



HISTORIC DISTRICT COMMISSION
May 8, 2019
Room 267

MINUTES

MEMBERS PRESENT: Mr. Jim Haden (Chairperson)
Ms. Jana Hartenstine
Mr. PJ Henningson
Ms. Jessica Hindman (Vice-Chairperson)
Mr. Jim Jordan
Ms. Kim Parati
Mr. John Phares
Ms. Tamara Titus (2nd Vice Chairperson)
Ms. Jill Walker

MEMBERS ABSENT: Ms. Mattie Marshall
Mr. Damon Rumsch

OTHERS PRESENT: Ms. Kristi Harpst, Administrator of the Historic District Commission
Ms. Candice Leite, Staff of the Historic District
Ms. Cindy Kochanek, Staff of the Historic District Commission
Ms. Linda Keich, Clerk to Historic District Commission
Ms. Andrea Leslie-Fite, Assistant City Attorney
Ms. Candy Thomas, Court Reporter

With a quorum present, Chairman Haden called the regular May meeting of the Historic District Commission (Commission) meeting to order at 1:07 pm. He 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 Guidelines**. 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 case. The Commission is a quasi-judicial

body and can accept only sworn testimony. Staff will report any additional comments received and while the Commission will not specifically exclude hearsay evidence, it is only given limited weight. Chairman Haden asked that everyone please turn to silent operation any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. Chairman Haden said that those in the audience must be quiet during the hearings. An audience member will be asked once to be quiet and the need for a second request will be removed from the room. Chairman Haden swore in all Applicants and Staff and continued to swear in people as they arrived for the duration of the meeting. Appeal from the Historic District Commission is to the Zoning Board of Adjustment. One has thirty (30) days from the date of the decision to appeal. This is in accordance with Section 10.213 of the City Zoning Ordinance.

COMMISSION VACANCIES

VOTE #1: REAPPOINTMENTS

The following incumbents have applied for a second term:

1. P.J. Henningson, Resident-Owner Wilmore (Mayoral Appointment)
2. James Haden, Resident-Owner Fourth Ward (Council Appointment)
3. Jessica Hindman, At-Large (Council Appointment)

Motion: *I move to recommend the three incumbents to the Mayor and City Council for re-appointment to the Historic District Commission for a second term.*

1st: Ms. Titus 2nd: Ms. Parati Vote: 7/0

VOTE #2: Incumbent change of status

Motion: *I move that incumbent Commissioner Jill Walker, who holds an At-Large seat, be recommended for a change of status to the Resident-Owner of Dilworth seat.*

1st: Ms. Hartenstine 2nd: Ms. Hindman Vote: 8/0

VOTE #3: Resident-Owner Plaza Midwood

Motion: *I move to recommend **Chris Barth** to City Council for appointment to Resident-Owner Plaza Midwood seat of the Charlotte Historic District Commission.*

1st: Ms. Hartenstine 2nd: Ms. Titus Vote: 8/0

VOTE #4: At-Large (Mayoral Appointment, Mattie Marshall's seat)

Motion: *I move to recommend **Sean Langley** to Mayor Vi Lyles for appointment to the At-Large seat currently held by Mattie Marshall.*

1st: Ms. Parati 2nd: Ms. Titus Vote: 8/0

VOTE #5: At-Large (Council Appointment, Jill Walker's former seat)

Motion: *I move to recommend **1st Choice: Christa Lineberger or (in no order) 2nd Choice: Elizabeth Frere /Chris Muryn** to City Council for appointment to the At-Large seat currently held by Jill Walker.*

1st: Ms. Titus 2nd: Ms. Hartenstine Vote: 9/0

Index of Addresses:

CONSENT ITEM

HDC 2018-254, 712 E. Tremont Ave

Dilworth

CONTINUED

HDC 2019-160, 708 E. Tremont Ave Dilworth

NEW CASES

HDC 2019-085, 1101 Myrtle Ave	Dilworth
HDC 2019-217, 224, 228, 232, 236 W Kingston Ave	Wilmore
HDC 2019-203, 1817 Merriman Ave	Wilmore
HDC 2019-161, 612 E. Tremont Ave	Dilworth
HDC 2019-175, 609 Berkeley Ave	Dilworth
HDC 2019-155, 1915 Ewing Ave	Dilworth
HDC 2019-184, 522 N. Pine St	Fourth Ward
HDC 2019-216, 1101 Belgrave Pl	Dilworth
HDC 2018-496, 1015 East Blvd	Dilworth
HDC 2019-204, 720 E. Kingston Ave	Dilworth
HDC 2019-205, 729 Mt. Vernon Ave	Dilworth

ABSENT | RECUSE | LEFT MEETING:

MS. HINDMAN RECUSED HERSELF FROM THE APPLICATION

APPLICATION: HDC 2018-254, 712 E. TREMONT AVENUE – WINDOW AND FRONT STEPS

EXISTING CONDITIONS:

The existing structure is a one-story Bungalow style house constructed in 1925. Design features include a gable roof porch, exposed rafter tails, and eave brackets. Adjacent structures are one to two story houses and multi-family dwellings. The addition project was approved by the HDC July 11, 2018.

PROPOSAL:

The proposal is a new window opening on the bump-out on the left elevation. The window opening faces the street. The new window will match existing, in header height, size, configuration, materials. The proposal is to change existing wood front steps to brick due to flooding issues.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district, brick steps are common on bungalows throughout Dilworth, and the new window meets guidelines Doors and Windows, page 6.12.
2. Staff Recommends full approval for meeting all the Guidelines per 10.4.1 of the Rules for Procedure.
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. Haden’s invitation to speak either for or against this application.

MOTION: Approved **1st:** Ms. Titus **2nd:** Ms. Hartenstine
Ms. Titus, I make a motion to approve this application as submitted.

VOTE: 8/0

AYES: HADEN, HARTENSTINE, HENNINGSON, JORDAN, PARATI, PHARES, TITUS, WALKER
NAYS: NONE

DECISION: APPLICATION FOR ADDITION APPROVED WITH CONDITIONS

ABSENT | RECUSE | LEFT MEETING:

MS. HARTENSTINE RECUSED HERSELF FOR THE NEXT APPLICATION

APPLICATION: HDC 2019-085, 1101 MYRTLE AVENUE – NEW CONSTRUCTION

The application was denied January 16, 2019 for the following: Height, setback, scale and width. The HDC has not evaluated the other guidelines.

EXISTING CONDITIONS:

The existing structure is a two-story multi-family apartment building constructed in 1980. Adjacent structures are a mix of single-family, multi-family, and commercial uses. The residential structures are a mix of one-story, one-and-one half story, and two-story heights. On December 16, 2018, the HDC voted to approve the demolition, which make take place upon the approval of new construction plans, and to waive the 90-day waiting period for the review of new construction plans.

PROPOSAL:

The proposal is a new three-unit townhome project with detached garages. Front setback of the project is approximately 22' from back of the existing city sidewalk on Myrtle Avenue and 17'-8" from the back of the city sidewalk on Lexington Avenue. Proposed trees are noted on the site plan.

Townhome heights are +/- 26'-6" from grade. Materials include brick veneer siding, aluminum clad Simulated True Divided Light (STD L) windows, wood doors, wood shutters. Garage heights are 16'-0" from grade. Garage siding material is Hardie Artisan lap siding smooth with mitered corners.

STAFF RECOMMENDATION:

Staff has the following concerns with the proposal:

1. Lack of differentiation in building designs.
2. Additional information needed about materials (garage doors, front entry doors, trim).
3. Building at corner of Lexington and Myrtle does not address Myrtle.
4. Developed patios in the front yard.
5. Tree protection plan for the existing trees to remain.
6. Lack of details about the brick retaining wall.

SPEAKERS [FOR | AGAINST]:

Robert Lesnick, adjacent property owner, spoke in opposition of this application.

MOTION: Continued **1st:** Mr. Henningson **2nd:** Ms. Parati

Mr. Henningson made a motion to continue the application for the following:

1. Pedestrian interest to the unit on the corner of Myrtle and Lexington
2. Show height for other historic single-family homes, including the homes on Myrtle
3. Tree protection program
4. Detail what trees are being removed, added, and staying, including the size
5. Revisit the patios in the front yard or show historic precedence
6. Provide detail on the brick mold, trim, soffits, material etc.
7. Show historic precedence for recessed openings for the front entryway
8. Revisit rhythm of the three buildings to show differentiation
9. Provide details on the retaining wall, including elevations and materials

10. The HDC may require the planting of additional trees to replace mature canopy trees that are removed, Guideline 8.5 #5 & #6, include a tree planting proposal for trees on the site, not just in the public right of way.

VOTE: 8/0

AYES: HADEN, HENNINGSON, HINDMAN, JORDAN, PARATI,
PHARES, TITUS, WALKER

NAYS: N/A

DECISION:

APPLICATION FOR NEW CONSTRUCTION CONTINUED

ABSENT | RECUSE | LEFT MEETING:

MR. HENNINGSON RECUSED HIMSELF FOR THE NEXT APPLICATION

APPLICATION: HDC 2019-217, 224, 228, 232, 236 WEST KINGSTON AVENUE – NEW CONSTRUCTION

The application was denied March 13, 2019 for the following: height, width, scale, massing and roof forms, incongruous with the character of the district in its neighborhood context and its gateway location. The HDC has not evaluated the other guidelines.

EXISTING CONDITIONS:

The four properties are one story structures that were re-used for a day care; existing zoning is R-22 Multi-Family. The buildings are connected with heated space. 236 West Kingston Ave. was constructed in 1923 and connected to 232, 228 and 224 were also connected to make one building. They were constructed in 1936 and 1940 respectively. A 365-Day Stay of Demolition was approved by the HDC September 13, 2017. Adjacent structures are commercial and single family (one story) on the block. Across the street are single and multi-family buildings. The historic multi-family building at 241 West Kingston Avenue was constructed in 1949, the height is approximately 32' measured from grade. Its adjacent single-family house (245 West Kingston Avenue) was constructed in 1954, approximate height is 33'. The single-family house at 251 West Kingston Avenue was constructed in 1936 with a pre-Historic District rear addition height of approximately 40'.

PROPOSAL:

The proposal is new construction of townhouses. Existing zoning R-22MF allows for the construction of townhome units. The project is in the rezoning process to a more urban residential district, UR-2. Front setback of Building A is 64'-4" from back of curb to front thermal wall. Front setback of Building B is 63'-4" from back of curb to front thermal wall. Front setback of Building C is 61'-1" from back of curb to front thermal wall. Site features include a 5' side yard and brick pillar/wood fence along the single-family side, and either a 15-foot landscaped buffer or 11.25' buffer with wood fence behind the alley easement in the rear yard. Existing and proposed trees are noted on the site plan.

STAFF RECOMMENDATION:

Staff has the following concerns with the proposal

1. The scale/height relationship between the historic single-family houses at 244 and 240 W. Kingston and Building A.
2. Contextual criteria of massing (particularly on Buildings A, C, D and E), stoops/porches (particularly on Buildings D + E), height, roof form, rhythm.
3. Building C right elevation.
4. Buildings D+ E dormers and rear elevations.

SPEAKERS [FOR | AGAINST]:

Mr. Dennis Mayo, adjacent property owner, spoke in opposition of this application.

Mr. Adam Burg, adjacent property owner, spoke in favor of this application.

MOTION: Denied **1st:** Mr. Phares **2nd:** Ms. Hartenstine

Mr. Phares made a motion to deny this application for its failure to meet guidelines: Setback, 6.2; spacing 6.3, massing 6.5, height and width 6.6, scale 6.7, roof form and materials 6.10, porches 6.14, size 6.2 and 3, context 6.1, through 16 and landscaping 8.1 through 11. I would like to incorporate the discussion by reference and to have the specifics of each one of those pages that apply by reference.

VOTE: 8/0 **AYES:** HADEN, HARTENSTINE, HINDMAN, JORDAN, PARATI, PHARES, TITUS, WALKER
NAYS: NONE

DECISION:
APPLICATION FOR NEW CONSTRUCTION DENIED

ABSENT | RECUSE | LEFT MEETING:
MS. WALKER WAS NOT PRESENT FOR THE NEXT APPLICATION

APPLICATION: HDC 2019-203, 1817 MERRIMAN AVENUE – ADDITION

EXISTING CONDITIONS:
The existing structure is a 1.5-story American Small house with Tudor/Colonial Revival elements constructed in 1945. Exterior is brick veneer. Front porch roof and rail added in 2014. Adjacent structures are 1 and 1.5 story single family and multi-family buildings. The lot size is approximately 50' x 117'.

PROPOSAL:
The proposal is a rear dormer addition. The dormer will be approximately 14" inches taller than a portion of the original ridge. Materials include panel of fiber-cement smooth siding and battens, double-hung aluminum-clad windows with Simulated True Divided Lights (STDL) in a 6/6 pattern to match existing, and fiber-cement trim. No trees are proposed for removal.

STAFF RECOMMENDATION:
Staff has the following concerns with the proposal:

1. Use of board and batten style siding. There is wood lap siding on the front porch roof.
2. Visibility of spiral stair from street.
3. A similar project was approved at 1768 Merriman Avenue in February 2019; however, the 1768 Merriman project is 9 ½" taller than the primary ridge and was to fix an addition completed prior to Wilmore's designation as a Local Historic District.
4. Minor revisions may be reviewed by staff.

SPEAKERS [FOR | AGAINST]:
No one accepted Mr. Haden's invitation to speak for or against this project.

MOTION: Approved with Conditions **1st:** Mr. Henningson **2nd:** Mr. Phares
Mr. Henningson made a motion to approve the addition with the following changes: One: move the spiral staircase to not be visible from the street. Two: make the siding lap siding and not board and batten. The siding should be wood or Hardie Artisan with details to be approved by staff.

VOTE: 7/1 **AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, PARATI, PHARES, TITUS,
NAYS: JORDAN

DECISION:
APPLICATION FOR ADDITION APPROVED WITH CONDITIONS

STAFF RECOMMENDATION:

Staff had the following concerns with the proposal:

1. Material notes missing (garage doors, column, windows, trim, etc.)
2. The boxed eave detail is not consistent with the eave details on the main house.
3. Coplanar rear dormer.
4. Inconsistent window patterns.
5. As drawn, the ADU does not meet Zoning setback requirements.
6. Garage footprint and width appear secondary to main structure.
7. Minor revisions may be reviewed by staff (including confirmation that setbacks meet zoning requirements, materials, eave details, window patterns, etc.).

SPEAKERS [FOR | AGAINST]:

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

MOTION: Approved with Conditions **1st:** Mr. Henningson **2nd:** Ms. Walker

Mr. Henningson made a motion to approve this application with the following conditions: One, plant a tree from the City’s approved list. Two, the windows on the shed dormer on the rear elevation to match the main house, which are six over six. The garage door to be wood. Bring the sides of the dormer in 6 inches to remove the coplanar condition. Add window trim details. Provide build date for the garage and that it is beyond repair. Mr. Haden made a friendly amendment for the tree replacement that it be a three-to-three-and-a-half-inch caliper. Mr. Henningson accepted Mr. Haden’s friendly amendment.

VOTE: 8/1

AYES: HADEN, HARTENSTINE, HENNINGSON, HINDMAN, JORDAN, PHARES, TITUS, WALKER

NAYS: PARATI

DECISION:

APPLICATION FOR GARAGE/TREE REMOVAL APPROVED WITH CONDITIONS

ABSENT | RECUSE | LEFT MEETING: N/A

APPLICATION: HDC 2019-155 1915, EWING AVENUE – DRIVEWAY, FENCE, LANDSCAPE/SITE FEATURES

EXISTING CONDITIONS:

The existing structure is a 2 story brick single-family house, originally constructed as apartments c. 1940. Original architectural features include brick corn details at the corners, deep overhangs, and a red tile roof. The front porch was added c. 2007-2008. Adjacent structures are 1-2 story residential buildings. The lot size is approximately 65’ x 174’.

PROPOSAL:

The proposal includes the following:

1. Remove existing arched-top shadowbox-style wood fence. Rebuild fence in a design to match existing but continue it forward on the property to the front corners of the house.
2. Addition of a 7’-tall metal driveway gate and brick columns to connect the fence to the front corner of the house on the left side. A new 6’-tall man-gate will connect the fence to the front corner of the house on the right side.
3. Re-grade front yard to eliminate the single concrete step in the front walkway.
4. Install new brick steps that measure approximately 6’ in width and new brick knee walls. Both the steps and knee walls are proposed to be capped with bluestone.
5. Remove existing concrete front walkway. Install new 9’-1” wide walkway with a cobblestone-look paver.
6. Add a second cobblestone-look paver curved walkway to connect driveway to main walk.
7. Expand existing carriage track drive, concrete apron, and curb cut to 13’-6” wide, existing is 9’-7”. The driveway will be widened by adding cobblestone-look pavers on the outsides of the carriage tracks, with the new pavers

running up to the house foundation. The front section of paver drive will be altered to concrete carriage tracks with paver surrounds to match the rest of the proposed driveway.

8. Addition of a dry-stack stone landscape wall around landscape beds in the front of the house.
9. A crawl space entrance will be constructed with brick and bluestone steps on the right side of the house.

STAFF RECOMMENDATION:

Staff has the following concerns with the proposal:

1. Fence design of arched-top shadowbox style panels butt-joined to 6x6 uprights is approvable by staff.
 - a. Height of fence as it comes down the sides of the house is not staff approvable.
 - b. When approving fences, staff typically requires the 6' portion end at the rear corner of the house (unless a side entry door is being captured), then step down to 5', then again to 4'.
2. 7' tall gate located at the front corner of the house.
 - a. When located at the front corner of a house, driveway gates are typically restricted to 4' in height.
3. The wide-variety of materials proposed including blue stone, dry-stacked stone, and cobblestone-look pavers. The house already has variety of materials including brick, a tile roof, and metal porch/entry roofs.
4. Installation of bluestone over brick steps and knee walls; traditional material would be no caps on the steps and concrete caps or brick row-lock caps to the knee walls.
5. Width of the front walk at 9'-1".
6. Width of driveway at 13'-6".
7. Paving up to the foundation of the house.

SPEAKERS [FOR | AGAINST]:

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

MOTION: Approved with Conditions/Denied **1st:** Mr. Henningson **2nd:** Ms. Hartenstine

Mr. Henningson made a motion to approve this application with conditions:

1. The fence on the right-side elevation should either stop at the rear of the house or drop down to four feet, staff to approve the details per guideline 8.6 #4
2. Regarding the metal driveway gate. No, must meet Guidelines 8.6 # 8
3. Number 3 was withdrawn by applicant
4. Yes to the steps, No to the bluestone per guideline 8.4 #9
5. No to removing the concrete walkway per guideline 8.2
6. No to cobblestone and no to curve, no to cobblestone per guideline 8.4 #9 materials must be consistent, and no to curve. Staff to approve details on these.
7. Carriage tracks. Driveway must be no wider than necessary, guideline 8.2, #4.
8. No to the dry stack stone landscape per guideline 8.4 #9 "Use hardscape materials that complement the historic structure and property."
9. Yes to the crawl space entrance with brick. No to the bluestone cap per guideline 8.4 #9.

VOTE: 9/0 **AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, JORDAN, PARATI, PHARES, TITUS, WALKER
NAYS: NONE

DECISION:

APPROVED WITH CONDITIONS

DENIED FOR THE DRY STACK STONE LANDSCAPE, BLUE STONE, COBBLESTONE, CURVE, REMOVING THE CONCRETE WALKWAY, AND DRIVEWAY MUST BE NO WIDER THAN NECESSARY

ABSENT | RECUSE | LEFT MEETING:

MR. HADEN & MS. HINDMAN RECUSED THEMSEVES FROM THE NEXT APPLICATION.

MS. TITUS ACTED AS CHAIRPERSON FOR THIS APPLICATION.

APPLICATION: HDC 2019-184, 522 – 524 NORTH PINE STREET – DRIVEWAY

EXISTING CONDITIONS:

The existing structure is a one-story hip roof duplex constructed in 1911. The building is notably symmetric with small front porches and a central chimney stack. Siding material is wood German lap siding. Adjacent structures are 1-2 story residential buildings. The lot size is 40' x 189'.

PROPOSAL:

The proposal is design changes to existing parking areas. The brick parking areas were originally approved by the HDC in 1980. The existing parking areas measure approximately 15' wide x 20' deep. The landscape area between the parking areas measures approximately 12' wide. Proposed material is concrete. The existing brick edging that measures approximately 7" high x 8" wide will be retained and repaired. The tree that has been removed was a city tree.

SPEAKERS [FOR | AGAINST]:

No one accepted Ms. Titus's invitation to speak for or against this application.

STAFF RECOMMENDATION:

1. The Commission will determine if the proposed driveway changes meet the Design Guidelines.
2. Minor revisions may be reviewed by staff.

MOTION: Approved with Conditions **1st:** Ms. Walker **2nd:** Mr. Jordan

Ms. Walker made a motion to approve the expansion of both the left and right side of the driveway by three feet with a six-foot natural green space and in doing so remediate a difficult parking scenario for this property.

Ms. Hartenstine friendly amendment: I would say 3 feet maximum and the planting strip at minimum 6 feet.

VOTE: 7/0 **AYES:** HARTENSTINE, HENNINGSON, JORDAN, PARATI, PHARES, TITUS, WALKER

NAYS: NONE

DECISION: APPROVED WITH CONDITIONS

APPLICATION: HDC 2019-216, 1101 BELGRAVE PL – ROOF CHANGES

APPLICANT DEFERRED APPLICATION

ABSENT | RECUSE | LEFT MEETING:

MS. TITUS RECUSED HERSELF FROM THE NEXT APPLICATION

MR. PHARES & MS. PARATI BOTH LEFT THE MEETING AT APPROXIMATELY 6:30PM PRIOR TO THE NEXT APPLICATION AND DID NOT RETURN

APPLICATION: HDC 2018-496, 1015 EAST BOULEVARD – ADDITION, WINDOW REPLACEMENT

EXISTING CONDITIONS:

The existing structure is the C. Columbus Harmon House, a 2-story Craftsman frame building constructed in 1922. Architectural features include stuccoed and timbered gables, brackets, and an engaged porch with gable projection on tapered stuccoed columns. Siding material is wood lap siding. Adjacent structures are 1-2 story commercial buildings. The lot size is 75' x 200'.

PROPOSAL:

The proposal is for sash-kit wood replacement windows on the left, right, and rear elevations. Windows on the front elevation will be restored. No changes will be made to the window trim. New window sash-kits will have Simulated True Divided Lights (STDL) in a 6/1 pattern to match existing. Proposed windows are Sierra Pacific.

SPEAKERS [FOR | AGAINST]:

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

STAFF RECOMMENDATION:

1. The Commission will determine if the proposed replacement windows meet the Design Guidelines.
2. Sierra Pacific windows have been previously approved for New Construction projects.

MOTION: Continued **1st:** Ms. Hartenstine **2nd:** Ms. Hindman

Ms. Hartenstine made a motion to continue this application so the applicant can bring forward better proof that the windows are not repairable in the form of photos of the windows, better documentation from the contractor evaluating the windows.

VOTE: 6/0 **AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, JORDAN, WALKER
NAYS: NONE

DECISION:

WINDOW REPLACEMENT CONTINUED

ABSENT | RECUSE | LEFT MEETING:

MS. HINDMAN LEFT THE MEETING AT 7:20PM AND DID NOT RETURN.

APPLICATION: HDC 2019-204, 720 EAST KINGSTON AVENUE - ADDITION

EXISTING CONDITIONS:

The existing structure is a 1.5-story Craftsman bungalow constructed in 1915. Architectural features include a cross gabled roof with a full-width front porch with brick piers and square wood columns. The garage structure is noted in the National Register Nomination. The front of the house was severely damaged from three fallen trees during Hurricane Michael (fall 2018) and received an emergency COA for restoration. Adjacent structures are 1, 1.5, and 2-story residential buildings. The lot size is 50’ x 150’.

PROPOSAL:

The proposal is rear addition that is no taller than the original house, but is +/- 3’ wider on the left elevation. The new rear addition will tie in below the existing ridge. All proposed materials will match existing, including the brick piers/wood columns, wood Dutch lap siding, brackets and trim. New JELD-WEN aluminum clad wood windows will match existing in proportion and design with Simulated True Divided Lights (STD L) in a 6/1 pattern. On the right elevation, a secondary flue will be removed and a new shed dormer will be constructed. The existing gravel drive will be changed to a concrete carriage track drive approximately 8’ in width. No trees are proposed to be removed. Post-construction the rear yard open space will be 75%.

SPEAKERS [FOR | AGAINST]:

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

STAFF RECOMMENDATION:

Staff has the following concerns with the proposal:

1. The proposal is not incongruous with the District and meets the Design Guidelines for Additions, 7.2 and New Construction.
2. Ensure that 6”-12” of space is left between new concrete carriage track drive and foundation of house.
3. Rear yard open space calculations.
4. Minor revisions may be reviewed by staff.

MOTION: Approved with Conditions **1st:** Ms. Titus **2nd:** Ms. Walker

Ms. Titus made a motion to approve this application with the following conditions to be approved by staff: the nonoriginal vinyl window on the left elevation is to be replaced with staff to approve the replacement or to stay as existing. Note that while we recognize the proposed driveway change, it does not follow guideline 8.2, number 6, we feel that maintaining the original rear wall of the house is more important in this proposal.

VOTE: 6/0 **AYES:** HADEN, HARTENSTINE, HENNINGSON, JORDAN, TITUS, WALKER
NAYS: NONE

DECISION:
ADDITION APPROVED WITH CONDITIONS

APPLICATION: HDC 2019-205, 729 MT. VERNON AVE – NEW CONSTRUCTION
APPLICANT DEFERRED APPLICATION

Meeting adjourned at 7:37 pm.

Linda Keich
Clerk to Historic District