



---

**HISTORIC DISTRICT COMMISSION**

**July 10, 2019 – Room 267**

**MINUTES**

**MEMBERS PRESENT:**

Mr. James Haden (Chairperson)  
Ms. Kim Parati (Vice-Chairperson)  
Ms. Jessica Hindman (2<sup>nd</sup> Vice-Chairperson)  
Mr. P.J. Henningson  
Mr. John Phares  
Mr. Damon Rumsch  
Ms. Jill Walker  
Mr. Chris Barth  
Ms. Christa Lineberger

Mr. Chris Muryrn (Non-Voting)  
Mr. Sean Langley (Non-Voting)

**MEMBERS ABSENT:**

Mr. Jim Jordan

**OTHERS PRESENT:**

Ms. Kristi Harpst, Administrator of the Historic District Commission  
Ms. Candice Leite, Staff to the Historic District Commission  
Ms. Cindy Kochanek, Staff to the Historic District Commission  
Ms. Andrea Leslie-Fite, Assistant City Attorney  
Ms. Candace E. Thomas, Court Reporter

---

With a quorum present, Chairman Haden called the regular July meeting of the Historic District Commission (Commission) meeting to order at 1:18 pm. He began the meeting by introducing 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 the particular 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 silence 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 require removal 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.

Index of Addresses:

**CONSENT AGENDA**

HDC 2019-363	1818 Wickford Place (Lot 1)	Wilmore
HDC 2019-364	1822 Wickford Place (Lot 2)	Wilmore
HDC 2019-365	1826 Wickford Place (Lot 3)	Wilmore
HDC 2019-366	1830 Wickford Place (Lot 4)	Wilmore
HDC 2019-358	2010 The Plaza	Plaza Midwood

**CONTINUED CASES**

HDC 2019-085	1101 Myrtle Avenue	Dilworth
HDC 2019-299	1716 Merriman Avenue	Wilmore

**NEW CASES**

HDC 2019-205	729 Mt. Vernon Avenue	Dilworth
HDC 2019-336	412 Grandin Road	Wesley Heights
HDC 2019-360	930 Berkeley Avenue	Dilworth
HDC 2019-377	321 E. Worthington Av	Dilworth
HDC 2019-362	1944 Woodcrest Avenue	Wilmore
HDC 2019-305	943 Romany Road	Dilworth
HDC 2019-292	1437-1439 Pecan Avenue	Plaza Midwood
HDC 2018-035	2101 The Plaza (painted brick)	Plaza Midwood
HDC 2019-351	2101 The Plaza (doors, deck addition)	Plaza Midwood

---

**ABSENT | RECUSE | LEFT MEETING:**

ABSENT: JORDAN, WALKER

**APPLICATION: HDC 2019-363, 1818 WICKFORD PLACE (LOT 1) – CONSENT AGENDA**

**EXISTING CONDITIONS:**

The existing structure is a one story single family house constructed in 1938 and located on the edge of the District. The HDC placed a 365-day Stay of Demolition on the property January 13, 2016. The parcel is zoned R-43 Multi-Family and is approximately .34 acres in size. The lot dimension is 150' x 100'. Adjacent uses are multifamily, industrial, commercial and single family. There are mature trees on the site. Trees to be saved, replaced or removed are identified on the plans. The parcel has been rezoned to Urban Residential-1 to construct four

single family houses. The required minimum setback is 14', required minimum rear yard is 10' and required minimum lot width is 20'. The Floor Area Ratio (FAR) does not apply to single family structures on individual lots. 2019 Update: The structure has been demolished and all four parcels are currently vacant lots.

**PROPOSAL:**

The proposal is the construction of four single family structures with a focus on house plans for each lot and overall site layout for the four structures. Proposed lot dimensions are 37.5' x 100'. There are two models being proposed and will be identified as Lot/Plan 1, 2, 3 and 4. The setback of the proposed house for Lot 1 is the same as the existing structure which will set the location for Lots 1-4. All homes are 1.5 stories (approx. 23' to 28' in height), and feature front porches 8' in depth, wood siding, wood windows, brick foundations, and wood corner boards. The applicant is requesting cementitious siding for the porch columns and soffits. The underlying zoning will require an 8' planting strip and 6' sidewalk. New landscaping and tree save opportunities are shown on the site plan. Included in the plan is a new private alley at the rear for the four houses. The revised plans also include numeric evidence of comparable lot coverages in the neighborhood, pervious area more clearly shown on the site plan and updated window design and placement.

**STAFF RECOMMENDATION:**

1. The original project, voted on by the HDC in April 12, 2017, is considered null and void due to inactivity.
2. HDC 2016-321\_1816 Wickford Place (Lot 1) Motion, April 12, 2017: Approve with Conditions.  
*“Based on compliance with **Policy & Design Guidelines – New Construction** Mr. Henningson made a **MOTION to APPROVE** this application with revised drawings to staff for probable approval. The revised drawings will include below for the lots - numbers one, two, and three.*
  - *Miratek installed on columns, corners, fascia*
  - *Windows– Take brick casing off, 4” wide non- tapered trim with 7/8-inch putty glaze*
  - *Roof overhang extended to 24 inches at right angle to siding*
  - *¾ individual V-groove bead board soffit*
  - *2x8” barge rafters with bed mold installed base*
  - *Tree protection plan*
  - *Corner boards are to be equal to 5 ½ inches**Ms. Stephens seconded.”*
3. Roof overhang not changed per condition.
4. V-groove bead board soffit not noted on plans.
5. Staff concern over Elevation Notes on A3.1 that German-style siding, door, and window styles to be selected by owner.
6. The project is not incongruous with the district and meets guidelines for New Construction.
7. Staff Recommends reinstating the **Approval with Conditions with Staff to work with applicant**, per 10.4.1 of the Rules for Procedure.
8. 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: APPROVE W/ CONDITIONS                      1<sup>st</sup>: MR. HENNINGSON    2<sup>nd</sup>: MS. PARATI**

Mr. Henningson moved to approve this application, to reinstate the motion from 12 April 2017 and grandfather this application in under the old guidelines, and request that the applicants submit permit-ready construction plans to the staff for approval.

**VOTE:** 8/0

**AYES:** HADEN, LINEBERGER, HENNINGSON, HINDMAN, BARTH, PARATI, PHARES, RUMSCH

**NAYS:** NONE

**DECISION:**

APPLICATION FOR NEW CONSTRUCTION APPROVED WITH STAFF TO APPROVE FULL CONSTRUCTION PLANS

---

**ABSENT | RECUSE | LEFT MEETING:**

ABSENT: JORDAN, WALKER

**APPLICATION:** HDC 2019-364, 1822 WICKFORD PLACE (LOT 2) – CONSENT AGENDA

**EXISTING CONDITIONS:**

The existing structure is a one story single family house constructed in 1938 and located on the edge of the District. The HDC placed a 365-day Stay of Demolition on the property January 13, 2016. The parcel is zoned R-43 Multi-Family and is approximately .34 acres in size. The lot dimension is 150' x 100'. Adjacent uses are multi-family, industrial, commercial and single family. There are mature trees on the site. Trees to be saved, replaced or removed are identified on the plans. The parcel has been rezoned to Urban Residential-1 to construct four single family houses. The required minimum setback is 14', required minimum rear yard is 10' and required minimum lot width is 20'. The Floor Area Ratio (FAR) does not apply to single family structures on individual lots. 2019 Update: The structure has been demolished and all four parcels are currently vacant lots.

**PROPOSAL:**

The proposal is the construction of four single family structures with a focus on house plans for each lot and overall site layout for the four structures. Proposed lot dimensions are 37.5' x 100'. There are two models being proposed and will be identified as Lot/Plan 1, 2, 3 and 4. The setback of the proposed house for Lot 1 is the same as the existing structure which will set the location for Lots 1-4. All homes are 1.5 stories (approx. 23' to 28' in height), and feature front porches 8' in depth, wood siding, wood windows, brick foundations, and wood corner boards. The applicant is requesting cementitious siding for the porch columns and soffits.

The underlying zoning will require an 8' planting strip and 6' sidewalk. New landscaping and tree save opportunities are shown on the site plan. Included in the plan is a new private alley at the rear for the four houses. The revised plans also include numeric evidence of comparable lot coverages in the neighborhood, pervious area more clearly shown on the site plan and updated window design and placement.

**STAFF RECOMMENDATION:**

1. The original project, voted on by the HDC in April 12, 2017, is considered null and void due to inactivity.
2. HDC 2016-322\_1816 Wickford Place (Lot 2) Motion, April 12, 2017: Approve with Conditions.

*“Based on compliance with **Policy & Design Guidelines – New Construction** Mr. Henningson made a **MOTION to APPROVE** this application with revised drawings to staff for probable approval. The revised drawings will include below for the lots - numbers one, two, and three.*

- *Miratek installed on columns, corners, fascia*
- *Windows– Take brick casing off, 4” wide non- tapered trim with 7/8-inch putty glaze*
- *Roof overhang extended to 24 inches at right angle to siding*
- *¾ individual V-groove bead board soffit*
- *2x8” barge rafters with bed mold installed base*
- *Tree protection plan*

- *Corner boards are to be equal to 5 ½ inches  
Ms. Stephens seconded.”*

3. Roof overhang not changed per condition.
4. V-groove bead board soffit not noted on plans.
5. Staff concern over Elevation Notes on A3.1 that German-style siding, door, and window styles to be selected by owner.
6. The project is not incongruous with the district and meets guidelines for New Construction.
7. Staff Recommends reinstating the **Approval with Conditions with Staff to work with applicant**, per 10.4.1 of the Rules for Procedure.
8. 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:** **APPROVE W/ CONDITIONS**                      **1<sup>st</sup>:** MR. HENNINGSON    **2<sup>nd</sup>:** MS. PARATI

Mr. Henningson, I make a motion to approve this application with the following conditions: Reinstatement of the motion from 12 April 2017, the application is grandfathered in under the old guidelines, and the applicant needs to submit permit-ready construction plans to staff for approval.

**VOTE:** 8/0

**AYES:** HADEN, LINEBERGER, HENNINGSON, HINDMAN, BARTH, PARATI, PHARES, RUMSCH

**NAYS:** NONE

**DECISION:**

APPLICATION FOR NEW CONSTRUCTION APPROVED WITH STAFF TO APPROVE FULL CONSTRUCTION PLANS

---

**ABSENT | RECUSE | LEFT MEETING:**

ABSENT: JORDAN, WALKER

**APPLICATION:** **HDC 2019-365, 1826 WICKFORD PLACE (LOT 3) – CONSENT AGENDA**

**EXISTING CONDITIONS:**

The existing structure is a one story single family house constructed in 1938 and located on the edge of the District. The HDC placed a 365-day Stay of Demolition on the property January 13, 2016. The parcel is zoned R-43 Multi-Family and is approximately .34 acres in size. The lot dimension is 150’ x 100’. Adjacent uses are multi-family, industrial, commercial and single family. There are mature trees on the site. Trees to be saved, replaced or removed are identified on the plans. The parcel has been rezoned to Urban Residential-1 to construct four single family houses. The required minimum setback is 14’, required minimum rear yard is 10’ and required minimum lot width is 20’. The Floor Area Ratio (FAR) does not apply to single family structures on individual lots. 2019 Update: The structure has been demolished and all four parcels are currently vacant lots.

**PROPOSAL:**

The proposal is the construction of four single family structures with a focus on house plans for each lot and overall site layout for the four structures. Proposed lot dimensions are 37.5’ x 100’. There are two models being proposed and will be identified as Lot/Plan 1, 2, 3 and 4. The setback of the proposed house for Lot 1 is the same as the existing structure which will set the location for Lots 1-4. All homes are 1.5 stories (approx. 23’ to 28’ in height), and feature front porches

8' in depth, wood siding, wood windows, brick foundations, and wood corner boards. The applicant is requesting cementitious siding for the porch columns and soffits.

The underlying zoning will require an 8' planting strip and 6' sidewalk. New landscaping and tree save opportunities are shown on the site plan. Included in the plan is a new private alley at the rear for the four houses. The revised plans also include numeric evidence of comparable lot coverages in the neighborhood, pervious area more clearly shown on the site plan and updated window design and placement.

**STAFF RECOMMENDATION:**

1. The original project, voted on by the HDC in April 12, 2017, is considered null and void due to inactivity.
2. HDC 2016-323\_1816 Wickford Place (Lot 3) Motion, April 12, 2017: Approve with Conditions.  
*“Based on compliance with **Policy & Design Guidelines – New Construction** Mr. Henningson made a **MOTION to APPROVE** this application with revised drawings to staff for probable approval. The revised drawings will include below for the lots - numbers one, two, and three.*
  - *Miratek installed on columns, corners, fascia*
  - *Windows– Take brick casing off, 4” wide non- tapered trim with 7/8-inch putty glaze*
  - *Roof overhang extended to 24 inches at right angle to siding*
  - *¾ individual V-groove bead board soffit*
  - *2x8” barge rafters with bed mold installed base*
  - *Tree protection plan*
  - *Corner boards are to be equal to 5 ½ inches**Ms. Stephens seconded.”*

3. Roof overhang not changed per condition.
4. V-groove bead board soffit not noted on plans.
5. Staff concern over Elevation Notes on A3.1 that German-style siding, door, and window styles to be selected by owner.
6. The project is not incongruous with the district and meets guidelines for New Construction.
7. Staff Recommends reinstating the **Approval with Conditions with Staff to work with applicant**, per 10.4.1 of the Rules for Procedure.
8. 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:** **APPROVE W/ CONDITIONS**                      **1<sup>st</sup>:** MR. HENNINGSON    **2<sup>nd</sup>:** MS. PARATI

Mr. Henningson moved to approve this application to reinstate the motion from 12 April 2017 and grandfathering in this application under the old guidelines, and the applicant needs to submit permit-ready construction plans to staff for approval.

**VOTE:** 8/0

**AYES:** HADEN, LINEBERGER, HENNINGSON, HINDMAN, BARTH, PARATI, PHARES, RUMSCH

**NAYS:** NONE

**DECISION:**

APPLICATION FOR NEW CONSTRUCTION APPROVED WITH STAFF TO APPROVE FULL CONSTRUCTION PLANS

---

**ABSENT | RECUSE | LEFT MEETING:**

ABSENT: JORDAN, WALKER

**APPLICATION: HDC 2019-366, 1830 WICKFORD PLACE (LOT 4) – CONSENT AGENDA**

**EXISTING CONDITIONS:**

The existing structure is a one story single family house constructed in 1938 and located on the edge of the District. The HDC placed a 365-day Stay of Demolition on the property January 13, 2016. The parcel is zoned R-43 Multi-Family and is approximately .34 acres in size. The lot dimension is 150' x 100'. Adjacent uses are multi-family, industrial, commercial and single family. There are mature trees on the site. Trees to be saved, replaced or removed are identified on the plans. The parcel has been rezoned to Urban Residential-1 to construct four single family houses. The required minimum setback is 14', required minimum rear yard is 10' and required minimum lot width is 20'. The Floor Area Ratio (FAR) does not apply to single family structures on individual lots. 2019 Update: The structure has been demolished and all four parcels are currently vacant lots.

**PROPOSAL:**

The proposal is the construction of four single family structures with a focus on house plans for each lot and overall site layout for the four structures. Proposed lot dimensions are 37.5' x 100'. There are two models being proposed and will be identified as Lot/Plan 1, 2, 3 and 4. The setback of the proposed house for Lot 1 is the same as the existing structure which will set the location for Lots 1-4. All homes are 1.5 stories (approx. 23' to 28' in height), and feature front porches 8' in depth, wood siding, wood windows, brick foundations, and wood corner boards. The applicant is requesting cementitious siding for the porch columns and soffits.

The underlying zoning will require an 8' planting strip and 6' sidewalk. New landscaping and tree save opportunities are shown on the site plan. Included in the plan is a new private alley at the rear for the four houses. The revised plans also include numeric evidence of comparable lot coverages in the neighborhood, pervious area more clearly shown on the site plan and updated window design and placement.

**STAFF RECOMMENDATION:**

1. HDC 2016-324\_1816 Wickford Place (Lot 4) Motion, June 14, 2017: Approve with Conditions.  
*“Based on the need for a Certified Arborist’s letter on tree protection relative to the revised plans – address dirt pile up and the footings/foundation -Mr. Rumsch made a MOTION for staff to review the additional information for probable approval. Mr. Henningson seconded.”*
2. Arborist Letter for the Willow Oak and Sycamore provided in attached submittal.
3. The project is not incongruous with the district and meets guidelines for New Construction.
4. Staff Recommends reinstating the **Approval with Conditions with Staff to work with applicant**, per 10.4.1 of the Rules for Procedure.
5. 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: APPROVE W/ CONDITIONS**                      **1<sup>st</sup>**: MR. HENNINGSON   **2<sup>nd</sup>**: MS. PARATI

Mr. Henningson moved to approve this application by reinstating the motion from 14 June 2017, grandfathering the application in under the old guidelines, and applicant to submit permit-ready construction plans to staff for approval.

**VOTE:** 8/0

**AYES:** HADEN, LINEBERGER, HENNINGSON, HINDMAN, BARTH, PARATI, PHARES, RUMSCH

**NAYS:** NONE

**DECISION:**

APPLICATION FOR NEW CONSTRUCTION APPROVED WITH STAFF TO APPROVE FULL CONSTRUCTION PLANS

---

**ABSENT | RECUSE | LEFT MEETING:**

ABSENT: JORDAN, WALKER

**APPLICATION:** HDC 2019-358, 2010 THE PLAZA – CONSENT AGENDA

**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 a new access ramp. The ramp is located to the rear of the carport and will not be visible from The Plaza. The ramp is reversible and does not impact the historic structure. Materials include masonry and a simple metal handrail.

The project also includes repairs, minor changes to windows and doors on a previous addition to the house, and new at-grade patio areas – all of which are approvable at the Administrative level.

**STAFF RECOMMENDATION:**

1. The project is not incongruous with the District and meets guidelines for Access Ramps, page 8.10.
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:** *APPROVE W/ CONDITIONS*      **1<sup>st</sup>:** MR. HENNINGSON    **2<sup>nd</sup>:** MS. PARATI

Mr. Henningson moved to approve this application, as it meets our guidelines 8.10, numbers 1 through 3, for access ramps and with the applicant to work with staff on the details.

**VOTE:** 8/0

**AYES:** HADEN, LINEBERGER, HENNINGSON, HINDMAN, BARTH, PARATI, PHARES, RUMSCH

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ACCESS RAMP APPROVED WITH STAFF TO APPROVE DETAILS

---

**ABSENT | RECUSE | LEFT MEETING:**

ABSENT: JORDAN, WALKER



**APPLICATION: HDC 2019-085, 1101 MYRTLE AVENUE – CONTINUED CASES**

*The application was continued from June for the following items:*

1. *Show height for other historic single-family homes, including the homes on Myrtle.*
2. *Trees:*
  - a. *Add a tree protection program for trees to remain.*
  - b. *Detail what trees are being removed, added, and staying, including the size.*
  - c. *Include a tree planting proposal for trees on the site, not just in the public right of way, per Guidelines page 8.5, items 5 and 6.*
3. *Provide detail on trim, soffits, brick mold, etc.*
4. *Show historic precedence for recessed openings for the front entryway.*
5. *Revisit rhythm of the three buildings to show differentiation.*
6. *Provide details on the retaining wall, including elevations and materials.*

**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 +/- 29' from grade at Lexington Avenue and +/- 32' from grade at Myrtle Avenue. 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.

*Revised Proposal – June 12*

1. *Corner unit changed to have two entries – Myrtle and Lexington.*
2. *Zoutewelle surveys for heights of single-family homes.*
3. *Trees detailed on site plan (existing, to be removed, and new).*
4. *Patios in front yard removed.*
5. *Trim details labeled.*
6. *Recessed and asymmetrical entry photos included.*
7. *Retaining wall shown on elevations.*

*Revised Proposal – July 10*

1. *Zoutewelle surveys for heights of single-family homes on Myrtle included.*
2. *Trees: Protection plan from Arborist provided, tree information detailed on site plan (existing, to be removed, and new).*
3. *Trim, soffit, brick mold details labeled.*
4. *Recessed, asymmetrical entry, and front porch included.*
5. *All 3 buildings are differentiated.*
6. *Retaining wall elevations and materials provided.*

**STAFF RECOMMENDATION:**

Staff has the following concerns with the proposal:

1. The proposal is not incongruous with the District and meets the guidelines for New Construction, above.
2. Additional information needed about materials (garage doors, front entry doors, permeable paver drive, etc.).
3. Minor revisions may be reviewed by staff (such as approval of door material, permeable pavers, etc.).

**SPEAKERS [FOR | AGAINST]:**

Danielle Burger, an adjacent property owner, spoke in opposition of this application.

**MOTION: APPROVE W/ CONDITIONS      1<sup>st</sup>: MR. HENNINGSON    2<sup>nd</sup>: MR. RUMSCH**

Mr. Henningson moved to approve this application, because, one, it meets all of the items that the application was continued on in the motion on 12 June 2019, with the following conditions: One, staff to approve the materials for the garage doors, the front entry door, and the paver driveway. Two, per guideline 6.15, number 1, chose a historic brick -- color, range, mortar, and style that varies amongst buildings to avoid a homogeneous appearance. And, four, per 1.1, create a retaining wall that encourages saving structures, objects, and surroundings of historic importance and influences -- or adverse influences to save the retaining wall on Myrtle Square.

**VOTE:** 7/1

**AYES:** HADEN, LINEBERGER, HENNINGSON, HINDMAN, BARTH, PHARES, RUMSCH

**NAYS:** PARATI

**DECISION:**

APPLICATION FOR NEW CONSTRUCTION APPROVED WITH STAFF TO APPROVE DETAILS

**ABSENT | RECUSE | LEFT MEETING:**

ABSENT: JORDAN

MS. WALKER ARRIVED AT THE MEETING AT 2:18PM.

**APPLICATION: HDC 2019-299, 1716 MERRIMAN AVENUE – CONTINUED CASES**

*The application was continued from June for the following items:*

1. *Fenestration and Rhythm, page 6.12*
2. *Chimney extension*
  - a. *Matching brick to be used*
  - b. *Drawings should show existing and proposed conditions accurately*
3. *Windows, page 4.14, #6*
  - a. *Existing front windows are to remain*

**EXISTING CONDITIONS:**

The existing structure is a 1-story American Small House with Craftsman elements constructed in 1928. Architectural features include exposed rafters, 6/1 wood windows, an engaged front porch supported by square wood columns, wood vent details, and a brick chimney. The lot size is approximately 50' x 118'.

**PROPOSAL:**

The proposal is an addition with a proposed ridge height of 19'-10 ½". On the front elevation both single windows will be changed to paired windows. There are also changes to the windows on the right elevation. The existing non-original front door will be replaced with a new wood door. Proposed materials are brick foundation, wood lap siding and trim to

match existing and new windows will be either double-hung or casement with Simulated True Divided Lights (STD) in a 6/1 pattern to match existing. Post-construction the rear-yard impermeable area will be 28%. There are no impacts to mature canopy trees. Note: The driveway and patio shown on the site plan are approvable at the staff level.

*Revised Proposal – July 10*

1. Fenestration and Rhythm:
  - a. Right elevation: original front two windows shown to remain.
  - b. Left elevation addition, dormers, and rear elevation: window sizes changed.
2. Chimney: plans updated to show existing/proposed conditions. Notes added to plans specifying matching brick.
3. Windows: existing front windows shown to remain.

**STAFF RECOMMENDATION:**

Staff has the following concerns with the proposal:

1. The proposal is not incongruous with the District and meets the guidelines for Additions, 7.2 above.
2. Rear elevation: Design of window in gable above rear door is incongruous with house. Recommended be a casement with a fixed sash-bar to match original windows.
3. Minor revisions may be reviewed by staff (such as the rear window design).

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION:** ***APPROVE W/ CONDITIONS***                      **1<sup>st</sup>:** MS. HINDMAN                      **2<sup>nd</sup>:** MS. WALKER

Ms. Hindman moved to approve this application because it does meet the points of the continuation with the condition that the rear window be staff reviewed and approved with the goals of overall proportion to coordinate with existing proportions of historic lights, and the left elevation dormer windows and lights to coordinate with proportion of historic and rear window. Also, the rear window casement to appear in a six over one arrangement and sized appropriate to the gable.

**VOTE:** 9/0

**AYES:** HADEN, LINEBERGER, HENNINGSON, HINDMAN, BARTH, PARATI, PHARES, RUMSCH, WALKER

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ADDITION APPROVED WITH STAFF TO APPROVE DETAILS

---

**ABSENT | RECUSE | LEFT MEETING:**

ABSENT: JORDAN

MS. HINDMAN LEFT THE MEETING AT 3:27PM.

**APPLICATION:** **HDC 2019-205, 729 MT. VERNON AVENUE – NEW CONSTRUCTION**

**EXISTING CONDITIONS:**

The existing structure is a 1.5-story single family house constructed in 1951. The subject property is a Colonial Revival-style house, with a brick exterior, double-hung wood windows, a front bay window. All wood trim and siding accents appear to be wrapped in non-traditional material. Adjacent structures are a mix of 1, 1.5 and 2-story single-family houses. The lot measures approximately 75’ x 160’. Under a separate application, demolition of the house was Approved with a 365-Day Stay at the January 16, 2019 HDC meeting.





3. Details on the condition of the existing garage.  
Minor revisions may be reviewed by staff.

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION: APPROVE W/ CONDITIONS      1<sup>st</sup>: MS. HINDMAN      2<sup>nd</sup>: MR. RUMSCH**

Ms. Hindman moved to approve this project as drawn with the qualifier there's very little change in impermeable area shown on the site plans, and the evidence of termite damage is sufficient for staff review.

**VOTE:** 8/0

**AYES:** HADEN, LINEBERGER, HENNINGSON, HINDMAN, PHARES,  
RUMSCH, WALKER, PARATI

**NAYS:** NONE

**DECISION:**

APPLICATION FOR ACCESSORY STRUCTURE APPROVED WITH STAFF TO APPROVE DETAILS

---

**ABSENT | RECUSE | LEFT MEETING:**

ABSENT: JORDAN

MR. BARTH RETURNED TO THE MEETING FOR THE NEXT APPLICATION.

MR. PHARES RECUSED HIMSELF FROM THE NEXT APPLICATION.

**APPLICATION: HDC 2019-377, 321 E. WORTHINGTON AVENUE – ACCESSORY STRUCTURE**

**EXISTING CONDITIONS:**

Historically known as the W.P. Owens house, the existing structure is a 1-story Victorian Cottage constructed in 1905. Architectural features include a nearly pyramidal roof with cross gables with shingling and louvered vents, a wraparound porch with shallow facade entry gable, and replacement square posts and railing. The lot slopes slightly from left to right, with the building height measuring approximately 21'-2" at the left corner and 22'-0" at the right corner. Adjacent structures are mostly 1 and 1.5 story residential-style buildings with one institutional building at the corner of Cleveland and E Worthington. Lot dimensions are approximately 50' x 150'.

**PROPOSAL:**

The project is the construction of a new Accessory Dwelling Unit (ADU) at the rear of the lot. The proposed building footprint measures approximately 30'-0" x 33'-6" and the proposed height is approximately 21'-1 3/4". Materials include brick foundation, wood German lap siding with a 6" exposure, wood trim and details. Windows are casement, with one double-hung 2/1 STDL window to match existing on main house. Window material and trim details will be wood. The project includes the removal of a tree located with the alley easement. Post-construction, the rear yard will be 21% impervious coverage.

**STAFF RECOMMENDATION:**

Staff has the following concerns with the proposal:

1. Height, massing, fenestration.
2. Minor revisions may be reviewed by staff.

**SPEAKERS [FOR | AGAINST]:**

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



**VOTE:** 9/0

**AYES:** LINEBERGER, HENNINGSON, RUMSCH, WALKER, PARATI, BARTH, HADEN, HINDMAN, PHARES

**NAYS:** NONE

**DECISION:**

APPLICATION FOR WINDOW CHANGES APPROVED

---

**ABSENT | RECUSE | LEFT MEETING:**

ABSENT: JORDAN

**APPLICATION:** HDC 2019-292, 1437-1439 PECAN AVENUE – DOOR CHANGES

**EXISTING CONDITIONS:**

The existing structure is a one-story duplex constructed in 1936. Several other duplexes of the same or similar design exist in Plaza Midwood. Features of the structure include a centered chimney, hipped roof, wood lap siding and porches on the left and right side.

The building was approved with a 365-day stay of demolition on September 9, 2015. Through a partnership with the Mecklenburg County Historic Landmarks Commission (HLC) and a willing property owner, this building was saved from demolition and sold to a new owner. The HLC placed preservation covenants on the building to prevent future demolition; however, all design review for proposed changes remains under the Historic District Commission's sole oversight.

**PROPOSAL:**

The proposal is to relocate the front doors. As-built, the front doors are side entry. The project would move the front doors to be a front street-facing entry. The front doors themselves are non-original to the building. One was a slab door and the other a builder grade 6-panel metal door. The proposed doors are wood doors with a six-light window at the top. Muntins will be wood and exterior Simulated True Divided Light (STD). No other changes or additions are proposed for the building or to the site at this time.

**STAFF RECOMMENDATION:**

1. The Commission will determine if the front doors may be relocated.
2. Minor revisions may be approved by staff.

**SPEAKERS [FOR | AGAINST]:**

Dan Morrill, Consulting Director for Charlotte-Mecklenburg Historic Landmarks Commission, spoke in favor of this application.

**MOTION:** *APPROVE*

**1<sup>st</sup>:** MR. HENNINGSON **2<sup>nd</sup>:** MS. PARATI

Mr. Henningson moved to approve this application. We'll make an exception to guideline 4.10, number 6, to make the house more functional.

**VOTE:** 9/0

**AYES:** LINEBERGER, HENNINGSON, RUMSCH, WALKER, PARATI, BARTH, HADEN, HINDMAN, PHARES

**NAYS:** NONE



**DECISION:**

APPLICATION FOR DOOR CHANGES APPROVED

---

**ABSENT | RECUSE | LEFT MEETING:**

ABSENT: JORDAN

**APPLICATION: HDC 2018-035, 2101 THE PLAZA – PAINTED BRICK**

**EXISTING CONDITIONS:**

The existing home is a 1.5 story Bungalow constructed in 1930 with a brick foundation and chimney. A front porch with brick columns was approved by the HDC in 2002.

**PROPOSAL:**

The brick columns and chimney were painted without a COA by the owner. The owners are requesting to keep the painted brick. The applicant states the porch brick was different in color and texture than the original brick.

**STAFF RECOMMENDATION:**

1. The Commission shall determine if an exception shall be granted for the painted brick based on the evidence provided. Other options include faux finish painting, clay paint faux-finish that removes the paint over time or other appropriate methods for removal.

**SPEAKERS [FOR | AGAINST]:**

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

**MOTION:**

***CONTINUE***

**1<sup>st</sup>:** MR. RUMSCH

**2<sup>nd</sup>:** MR. HENNINGSON

Mr. Rumsch moved to continue for more information.

**VOTE:** 9/0

**AYES:** LINEBERGER, HENNINGSON, RUMSCH, WALKER, PARATI, BARTH, HADEN, HINDMAN, PHARES

**NAYS:** NONE

**DECISION:**

APPLICATION FOR PAINTED BRICK IS CONTINUED FOR MORE INFORMATION

---

**ABSENT | RECUSE | LEFT MEETING:**

ABSENT: JORDAN

**APPLICATION: HDC 2019-351, 2101 THE PLAZA – DOORS/DECK ADDITION**

**EXISTING CONDITIONS:**

The existing home is a 1.5 story Bungalow constructed in 1930 with a brick foundation and chimney. A front porch with brick columns was approved by the HDC in 2002.

