



HISTORIC DISTRICT COMMISSION
May 08, 2024 | Room 267

MINUTES

- MEMBERS PRESENT: Nichelle Hawkins (Chair)
Kim Parati (Vice Chair)
Chris Barth (Second Vice Chair)
Shauna Bell
Christa Lineberger
Jill Walker
Sarah Wheat
Scott Whitlock
Heather Wojick
- MEMBERS ABSENT: 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 May meeting of the Historic District Commission (Commission) meeting to order at 2:00 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.

The Commission heard the application for the Elizabeth Local District Designation Report and took comments from the public. Ms. Parati made a motion to move the application forward and send it to the North Carolina State Historic Preservation Office for their review. She conditioned the motion on the applicants providing additional documentation to Staff prior to sending the report. Ms. Walker seconded the motion. The Commission voted 9/0 to approve the motion.

Ms. Bell moved to approve the April 10, 2024 Meeting Minutes. Ms. Wojick seconded the motion. The Commission voted 9/0 to approve the minutes.

INDEX OF ADDRESSES:

CONSENT

HDCRMI-2024-00304, 825 E Worthington Av Dilworth

NOT HEARD AT THE APRIL 10 MEETING

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

CONTINUED FROM THE MARCH 13 MEETING

HDCRMA-2023-00665, 1607 Dilworth Rd W Dilworth

NEW CASES

HDCRMA-2023-00988, 501 N Poplar St Fourth Ward
HDCRMA-2023-01190, 1821 The Plaza Plaza Midwood
HDCRMA-2024-00208, 628 Woodruff Pl Wesley Heights
HDCRMI-2023-01092, 825 Romany Rd Dilworth
HDCCMI-2023-01121, 1218 East Bv Dilworth
HDCRMI-2023-01094, 404 W Kingston Av Wilmore
HDCRDEMO-2023-01122, 2031 Wilmore Dr; 2023 and 2027 Wood Dale Tr Wilmore
HDCRDEMO-2023-01189, 1514-1516 Hamorton Pl Plaza Midwood
HDCRMA-2023-01124, 2000 Dilworth Rd W Dilworth

CONSENT

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: TAYLOR

APPLICATION:

HDCRMI-2024-00304, 825 E WORTHINGTON AV (PID: 12108207) – ADDITION – REAFFIRMATION

EXISTING CONDITIONS:

The existing structure is a 1.5-story, Craftsman bungalow constructed c. 1920. Architectural features include full width front porch supported by square brick piers (painted) and tapered columns, shingle siding, 4/1 double-hung wood windows, exterior brick chimney (painted), and brackets. Lot size is 50' x 140'. Surrounding structures are 1, 1.5, and 2-story single family buildings.

PROPOSAL:

The proposed project is the reaffirmation of a project previously approved by the HDC on March 9, 2022, under application #HDCRMI-2021-01058. Final plans were not submitted within the required timeframe and the COA was not issued. No changes to the originally approved project are proposed.

Original Proposal:

The applicant is proposing the addition of two bays to replace paired (replacement) windows in gable ends of both side elevations. Proposed materials include wood shake siding, wood panels, brackets, and trim. New windows to be Jeld-Wen Sitrine Aluminum Clad with Simulated True Divided Lights (STDL) in a proportional pattern to match the original windows on the house.

STAFF RECOMMENDATIONS:

Staff has the following comments about the proposal:

1. The project is not incongruous with the district and meets the Standards for New Construction for Residential Buildings, Chapter 6.
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.
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: WHEAT 2nd: BARTH

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 and additions, Chapter 6. She asked that the applicant provide permit-ready drawings to Staff for final review.

Mr. Barth seconded the motion.

VOTE: 9/0

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

NAYS: NONE

DECISION: APPLICATION FOR ADDITION – REAFFIRMATION – APPROVED.

NOT HEARD AT THE APRIL 10 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: TAYLOR

APPLICATION:

HDCRMAA-2023-00987, 224 GRANDIN RD (PID: 07101201) – HEIGHT INCREASE – AFTER-THE-FACT

EXISTING CONDITIONS:

The existing structure is a 1.5 story bungalow constructed c. 1933. Architectural features include a massive front-facing cross gable with pent eaves that spans three of the four bays of the front façade, a smaller cross gable over the front entry, and 6/6 double-hung windows. The exterior cladding is brick. Lot size measures approximately 54' x 162'. Surrounding structures are 1, 1.5, and 2-story single family buildings. A rear addition, new accessory structure, and retaining wall along West 4th Street Extension were approved by the HDC under application number HDCRMA-2021-00070 in 2021. Two new retaining walls along Grandin Road were approved by the HDC under application number HDCRMI-2022-00804 in 2022.

PROPOSAL:

The project is proposed changes to an approved Certificate of Appropriateness (COA) scope of work for a new accessory structure. The new accessory structure is proposed to be 2'-1" taller than the original, historic house instead of being 0'-2" shorter as originally approved. Other architectural design details of the structure are also proposed to be changed.

- Building Height Increase
 - Height, as measured from grade to ridge, is proposed to be 22'-3". The accessory structure was originally approved at a height of 20'-2", as measured from grade to ridge.
 - The change in height occurred in the first-floor framing, changing the second floor height from the approved 9' to 11'-1".
 - Full height walls were constructed on top of a concrete block foundation wall (at least four courses high). Original drawings indicate a full height wall framed directly on a slab foundation.
 - The change in height has moved the second-floor landing, rafter bearing points on the main roof, rafter bearing on the dormer, and dormer and gable-end window heads up 2' from originally approved locations as well.
- Other Exterior Detail & Material Changes
 - Eaves, corner boards, and window trim differ from originally approved details.
 - Proportion of dormer windows on accessory structure does not match originally approved size (windows appear to be shorter than approved).

The visibility of the project location on a corner lot and the change in height and massing cannot be approved at the Staff level according to the Design Standards. 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.

Previously Approved Project Details:

The accessory structure was originally approved under HDCRMA-2021-00070 and a COA was issued. The approval was for the construction of a new garage with living space above at the rear of the lot in place of an existing slab parking area. Building footprint measures approximately 23'-0" x 24' and height is 20'-2" as measured from grade to ridge, which is shorter than the main house. Materials for both the addition and new accessory building will match existing, including wood trim, sill, eave, fascia, and bracket details. Tucker wood, double-hung windows with 6/6 STDL lite pattern and C.H.I. model 5700 garage doors with wood overlay will be used on this project. The Conditions prescribed by the Commission include installing garage doors to appear as individual doors.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Confirm the stud length used in wall framing for the accessory structure's first floor. It appears that the stud length is possibly taller than standard length in construction process photos.
2. The Commission will determine if the proposed project meets the Design Standards for Accessory Buildings, 8.10.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: DENY

1st: PARATI 2nd: LINEBERGER

Ms. Parati moved to deny the application as the accessory dwelling unit is not secondary to the primary structure, citing Standard 8.10, number 3, for accessory buildings. She encouraged the applicant to work with Staff to find a solution.

Ms. Lineberger seconded the motion.

VOTE: 9/0

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

NAYS: NONE

DECISION: APPLICATION FOR HEIGHT INCREASE – AFTER-THE-FACT – DENIED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: TAYLOR

APPLICATION:

HDCRMI-2023-00956, 821 WOODRUFF PL (PID: 07102165) – ADDITION & PORCH CHANGES

EXISTING CONDITIONS:

The existing structure is new infill construction built in 2002. The building is a one-story, front gable house with Craftsman elements. Architectural features include a three-bay, full-width front porch with wood columns on brick piers. Exterior materials are wood lap siding with wood shakes in the gables. Lot size is 40' x 149'. Surrounding structures are 1 and 1.5-story single-family buildings.

PROPOSAL:

The proposed project is in three parts:

1. The addition of two new shed dormers to the existing building,
2. A new bay window on the left elevation, which extends 6" beyond the existing wall, and
3. Changing an existing double-hung window to a fixed upper sash window on the left elevation.

The shed roof dormers are proposed to have a 2/12 pitch and tie in at the existing ridge. Both dormers will be inset 6” from the first level thermal wall. Roof material is proposed to be standing seam metal. Dormer siding is proposed to be shake. Detailed material information for siding, trim, windows, etc. is not provided.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Dormer window rhythm and placement, particularly as related to first level windows.
2. Provide details and specification sheets for all materials, including but not limited to, corner board trim, roof trim, roofing, siding, window, bay window addition.
3. Provide window trim detail with dimensions and materials.
4. Paired windows should not be factory mulled and should have correctly sized mullion trim between.
5. Provide bay window detail with dimensions and materials.
6. New shake siding should be wood and individually applied, not panels of shakes.
7. Minor changes may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins’ invitation to speak.

MOTION: APPROVE WITH CONDITIONS

1st:

BARTH

2nd:

LINEBERGER

Mr. Barth moved to approve the application as it is not incongruous with the district and it meets the Standards for Additions. He cited Standards 6.13 for roof forms and materials, 6.14 for cornices and trims, 6.15, number 1(b), for rhythm of doors and windows, 6.20 for additions, and 4.5 for roofs, specifically sections regarding metal roof details. He also added the condition that the applicant work with Staff on the details of the bay window, dormer connections, eave details, and any new ganged windows.

Ms. Lineberger seconded the motion.

VOTE: 9/0

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

NAYS: NONE

DECISION: APPLICATION FOR ADDITION & PORCH CHANGES – APPROVED WITH CONDITIONS.

CONTINUED FROM THE MARCH 13 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: TAYLOR

APPLICATION:

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

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

- *Context, 6.2.*
- *Massing and Complexity of Form, 6.8.*
- *Height and Width, 6.9.*
- *Scale, 6.10.*
- *Directional Expression, 6.11.*

- *Roof Forms and Materials, 6.13.*
- *Doors and Windows, 6.15, particularly as it relates to the overall massing.*
- *Materials, 6.18.*
- *Additions, 6.20-6.24.*
- *Secretary of the Interior Standards, 2.5.*
- *The Commission has not reviewed the details of the project because those will change once the top-tier, high-level items change.*
- *Highly recommend that the application look to the Staff notes provided under the Staff analysis toward the bottom of page two of the memo.*

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.

Revised Proposal:

- Two-story addition footprint changed dimensions from 14'-0" x 17'-4" to 13'-0" x 18'-3".
- Siding material changed from brick to stucco with wood trim, to match existing, on both the two-story addition and dormer.
- Window trim updated to match traditional trim dimensions. Detail included.
- Dormer measures approximately 17'-9 3/4" x 6' - 3 1/4".

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Existing drawings do not appear 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 and changes to an original side wing, per Standards 6.8 and 6.10.

- c. The eaves of the addition's second level do not align with the eaves of the main house second level.
 - d. Window to the left of the two-story addition is noted to remain but window is shown in a different location on the proposed drawings than the existing drawings.
 - e. Changing an original vent to window, appears incongruous with the architecture.
3. Dormer Addition
- a. Size, scale, massing, per Standards 6.8 and 6.10.
 - b. Clarify that the new shed roof dormer 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. Materials for windows, doors, trim, railing, pergola, and patio floor are needed.
 - e. Provide window specifications for all new windows in additions and for the replacement of vents.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION: DENY

1st: BELL 2nd: WOJICK

Ms. Bell moved to deny the application as it does not meet 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 form and material, 6.15 for doors and windows, 6.18 for materials, 6.20 through 6.24 for additions, and the Secretary of the Interior's Standards, specifically numbers 1, 2, and 9.

Ms. Wojick seconded.

Mr. Barth offered a friendly amendment that the applicant thoroughly read and critically examine Staff's analysis notes as they provide valuable information. Ms. Bell and Ms. Wojick accepted the amendment.

VOTE: 9/0

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

NAYS: NONE

DECISION: APPLICATION FOR ADDITION – DENIED.

NEW CASES

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: TAYLOR

LEFT: BARTH

APPLICATION:

HDCRMA-2023-00988, 501 N POPLAR ST (PID: 07803623) – NEW CONSTRUCTION – MULTIFAMILY – ALTERNATIVE MATERIALS

EXISTING CONDITIONS:

The site is a vacant lot. The previous structure was two-story, duplex constructed c. 1978. Architectural features included a flat roof, wide vertical T1-11 siding with a wide trim band separating the first and second levels, vertically

oriented windows, a cantilevered front patio with solid vertical sidewalls, and a brick foundation. A covered stair provided access to the second level at the rear. A solid wall in the same material as the house partially enclosed the rear yard and provided screening for parking. The lot size is approximately 56' x 100'. Adjacent structures 2 and 3-story residential structures. On September 14, 2022, the Commission approved the immediate demolition of the building because the applicant intends to recycle, repurpose, and deconstruct as much of the house as possible versus demolishing it. The COA for HDCRDEMO-2022-00552 has been issued and the structure has been demolished.

PROPOSAL:

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

Design Changes:

- Front foundation of recessed bump-out. The applicant is requesting that the previously approved bay on the left-elevation, is proposed to have a full foundation, see Pg. 8
- Bathroom Window Styles. The applicant is proposing small square windows in the bathroom on the rear and right elevations, see Pg. 9 and Pg. 16
- Solar Roof Ridge Changes. The applicant is proposing to expand the area where solar roofing installed to encompass nearly the entire roof, see Pg. 10 and Pg. 15
- Solar Roof Materials. The applicant is proposing to place Tesla solar roofing throughout and that the roofs are hipped rather than shed as seen in Option 1, or place solar panels on shed roofs rather than solar roofs as seen in Option 2, see Pg. 11, 15 and Pg. 51
- Add Accent Lighting to Structure. The applicant is proposing to install up-lighting on the structure itself in various locations, see inspiration images on Pg. 14

Landscape Design:

- Landscape Plan Updates and Stone Water Features. The applicant is requesting two elevated water features with stone accents and waterfalls along West 8th Street, see Pg. 12
- 8th Street Retaining Wall. The applicant is requesting a two-brick tall retaining wall abutting the public sidewalk along West 8th Street, see Pg. 13, Pg. 39, and Pg. 42-43.
- Landscape Lighting. The applicant is proposing to install accent lighting along walkways, landscape beds, and along the foundation of the structure, see Pg. 14.

Exterior Materials:

- Lap Siding. The applicant is proposing to install TruExterior Cove/Dutch Lap Siding with a 6" reveal and 11/16" thickness, see Pg. 17.
- Composite Trim. The applicant is proposing flat cementitious trim made to stand proud, see Pg. 37.
- Window Structure. The applicant is proposing Fibrex by Anderson as Option 1 or Aluminum-clad Fibrex Andersen E-Series on front elevations and Fiberglass on side and rear elevations as Option 2. See Pg. 17 and Pg. 40.
- Back Side Doors. The applicant is proposing Fibrex by Anderson as Option 1 or Aluminum-clad Fibrex Andersen E-Series on front elevations and Fiberglass on side and rear elevations as Option 2. See Pg. 17 and Pg. 40
- Upper Deck Railings – Top Rail and Spindle. The applicant is proposing flat composite with flat straight rail and spindles, see Pg. 36.
- Garage Door. The applicant is proposing an Extira Composite garage door, see Pg. 34 and Pg. 40.
- Main Porch Flooring. The applicant is proposing Lumberock Marine Grade Smooth Porch Board Composite tongue-and-groove as Option 1 or all-brick or brick surround by concrete as Option 2, see Pg. 17.

Trim Details:

- Corner Boards, Frieze, Fascia, Soffit, Band Trim, and Porch Beam Trim. The applicant is proposing Trim Board Series by James Hardie cementitious trim, see Pg. 37.
- Window, Door, and Cornice Trim and Molding. The applicant is proposing Extira Composite trim, see Pg. 34 and

Pg. 35.

- Brackets. The applicant is proposing Extria Composite brackets, see Pg. 38.

Landscaping Materials:

- Fencing and Gates. The applicant is proposing Extria Composite fencing and gates, see Pg. 17, Pg. 39, and Pg. 52.

Background Information on Previously Approved Projects

HDCRMA-2024-00171 – Design Revisions to New Construction - Approved April 10, 2024

Front Elevation:

- Lower portion of turret roof extended about 6" for aesthetics
- Porch columns, spindles, and bracket spacing updated
- Switch wood panels for cementitious panels

Rear Elevation:

- Extended railing per code
- One window revised in size for interior counter function
- Garage door height and trim updated
- Corbel spacing refined throughout, most commonly to be above corners and columns

Left Elevation:

- Changed edges of gables to be more finished
- Updated trim and brackets
- Added awning

HDCRMA-2022-00775 - Approved with Conditions June 14, 2023

The Conditions of the Approval Include:

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

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The requested Non-traditional materials listed below have not yet been approved by HDC. When new non-traditional materials are requested, specification sheets and physical samples are required by the Commission, which have not been provided.

- a. Tesla solar roofing throughout and roof
 - b. Accent lighting on a main structure
 - c. TruExterior Cove/Dutch Lap Siding
 - d. Hardie Cementitious Trim
 - e. Extera Composite Trim, Moldings, Fencing, Gates
 - f. Composite Wood Decking on front porches
 - g. Fiberglass Windows and Doors
 - h. Fibrex Andersen A-Series and Aluminum-clad Fibrex Andersen E-Series Windows
2. Consider impacts to mature canopy trees and tree protection plans.
 3. Refer to HDC Standards listed below:
 - a. Roofs 4.5, #6
 - b. Trim 4.11, #4
 - c. Windows 4.14, #19
 - d. Wood 5.2, #5
 - e. Doors and Windows 6.15, #1-3
 - f. Materials 6.18, #1-4 & 6
 - g. Landscapes and Lawns, 8.4
 - h. Fences and Walls 8.7, #7, & #10-12
 - i. Site Appurtenances 8.9, preamble and #3
 - j. Lighting, 8.12
 4. The Commission will determine if the proposed project meets the Standards.

SPEAKERS [FOR | AGAINST]:

No one accepted Chair Hawkins' invitation to speak.

MOTION 1: APPROVE

1st: PARATI 2nd: WHITLOCK

Ms. Parati moved to approve the foundation changes to the recessed bump-out, the bathroom window changes, and the retaining wall because they met the Historic Design Standards for foundations, 6.12; doors and windows, 6.15-6.16, number 3; materials, 6.18, numbers 2 and 4; and fences and walls, 8.7. She also cited the Secretary of the Interior Standards, number 2.5.

Mr. Whitlock seconded the motion.

Ms. Lineberger offered the friendly amendment approve the siding with this motion.

Ms. Parati accepted the amendment and cited Standard 6.18, numbers 2 and 4, for materials. Mr. Whitlock also accepted the amendment.

VOTE 1: 8/0

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

NAYS: NONE

DECISION 1: APPLICATION FOR NEW CONSTRUCTION – DESIGN & LANDSCAPE CHANGES – APPROVED.

MOTION 2: CONTINUE

1st: PARATI 2nd: LINEBERGER

Ms. Parati moved to continue the application and required that the applicants return with evidence of historic precedent for the water features in residential use and provide a mock-up of how the trim, siding, and windows come together. She also required the applicant return with samples of the frieze, fascia, band trim, crown molding, windows, garage door, and the railings. She cited Standards 6.18, number 4 for materials; 4.11, number 4 for trim; 8.4, numbers 9 and 10, for landscaping and lawns; and 6.15, number 3 for windows.

Ms. Lineberger seconded the motion.

VOTE 2: 8/0

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

NAYS: NONE

DECISION 2: APPLICATION FOR NEW CONSTRUCTION – EXTERIOR DETAILS – CONTINUED.

MOTION 3: DENY

1st: PARATI 2nd: WHITLOCK

Ms. Parati moved to deny the landscape lighting and proposed accent lighting on the structure, roofing materials, fencing, porch flooring, and driveway. She cited Standards 8.12 for lighting, 6.13 for roof materials, 6.17, number 3 for porches, 8.7, numbers 7 and 10 for fencing, and 8.2, number 4 for driveways. She also cited the Secretary of the Interior Standards.

Mr. Whitlock seconded the motion.

VOTE 3: 8/0

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

NAYS: NONE

DECISION 3: APPLICATION FOR NEW CONSTRUCTION – EXTERIOR DETAILS & LANDSCAPE CHANGES – DENIED.

MOTION 4: CONTINUE

1st: PARATI 2nd: BELL

Ms. Parati moved to continue the application for the proposed garage door changes and required that the applicants return with a sample of the garage door material. She cited Standard 6.18, for materials.

Ms. Bell seconded the motion.

VOTE 4: 8/0

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

NAYS: NONE

DECISION 4: APPLICATION FOR NEW CONSTRUCTION – GARAGE DOOR CHANGES – CONTINUED.

MOTION 5: APPROVE

1st: PARATI 2nd: BELL

Ms. Parati moved to approve the back door portion of the application. She cited Standard 6.15, number 3, for doors.

Ms. Bell seconded the motion.

VOTE 5: 8/0

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

NAYS: NONE

DECISION 5: APPLICATION FOR NEW CONSTRUCTION – BACK DOORS – APPROVED.

The applicant for HDCRMA-2024-00208 for 628 Woodruff Pl has deferred any discussion on their application to a future date.

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

HDCRMA-2023-01190, 1821 The Plaza

HDCRMI-2023-01092, 825 Romany Rd

HDCCMI-2023-01121, 1218 East Bv

HDCRMI-2023-01094, 404 W Kingston Av

HDCRDEMO-2023-01122, 2031 Wilmore Dr; 2023 and 2027 Wood Dale Tr

HDCRDEMO-2023-01189, 1514-1516 Hamorton Pl

HDCRMA-2023-01124, 2000 Dilworth Rd W

With no further business to discuss, Chair Hawkins adjourned the meeting at 7:46 pm.