craftsman constructed c. 1920. Architectural details include wood shingle siding, exposed rafter tails, and 6/1 double-hung wood windows. Lot size is 106' x 200'. Surrounding structures are 2 and 2.5 story single and multi-family family structures.

PROPOSAL:

The proposed project is a two-story rear addition of a screen porch with living space above at the back left corner of the house. On the right elevation, the proposed work is changes to an older addition with the side entry re-designed to better coordinate with the architecture of the house and an existing door changed to a window. The new roof of the rear addition ties in below the main ridge and is much less than a 50% increase in square footage; however, the addition is slightly wider than the house which requires Commission review. All proposed materials are traditional to match existing.

Other items including the fence, swimming pool, accessory structure and driveway changes were submitted for Administrative review under HDCADMRM-2021-00103.

Post-construction of all proposed work, the rear yard impermeable area will be 31.5%.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting all Guidelines and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to staff for final review.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Henningson's invitation to speak for or against this application.

MOTION: APPROVED 1st: HINDMAN 2nd: HADEN

Ms. Hindman moved to approve this application because it is not incongruous with the district and in compliance with Guidelines 7.2 with the condition that permit drawings be reviewed by staff.

VOTE: 9/0

AYES: BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON,
HINDMAN, LINEBERGER, MURYN, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: PARATI

RECUSE: BARTH

RETURNED: RUMSCH, 1:13 PM

APPLICATION:

HDCRMI 2021-00163, 917 ROMANY ROAD (PID: 12309606) – ADDITION/FENESTRATION CHANGES

EXISTING CONDITIONS:

The existing structure is a two-story Colonial Revival constructed c. 1942. Architectural details include a side-gable roof with pent eave details, 8/8 and 6/6 double-hung wood windows, and unpainted brick exterior. Lot size is 60' x 146'. Surrounding structures are 1, 1.5, and 2-story single family structures.

PROPOSAL:

The proposed project is a small one-story addition on the left elevation and changes to an existing window. On the right elevation a former addition will be reconfigured with a new entrance with awning and exterior stair, and updated fenestration to be more in the same design language as the existing house. All materials are traditional to match existing.

Other items including the removal of an existing wood deck and replacing it with a new screened porch, and driveway changes are pending review at the Administrative level.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project with the following condition:
 - a. Applicant to work with staff on the window trim in field of siding, including a 2" sill.
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 Mr. Henningson's invitation to speak for or against this application.

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

Ms. Hindman moved to approve this application because it is not incongruous with the district and in compliance with Guidelines 7.2 with the condition that the applicant work with staff on the window trim and the siding, including the sill and that permit drawings be submitted to staff for review.

VOTE: 9/0

AYES: BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN
LINEBERGER, MURYN, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION/FENESTRATION CHANGES APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: PARATI

RETURNED: BARTH, 1:17 PM

APPLICATION:

HDCRMI 2021-00261, 1300 MYRTLE AVENUE (PID: 12305712) – SIDE PORCH CHANGES

EXISTING CONDITIONS:

The existing structure was constructed as a one-story brick Cottage with a side gabled roof and rear ell c. 1948. A second level was added years ago under old guidelines. The property is a corner lot measuring approximately 67.5' x 146'. Surrounding structures are 1, 1.5, and 2-story single family structures.

PROPOSAL:

The proposed project is the addition of screen panels to an existing side porch. All materials will be traditional, and the screen panels will be attached to the columns in a manner that is reversible. Due to the location and visibility of this project full Commission review is required.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project for meeting all Guidelines and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to staff for final review.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Henningson's invitation to speak for or against this application.

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

Mr. Barth moved to approve this application because it meets the Guideline 7.2, number 1 and 2 with the condition the applicant work with staff on the screen selection and color.

VOTE: 10/0

AYES: BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON,
HINDMAN, LINEBERGER, MURYN, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR SIDE PORCH CHANGES APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: PARATI

APPLICATION:

HDCRMI 2021-00262, 1808 WILMORE DRIVE (PID: 11909107) – FRONT PORCH CHANGES

EXISTING CONDITIONS:

The existing structure is a one-story Craftsman Bungalow constructed c. 1936. Architectural features include a front bracketed gable. The front porch appears to have originally been a partial width porch that has been extended to a wrap-around porch. Porch columns and rails are decorative metal. An attached carport is supported by simple round metal columns, which also appears to be a later addition. The structure is currently wrapped in vinyl/aluminum siding and has a painted brick porch & foundation. Lot size is approximately 50' x 193'. Surrounding structures are mainly 1-story single family buildings. Window/door changes were approved by the HDC on March 11, 2020 (HDCRMI-2020-00053).

PROPOSAL:

The proposed project is for the replacement of the non-original decorative metal railing and columns on the front porch with a wood railing and brick piers with tapered wood columns. A wood beam will be added under the partial width front porch gable.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets guidelines for Porches, page 4.8.
2. Per 10.4.1 of the Rules for Procedure, staff recommends Approval of the project with the following conditions
 - a. Applicant to work with staff on the right-side front column placement and on the railing height (top rail to be below rowlock on brick pier);
 - b. Porch railing section needed to verify it meets the HDC requirements;
 - c. Brick piers to remain unpainted; and
 - d. That the project otherwise meets the Guidelines and is recommended as a Consent Agenda item, with permit-ready construction drawings submitted to staff for final review.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Henningson's invitation to speak for or against this application.

MOTION: APPROVED WITH CONDITIONS 1st: BONAPARTE 2nd: HADEN

Ms. Bonaparte moved to approve this application based on the project is not incongruous with the district and it meets the Guidelines for porches, 4.8 and the Rules of Procedure. The project is recommended based on the conditions that were outlined and permit ready construction drawings submitted to staff for final review.

VOTE: 10/0

AYES: BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON,
HINDMAN, LINEBERGER, MURYN, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR FRONT PORCH CHANGES APPROVED WITH CONDITIONS.

CONTINUED FROM APRIL 14TH MEETING

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: PARATI

RECUSED: RUMSCH, WALKER,

APPLICATION:

HDCRMA 2020-00471, 1141 LINGANORE PLACE (PID 12310406) – ADDITION

This application as continued from the April 14, 2021 meeting for the following items:

- ***Windows, 4.14, number 6.*** Deny the changing of the window size in the front elevation and addition of Juliet balcony.
- ***Addition, 7.2, number 6 and 4.14, number 6.*** The hyphen should have more glazing to differentiate itself from the contemporary addition. The right side elevation as shown on Slide 76 should be restudied for the expansion of the historic turret at the main level bathroom so that the historic corner is recognizable, and the historic window remain.
- ***Driveway and Accessory Building.*** Not reviewed in this motion.
- ***Site Plan.*** Modify the proposed walkway and the changes to the existing driveway with reference to the group discussion.
- ***Trees.*** Submit a copy of the tree report and protection plan.
- ***Brick.*** The colored brick is approved in concept pending a material submission.

EXISTING CONDITIONS:

The property is a 2-story Picturesque Revival/Chateausque building constructed c. 1930.

Architectural features include a high hip roof center section, lower front gable projection to one side, one-story wing on the left elevation, a semi-circular, conically roofed central tower, metal windows, slate roof, and a massive multi-flue brick chimney. Lot size measures approximately 109' x 180' x 133' x 194'. Adjacent structures are 1.5-, 2- and 2.5-story single family buildings.

PROPOSAL:

The proposed project is multi-part which includes 1.) a side and rear addition to the main house, 2.) construction of a carport attached to the main house 3.) construction of a new garage and pool house structure in the rear yard, and 4.) landscape and site changes including a new 12' wide concrete driveway, cobblestone auto court, a new 5'-6' tall brick wall along the entire right property line to the street, and extending the existing brick walk to the street, and a new concrete slab in front of the former garage space.

Garage measures approximately 14'-9" in height. The tallest point of the garage/pool house is on the front elevation of the garage. The copper panel on the front elevation brings the height to 16'-6". The pool house is approximately 11'-2' with a 13'-0" copper panel facing the interior of the lot.

The one-story wing on the left side of the main house, existing carport structure, and the existing driveway will be removed. The swimming pool is existing, approved administratively under COA# 2016-173.

Revised Proposal – April 14, 2021

- Addition design changed. As proposed, post-construction rear yard impermeable space will be 49%.
- Carport design changed. No longer a stand-alone structure, but a simple, cantilever roof.
- Driveway relocated to the far-left side of the lot and roundabout removed.
- Site plans updated including landscaping/trees.
- Original windows to remain.
- Photos and 3-D renderings provided.

Revised Proposal – May 12, 2021

- Original window to remain on front elevation. Juliet balcony and French doors removed (H3).
- Area of glass expanded from floor to ceiling in rear addition hyphen (H5, H6, and H7).
- Addition to turret on right elevation redesigned with an offset and roof change. Lower level historic window to remain (H7).
- Walkway location and design changed (H1).
- Driveway size and materials changed to be 10' wide (same as existing drive) and concrete with a brick border (H1).
- Tree plan, Certified Arborist letter and rear yard impervious calculations provided.
- Proposed materials sheet updated. Brick sample and updated 3-D elevations expected by May 11th deadline for inclusion in the Agenda Supplement.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Existing carport is in poor, dilapidated condition. Removal may be approved at the staff level.
2. Minor changes may be approved by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Henningsen's invitation to speak for or against this application.

MOTION: APPROVED WITH CONDITIONS

1st: BARTH

2nd: HADEN

Mr. Barth moved to approve the addition as drawn because it responds to our comments from the April meeting. This includes the carport attached at the addition. The painted brick and roof on the right-hand addition should match the existing per 7.2, number 6 and the relocated window as it responds to federal guideline, number 3. We approve the ADU as drawn, per federal guidelines 3, 9

and 10 as referenced by Commissioner Hindman. We approve the driveway with the condition, the applicant work with staff on softening the driveway's visibility from the street. Ms. Hindman made a friendly amendment; we approve the driveway with the condition that the applicant work with the staff to meet the driveway guidelines.

VOTE: 7/1

AYES: BARTH, BONAPARTE, HADEN, HENNINGSON, HINDMAN
LINEBERGER, MURYN

NAYS: GOODWIN

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: PARATI

RETURNED: RUMSCH, WALKER 2:38 PM

APPLICATION:

HDCRMA 2020-00467, 2010 THE PLAZA (PID: 09506101A/B, 09506131, 09506102) – NEW CONSTRUCTION MULTI-FAMILY

This application as continued from the April 14, 2021 meeting for the following items:

- *A more accurate rendering of the retaining walls at the rear of the buildings.*
- *A study of the connection of the buildings facing Thurmond, the connectivity from them to the street, and openings through the existing hedge.*
- *A brick sample of either a board or a strap of the brick that's going to be used.*
- *A sample or a corner and a detail of the garage doors, and*
- *A sample or corner and specs for the windows*

EXISTING CONDITIONS:

The property at 2010 The Plaza is the Van Landingham Estate, a designated local historic landmark. The four-acre property has two accessory buildings with fairly dense landscaping.

PROPOSAL:

The project is the construction of four new buildings that comprise a total of 22 townhomes.

- Ten (10) units are accessed from The Plaza and face the main house.
- Twelve (12) units are accessed from Belvedere Avenue and face Thurmond Place.
- Maximum roof peak is approximately 35'-10".
- Proposed material palette is Nichiha Savannah Smooth siding, Miratec (trim), brick, aluminum clad windows with brick mold trim/fiber cement trim.
- Roof details include wood fascia and brackets
- Other site features include landscaping, tree planting, and new driveways and walkways.

Revised Proposal – January 13, 2021

- Site plan with existing conditions and tree save shown
- Site plan with partial landscape planting plan shown

- Revised elevations
- Streetscape with elevations
- 3-D views

Revised Proposal – February 10, 2021

- Height of units fronting The Plaza and Belvedere are 33'-6"
- Heights of all other units is 35'6"
- HVAC locations noted
- Architectural details provided (window trim, brackets, etc.)
- New 3-D views

Revised Proposal – March 10, 2021

- Floorplans with dimensions provided.
- Window detail updated
- Additional Streetscape surveys are ordered, will be made available as part of an Agenda Supplement prior to the meeting.
- The height of the Van Landingham Estate is 35'-7" based on the most current Zoutewelle survey.
- The maximum height of the residences is 35'-6". This occurs at a lower grade elevation than the Estate.
- The height of the units on The Plaza and Belvedere are 33'-6".
- Maximum length of the townhomes is 155' for the 7-unit building.
- Length of historic commercial properties in the Plaza Midwood district:
 1. Holy Trinity Lutheran church (adjacent to our property) is 180'.
 2. The Riviera Apartments at 1812 the plaza is 200'.
 3. Proposed (not approved) length of future commercial building at Van Landingham is 180'
- All HVAC equipment will be placed behind parapet screen wall of roof. See detail 04 on sheet A-3.0.
- All trash & recycle cans will be roll out type. No dumpsters will be used on project.
- Mailboxes to be determined by post office. Mail will either be delivered to individual units or to a central mailbox as required by the USPS.
- For reference, the Van Landingham estate has an elevation height of 792.7' per the Zoutewelle Survey of The Plaza block 1900-2100.
- The existing hedge along Thurmond place is required to remain per the rezoning documents. Discussed the possibility of removing portions of the hedge with the landscape architect & Civil engineer, Kevin McCorkle. If portions of the hedge are removed to create openings/access, this would cause damage to the root system and would compromise the hedge.
- Tree save areas are shown on sheet C0.

Revised Proposal – April 14, 2021

- Elevation facing Van Landingham provided on A-0.3/A-1.0-1.3
- Retaining wall detail shown on A-0.4/A-3.1
- More clearly defined tree protection plan is shown on sheet C0. This provides the City of Charlotte standards for protection of the landscaping on site.
- See materials on sheet A-3.2

Revised Proposal – May 12, 2021

- Retaining wall drawing updated on A-1.0 and A-1.2.
- Thurmond connectivity and hedge openings shown on A-0.3 and A-0.4.
- See materials on sheets A-3.2 & A-3.3. Windows to be JELD-WEN Site Line Aluminum Clad double-hung.
- Brick sample provided.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. A decision is required at this meeting. The Commission will determine if the proposed project meets the Design Guidelines for New Construction.
2. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Henningson’s invitation to speak for or against this application.

MOTION: APPROVED WITH CONDITIONS 1st: RUMSCH 2nd: GOODWIN

Mr. Rumsch moved to approve this application as submitted with the condition, the pavers have five connections from the Thurmond curb through the hedges to the entrances of the building facing Thurmond. The path needs to be the material of paver that could be set on a sand base and would allow space for grass to grow through. Staff to review the material for the paver, preferably traditional brick not a concrete paver but it could be a flagstone if a flat stone. Staff to review the garage doors to match the guidelines.

VOTE: 9/1

AYES: BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN, MURYN, RUMSCH, WALKER

NAYS: LINEBERGER

DECISION:

APPLICATION FOR NEW CONSTRUCTION FOR MULTI-FAMILY APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: PARATI

RECUSE: HINDMAN

APPLICATION:

HDCRMI 2021-00042, 716 KINGSTON AVENUE (PID: 12311813) – WINDOW CHANGES

This application was continued from the April 14, 2021 meeting for the following items:

- *Provide more detail on the right elevation that shows where the new window is being added and situated so that we can evaluate its proximity to the double-paired windows to the right.*
- *Per guideline 4.14, numbers 1 and 2, retain and preserve existing windows. The left original window should be kept, repaired, and remain.*

EXISTING CONDITIONS:

The existing building was originally a one-story Craftsman bungalow constructed c. 1915. Architectural features include a hip roof, front gable dormer, central chimney, and engaged partial-width front porch supported by paired wood columns. Exterior materials include a brick foundation, lap siding with mitered corners and 6/1 double-hung wood windows. A second story hip-roof addition has been constructed. Lot size is approximately 50’ x 150’. Adjacent structures are 1, 1.5, and 2-story residential buildings.

PROPOSAL:

The proposal is window changes on the right elevation. Based on new kitchen layout and design, two existing windows are to be replaced and one to be relocated. The original historic window will be replaced with new window unit that matches all details of existing windows – number of lites, size of exterior casing, size and thickness of windowsill, sill horn extensions, and upper header trim and drip cap. The new window will have insulated glass. The new window will be a Jeld-Wen wood window similar to the windows on the second level addition. The second existing window is not original. This window will be replaced with matching new window as described above and will be shifted farther back towards the back yard to accommodate the location of new stove/range between the two new windows. Due to the location of the work, and that the proposal includes the replacement of an original window, full Commission review is required.

Revised Proposal – May 12, 2021

- Right elevation drawing provided.
- Original window shown to remain.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Minor changes may be approved by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Henningson’s invitation to speak for or against this application.

MOTION: APPROVED 1st: RUMSCH 2nd: GOODWIN

Mr. Rumsch moved to approved as submitted.

VOTE: 9/0

**AYES: BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON,
LINEBERGER, MURYN, RUMSCH, WALKER**

NAYS: NONE

DECISION:

APPLICATION FOR WINDOW CHANGES APPROVED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: PARATI

RECUSED: HENNINGSON

RETURNED: HINDMAN, 3:29 PM

APPLICATION:

HDCRMA-2021-00009 1541 WICKFORD PLACE (PID: 11908701) – ADDITION

This application as continued from the April 14, 2021 meeting for the following items:

- *Slide 359, which shows the window conditions. Windows in the front rooms are to be repaired and restored as possible. Sash replacements will be considered pending HDC staff inspection. Any approved sash replacement will match configuration with a five-eighths-inch putty profile.*
- *Slide 380, study the dimension and depth between the main and upper floors at the addition.*
- *Slide 368, study the truncated upper gable at the addition to complete the geometry.*
- *Slide 367, study double columns for visual support of the dormer weight.*

EXISTING CONDITIONS:

The existing structure is a one-story, American Small House with Colonial Revival elements constructed c. 1936. Architectural features include fluted pilasters around the front entry, 6/6 double-hung wood windows, and a central brick chimney. The exterior is painted brick. The front porch is partial-width under a shed roof. It was slightly expanded to the left and right at some point and partially enclosed with a screen-system. Lot size is irregular, measuring approximately 82' x 113' x 27' x 125'. Surrounding structures are 1, 1.5, and 2-story single family buildings.

PROPOSAL:

The proposed project has multiple elements, including:

1. Repair/restoration of the front porch to include removal of the screen system and installation of new wood fluted columns to match the front door surround.
2. Rear addition that raises the ridge 2'-4", due to lot constraints that prevent the addition from being completely one-story. The addition is differentiated from the original structure through the use of different materials (stucco). The floorplans shown on A-8.0 illustrate the addition best. It steps in from the right rear corner and there is a one-story bump-out on the left elevation. Materials are traditional to match existing with brick on the first level, stucco on the second level and wood trim, columns, details, etc.
3. Window replacement. Sash-kit only, trim to remain and be repaired.
4. Three (3) trees proposed for removal.

Revised Proposal – May 12, 2021

- Window plans detailed on A-1.1.
- HVAC and screening shown on site plan A-3.0.
- Double columns indicated on rear elevation (A-4.2) below dormer.
- Left elevation (A-4.3) changed to complete the upper gable on the addition and the front set of paired windows on upper level are now centered.
- Right elevation (A-4.1) and rear elevation (A-4.2) shows upper level pushed back from lower addition.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed project meets the Design Guidelines for Replacement Windows, Additions, and New Construction.
2. Minor changes may be approved by staff, including review/approval to remove any dead trees as identified by a Certified Arborist.

SPEAKERS [FOR | AGAINST]:

No one accepted Ms. Hindman’s invitation to speak for or against this application.

MOTION: CONTINUED 1st: RUMSCH 2nd: HADEN

Mr. Rumsch moved to continue this application for: the right elevation, the dormer window to center under the shed roof. On the left elevation, the roof that overhangs unsupported area for a new design to supply support under it. A certified arborist letter, for the removal of the three trees in the backyard to be reviewed by staff if trees are dead, diseased, or dying. The pitch of the two hip roofs to match each other on the left elevation. A stucco detail at the fenestrations both on the dormers on the main house and the fenestrations on the garage. All windows remaining are to be repaired as shown on slide 302.

VOTE: 9/0

AYES: BARTH, BONAPARTE, GOODWIN, HADEN, HINDMAN
LINEBERGER, MURYN, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION CONTINUED.

NEW CASES

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: PARATI

RETURNED: HENNINGSON, 4:16 PM

APPLICATION:

HDCRMI 2021-00038, 705 E. KINGSTON AVENUE (PID: 12311531) – ADDITION

EXISTING CONDITIONS:

Known as the Waverly Apartments, the existing structure is two-story Colonial Revival quadruplex constructed c. 1929. Architectural features include unpainted brick exterior, exposed rafter tails, Palladian-inspired bay over the central entry, and two-tiered porches under timbered and stuccoed gables on either side of the central entry which is under a bracketed hood. Lot size measures 50’ x 150’. Surrounding structures are 1, 1.5, and 2-story single and multi-family structures.

PROPOSAL:

The proposed project is an addition of dormers to the right and left sides of the second story roof. The dormers will be located halfway back on the building. The existing roof line (ridge) from grade is

30'-2". Both dormers will be hinged 21 inches below the existing roof line and with a finished height of 28'-4" existing grade +/- 1 inch. There will be no changes to the existing grade. Proposed materials are traditional to match existing with the addition of wood lap siding.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed project meets the Design Guidelines for Additions and New Construction.
2. Minor changes may be approved by staff, including the addition of a small roof over the rear elevation entry doors.

SPEAKERS [FOR | AGAINST]:

Mr. Steven Oliphant, adjacent property owner, spoke in opposition of this application.

MOTION: APPROVED WITH CONDITIONS

1st: RUMSCH 2nd: BONAPARTE

Mr. Rumsch moved to approve this application with the following conditions: the dormer siding should be cedar shingles. The window size should be reduced by six or eight inches and reviewed by staff. All of the material used on these dormers are to match existing material on the house. A small window to be added to the blank wall, either an awning or a hopper, with the upper sash detail to match the existing upper sash details, per guidelines 7.2, number 2 and 3.

VOTE: 10/0

AYES: BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN, LINEBERGER, MURYN, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: PARATI

APPLICATION:

HDCRMA 2021-00075, 913 ROMANY ROAD (PID: 12309605) – ADDITION

EXISTING CONDITIONS:

The existing structure is 2-story Colonial Revival building constructed c. 1943. Architectural features a symmetrical façade with a low center gable, brick quoins at the corners, a one-story wing, 8/8 and 6/6 double-hung wood windows. A garage is connected to the main house with a one-story hyphen addition. The exterior is painted brick. Lot size measures approximately 60' x 144'. Surrounding structures are 1, 1.5, 2 and 2.5-story single family buildings.

PROPOSAL:

The proposed project has multiple elements, including:

1. Demolishing the one-story side wing and reconstructing an open porch with a smaller footprint.
2. Demolishing the existing garage and hyphen connector to the main house.
3. Changing the pitch of the main house's hip roof from a 6/12 to an 8/12, which increases the ridge height by 3'-1 ¼".

4. Front porch addition with a 6/12 pitch central gable and a 6/12 hip roof.
5. Window replacement on the entire house.
6. Addition of a one-story addition that connects behind open porches (the rebuilt porch on the right elevation and new porch on the left elevation).
7. A new one-story garage structure is proposed at the left rear corner of the property.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Increase in ridge height and change in roof pitch.
2. Lack of transition and clear delineation between the original house and the new addition.
3. The site plan and floor plan does not appear to match the right elevation drawing.
4. The Commission will determine if the proposed project meets the Design Guidelines for window replacement.
5. The one-story garage structure and rear yard fencing may be approved by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Henningson’s invitation to speak for or against this application.

MOTION: CONTINUED 1st: BARTH 2nd: HADEN

Mr. Barth moved to continue this application for: A restudy of the addition referencing 7.2 number 2, 3, 4, 5, 7 and 8, size relative to the existing building attaching minimally to the existing building, maintaining the original orientation of the existing historic building, maintain roof pitch, no taller or wider than the existing house. Applicant provide delineate on the elevations and floor plan the historic rear thermal wall of the original house. Applicant to provide site plan with added and existing square footage in reference to the structure and the impervious area in the back, reference trees that will remain or removed, indicate the HVAC unit location. Guidelines 4.14 number 1, 2 and 3, do not replace existing windows unless evidence is provided that the windows are beyond repair. Window should respond to the existing size, proportion and style of the historic house. Provide accurate elevations for the as built of the existing house, that correctly depict the size and proportion of the windows on the house. This does not include the accessory structure.

VOTE: 10/0

AYES: BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON, HINDMAN, LINEBERGER, MURYN, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: PARATI

LEFT: RUMSCH 6:10 PM

APPLICATION:

HDCRMI 2021-00095, 2011 PARK ROAD (PID: 12108802) – ADDITION

EXISTING CONDITIONS:

The existing structure 1.5-story Craftsman bungalow constructed c. 1930. The existing structure is one-story Craftsman bungalow constructed in 1915. Architectural features include a side gable roof with a front gable porch supported by painted brick columns, 6/1 double-hung windows, wood shake shingle, and brackets. Lot size is approximately 66’ x 4. Adjacent structures are 1, 1.5 and 2-story single-and multi-family buildings.

PROPOSAL:

The proposed project is for two additions, one on the rear left corner to create a breakfast room and a bump-out on the left elevation to create a library. Both additions are wider than the original house, which requires full Commission review. All materials and details are traditional to match existing.

Left Elevation Addition

- Footprint: 15’ x 9’-6”.
- Ridge height: 17’ +/-.
- 21” Cedar tree to remain. Evaluating use of a helical pier foundation system.
- Triple window openings to remain on the interior.
- A window in a previous dormer addition will be relocated.

Rear Addition

- Footprint: 11’ x 12’.
- Ridge height: 13’-9”.
- Triple window replicated in left elevation.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Confirm the shingle siding will be individually applied shakes and not panels of shakes.
2. Tree protection plan to staff which specifies pre- and post-construction root treatment, construction fencing, and helical piers/floating foundation for the left elevation addition.
3. Minor changes may be approved by staff, including review/approval to remove any dead trees as identified by a Certified Arborist.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Henningson’s invitation to speak for or against this application.

MOTION: APPROVED WITH CONDITIONS

1st: GOODWIN 2nd: LINEBERGER

Mr. Goodwin moved to approve this application with the condition, the shingle siding be individually applied shakes and not panels.

VOTE: 9/0

AYES: BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON
HINDMAN, LINEBERGER, MURYN, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: PARATI

RETURNED: RUMSCH, 6:23 PM

APPLICATION:

HDCRMI 2021-00104, 917 BERKELEY AVENUE (PID: 12309207) – ADDITION

EXISTING CONDITIONS:

The existing structure is a two-story Picturesque Revival with Tudor elements constructed in 1937. Architectural details include a front projecting gable and diminutive gabled dormers, and a one-bay projecting stone entry. Lot size irregular, measuring approximately 75' x 188' x 82' x 154'. Surrounding structures are 1.5, 2, and 2.5-story single family buildings.

PROPOSAL:

The proposed project is the enclosure of a side porch. The side porch is currently screened. The proposal is to remove the screens but retain the brick foundation, beam/trim, and wood columns and install brick walls between the columns. A set of triple casement windows, to match existing, are proposed for the front and right elevations and an entry door is proposed for the rear elevation. Proposed materials are traditional to match existing.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The original elements of the porch are retained: foundation, columns, beam/trim.
2. Ability to match the existing brick?
3. Massing and fenestration. Brick walls and limited window openings make it difficult to tell this used to be an open porch.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Henningson's invitation to speak for or against this application.

MOTION: CONTINUED

1st: MURYN 2nd: WALKER

Mr. Muryn moved to continue this application under our guidelines 4.8, number 5 and 6.

VOTE: 8/2

AYES: BARTH, BONAPARTE, GOODWIN, HADEN, HINDMAN,
LINEBERGER, MURYN, WALKER

NAYS: HENNINGSON, RUMSCH

DECISION:

APPLICATION FOR ADDITION CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: PARATI

APPLICATION:

HDCRMI 2021-00081, 1614 THE PLAZA (PID: 09507903 – SITE WORK/LANDSCAPE

EXISTING CONDITIONS:

The existing structure is a 1.5 story Tudor Revival Cottage constructed c. 1936. Architectural features include a large (painted) brick chimney and 6/1 double-hung wood windows. Lot size measures approximately 66’ x 192’. Surrounding structures are 1, 1.5, and 2-story single-family buildings.

PROPOSAL:

The proposed project is in two parts, 1.) changing a window on the right elevation to an entry door and 2.) adding lattice panes on top of an existing rear yard fence to increase the height of the fence to 8’-0”. The window opening width and header height will remain the same. The opening will be lengthened to accommodate a new wood door. The wood lattice panels will be horizontally/vertically oriented with an outer frame.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed project meets the Design Guidelines for Windows, Doors and Fences.
2. Minor changes may be approved by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Henningson’s invitation to speak for or against this application.

MOTION: DENIED 1st: RUMSCH 2nd: HADEN

Mr. Rumsch moved to deny the replacement of the window with a door per guidelines 4.14, number 6.

VOTE: 10/0 **AYES:** BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON,
HINDMAN, LINEBERGER, MURYN, RUMSCH, WALKER
NAYS: NONE

DECISION:

APPLICATION FOR WINDOW REPLACEMENT DENIED.

MOTION 2: CONTINUED 1st: RUMSCH 2nd: WALKER

Mr. Rumsch moved to continue this application for a full site plan showing all fences, patios, and anything that is requested to be built, as well as possibly a section through the areas to show the elevations of the patios, fences, and the neighbors fences to see if there are any hardships per Fens guideline 8.6, number 4.

VOTE: 10/0 **AYES:** BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON,
HINDMAN, LINEBERGER, MURYN, RUMSCH, WALKER
NAYS: NONE

DECISION:

APPLICATION FOR SITE WORK/LANDSCAPE CONTINUED.

ABSENT | RECUSE | LEFT | RETURNED:

ABSENT: PARATI

LEFT: RUMSCH, 7:15

APPLICATION:

HDCRMI 2021-00094, 301 W. 10th STREET (PID: 07803C97) – SITE WORK/LANDSCAPE

EXISTING CONDITIONS:

The existing structure is a 5-story Jacobethan Revival style apartment building constructed in 1929. The overall shape is a double-cross, with various bays and rectangular protrusions with crenels. Rectangular casement metal windows of various sizes dominate the building. The windowsills are concrete. The exterior materials are Flemish bond brick, limestone blocks, and concrete. The building was constructed with an underground parking garage, one of the first residential parking garages in Charlotte. The first floor front of the Poplar Apartments, which faces West 10th Street, is recessed to form a porte-cochere with a half-circle concrete drive. The building occupies the corner of W 10th Street and N Poplar Street. Surrounding structures are 2 and 2.5-story commercial, and multi-family buildings and the Edwin Tower Apartment building.

PROPOSAL:

The proposed project is the removal of a planting bed adjacent to the public sidewalk along the left elevation (Poplar Street), toward the front of the building due to water infiltration issues. The proposal is to install concrete to match an existing condition along the left elevation toward the rear of the building. Planters will be added to create visual interest and to transition to the existing landscaping at the front of the building.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The project is a replication of an existing condition at the project site.
2. The Commission will determine if the proposed project meets the Design Guidelines.
3. Minor changes may be approved by staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Mr. Henningson's invitation to speak for or against this application.

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

Mr. Muryn moved to approve this application per the Secretary of Interior Standards number 6, 8, and 9, showing distress to the building that requires immediate response. Staff to approve new planters that match the design context and materials of the historic structure.

Mr. Haden made a friendly amendment that the planters be cast stone rather than some modern material.

Ms. Hindman made a friendly amendment; the planter has the ability to be leveled.

VOTE: 9/0

AYES: BARTH, BONAPARTE, GOODWIN, HADEN, HENNINGSON,
HINDMAN, LINEBERGER, MURYN, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR SITE WORK/LANDSCAPE APPROVED WITH CONDITIONS.

Due to time constraints, Mr. Henningson recessed the meeting at 7:30 PM. The two cases remaining on the agenda will be heard on Wednesday, June 9th at 1 PM.

HDCRMA 2021-00140, 201 Grandin Road (PID: 07101508)

HDCRMA 2021-00143, 624 E. Kingston Avenue (PID: 12311704)

Linda Keich, Clerk to the Historic District Commission