



HISTORIC DISTRICT COMMISSION
September 11 – Room 267
MINUTES
MEMBERS PRESENT:

Mr. James Haden (Chairperson)
 Ms. Jessica Hindman (2nd Vice-Chairperson)
 Ms. Kim Parati (Vice-Chairperson)
 Mr. Jim Jordan
 Mr. John Phares
 Mr. Damon Rumsch
 Mr. Chris Barth
 Ms. Christa Lineberger
 Mr. Chris Muryn
 Mr. Sean Langley
 Ms. Jill Walker

MEMBERS ABSENT:

Mr. P.J. Henningson

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. Linda Keich, Clerk
 Ms. Andrea Leslie-Fite, Assistant City Attorney
 Ms. Candace E. Thomas, Court Reporter

With a quorum present, Chairman Haden called the regular September meeting of the Historic District Commission (Commission) meeting to order at 1:04 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 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 a decision of 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

HDCRMI 2019-00507	400 S. Summit Avenue	Wesley Heights
HDCRMA 2019-00486	420 S. Summit Avenue	Wesley Heights

CONTINUED CASES

HDCRMA 2019-00314	2121 Sarah Marks Avenue	Dilworth
HDCRMA 2019-00423	625 E Tremont Avenue	Dilworth
HDCRMI 2019-00416	1624 The Plaza	Plaza Midwood

NEW CASES

HDCRDEMO 2019-00402	1311 Myrtle Avenue	Dilworth
HDCCMA 2019-00367	1513, 1515 +1521 S Mint Street	Wilmore
HDCCMA 2019-00528	1525 S Mint Street + 404 Westwood Avenue	Wilmore
HDCCMA 2019-00529	1529 + 1537 S Mint Street	Wilmore
HDCRMA 2019-00479	821 Walnut Avenue	Wesley Heights
HDCRMA 2019-00393	1617 Wilmore Drive	Wilmore
HDCCMI-2019-00516	1621 Dilworth Road E	Dilworth
HDCRMI 2019-00514	318 Grandin Road	Wesley Heights
HDCRMI 2019-00440	716 Woodruff Place	Wesley Heights
HDCRMA 2019-00476	412 Grandin Road	Wesley Heights

CONSENT AGENDA

ABSENT | RECUSE | LEFT MEETING:

ABSENT: HENNINGSON

APPLICATION: HDCRMA 2019-00507, 400 S. SUMMIT AVENUE – ADDITION

EXISTING CONDITIONS:

Known as the Wadsworth House, 400 South Summit Avenue was the first house built in Wesley Heights. Designed by Charlotte architect Louis Asbury and built in 1911 in the Shingle Style, architectural features include a square mass,

hipped roof with hipped dormers, a full-length porch with a porte cochere, and multi-paned windows. The accessory structure, also constructed in 1911, is a combination carriage house and servant's quarters which matches the main house in design and materials. Lot size is approximately 195' x 187.5'. Adjacent houses are one and two story single-family structures.

PROPOSAL:

The proposal is a rear addition, with the new roof, approximately 30" taller than the existing roof of the rear wing, that will tie in below the main ridge. An existing brick chimney will be extended to meet code, with brick and mortar to match existing. A covered flagstone rear patio will also be added. All new work (siding, trim, windows, doors, etc.) will match existing in design, dimension, and material. Areas of concrete in the rear yard will be removed to re-establish a lawn between the house and carriage house.

A TRAQ Qualified Certified Arborist, provided a letter documenting the 15" pecan tree's structural defects, wounds and root decay, which meets the requirements for administrative approval. The property owner is working with staff to identify a location for a replacement tree. The other trees shown for removal on the site plan are small trees less than 10" in diameter and/or ornamental trees..

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2
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 W/ CONDITIONS

1st: MS. PARATI

2nd: MS. WALKER

Ms. Parati moved to approve this item on the agenda with staff to review any kind of materials.

VOTE: 11/0

AYES: HADEN, PARATI, JORDAN, HINDMAN, BARTH, RUMSCH, LANGLEY, MURYN, PHARES, LINEBERGER, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: HENNINGSON

APPLICATION: HDCRMA 2019-00486, 420 S SUMMIT AVENUE – NEW CONSTRUCTION

EXISTING CONDITIONS:

The site is a vacant parcel. Plans for a new 1.5 story house were approved July 12, 2017 under the new guidelines, (COA# HDCRMA-2017-00355). No changes have been made to the plans. Adjacent single-family structures are 1-2 stories in height. Lot size is approximately 60' x 187.5'.

PROPOSAL:

The proposal is a 1.5 story single-family house. The proposed front setback is 30 feet as noted in the deed. Total height from finished floor is approximately 27'-10". Materials include wood lap siding and trim and brick foundation. Windows

wood Simulated True Divided Light (STDL) with trim noted on sheet A9. Other features include wood hand rails and columns.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets guidelines for New Construction, Chapter 6.
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. PARATI 2nd: MR. JORDAN

Ms. Parati moved to approve this application as is.

VOTE: 11/0 **AYES HADEN, PARATI, JORDAN, HINDMAN, BARTH, RUMSCH, LANGLEY, MURYN, PHARES, LINEBERGER, WALKER**

NAYS: NONE

DECISION:

APPLICATION FOR NEW CONSTRUCTION APPROVED

CONTINUED CASES_

ABSENT | RECUSE | LEFT MEETING:

ABSENT: HENNINGSON

MR. RUMSCH RECUSED HIMSELF FROM THE NEXT APPLICATION.

APPLICATION: HDCRMA 2019-00314, 2121 SARAH MARKS AVENUE – ADDITION

The application was continued from August for the following items:

- Additions, page 7.2, numbers 1 and 5
- Roofs, page 4.5, the preamble and number 2, preserve original roof shapes
- Front Doors and Entrances, page 4.10, number 2, proposed door does not comply

EXISTING CONDITIONS:

The existing structure is a one-story Bungalow style house constructed in 1926. Architectural features include a hipped main roof with engaged front porch supported by a square brick column, and a small centered hip-roof dormer. Siding material is wood German lap. Existing masonry is not painted except the stairs and pier caps. Lot size is approximately 50’ x 125’. The house height is approximately 20.2’. Adjacent structures are 1-2 story single family houses.

PROPOSAL:

The proposal is a cross gable addition toward the rear of the house and an 8’ rear addition. Height increase is 3’-3 ¼”. The screened in front porch will be opened and front porch repaired. Materials include wood German lap siding, wood shake siding, and brick to match existing. The proposal will also add windows on the right elevation and remove/change the configuration of the windows on the left elevation. One of the front doors will be replaced. New roof and window trim details will match existing. A garage addition is also proposed. One 12” hackberry tree is proposal for removal in the rear yard. The rest of the trees proposed for removal are 10” or less and may be removed without Commission approval.

Revised Proposal – September 11

- *Addition height increase reduced to 2'-11".*
- *Addition begins further back from the front of the house and uses hip roofs.*
- *Roof form changed on left, right, and rear elevations.*
- *Front door design changed to match original windows.*

STAFF Analysis:

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. The original house remains completely intact, no changes to the exterior walls, similar to the additions approved at 719 East Tremont Avenue in April 2018 and 517 Walnut Avenue in October 2018.
3. Left elevation: window changes.
4. 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: APPROVED W/ CONDITIONS 1st: MS. PARATI 2nd: MR. PHARES

Ms. Parati moved to approve this application with the caveat that the left elevation bathroom window be preserved externally.

VOTE: 9/1

AYES: HADEN, BARTH, PARATI, MURYN, PHARES, ,
LANGLEY, LINEBERGER, WALKER, HINDMAN

NAYS: JORDAN

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS

ABSENT | RECUSE | LEFT MEETING:

ABSENT: HENNINGSON

MS. HINDMAN RECUSED HIMSELF FROM THE NEXT APPLICATION.

MR. RUMSCH RETURNED TO THE MEETING FOR THE NEXT APPLICATION AT 1:49

APPLICATION: HDCRMA 2019-00423, 625 E. TREMONT AVENUE – ADDITION

The application was continued from August for the following items:

- *Additions, page 7.2, 1 and 6, roof form on side and rear not congruent with existing architecture*
- *Roofs, page 4.5, preamble, and number 2, and eliminate the carport, not congruent with existing architecture*
- *Porches, a detailed study of the front columns (section diagram)*
- *Site Plan*

EXISTING CONDITIONS:

The existing structure is a one-story Bungalow constructed in 1920. Architectural features include a pyramidal roof with gabled façade porch on posts and piers, exposed rafter tails and brackets in the gable end. Siding material is cedar shake. Existing brick is painted. Adjacent structures are 1-2 story single-family and multi-family buildings. Lot size is approximately 50' x 150'. House height is approximately 22'-8".

PROPOSAL:

The proposal is a cross gable addition toward the rear of the house and a new covered rear porch addition. Height increase is approximately 2'-0". The proposal also includes the addition of a 6'-0" wide cantilevered carport on the right elevation. Materials include wood shake and brick foundation to match existing. No changes to existing windows on the front, left, or right elevations are proposed. No impacts to mature canopy trees.

Revised Proposal – September 11

- Addition begins further back from the front of the house and uses hip roofs
- Roof form changed on left, right, and rear elevations.

STAFF RECOMMENDATION:

Staff has the following concerns with the proposal:

1. Carport addition is incongruous with the bungalow architecture and Dilworth neighborhood.
2. The original house remains completely intact, no changes to the exterior walls, similar to the additions approved at 719 East Tremont Avenue in April 2018 and at 517 Walnut Avenue in October 2018.
3. 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: **DENIED/CONTINUED** **1st: MR. RUMSCH** **2nd: MR. BARTH**

Mr. Rumsch moved to deny the side carport roof on the right elevation with the brackets. Mr. Rumsch moved to continue the addition at the back of the house for restudy of the massing and form as per our guidelines 7.2, #5, #6, and roofs, 4.5 the preamble and #2

VOTE: 10/0

AYES: HADEN, BARTH, PARATI, MURYN, PHARES, LANGLEY, LINEBERGER, JORDAN, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR CARPORT DENIED. APPLICATION FOR REAR ADDITON CONTINUED.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: HENNINGSON

MS. HINDMAN RETURNED TO THE MEETING FOR THE NEXT APPLICATION AT 2:32

APPLICATION: HDCRMI 2019-00416, 1624 THE PLAZA – ADDITION

The application was continued from August for the following items:

- Doors and Windows, page 6.12, number 1 (a) through (d), restudy fenestration on the right elevation and rear elevation, and provide additional details on the bay window.
- Transition, restudy for an offset to transition between the addition and the existing building.

EXISTING CONDITIONS:

The existing structure is a two-story Colonial Revival style house constructed in 1934. Architectural features include a one-story screen porch on the left elevation, front portico, front door with transom and sidelights, and 8/8 double-hung wood windows. Siding material is unpainted brick. Lot size is 73' x 192.5'. Adjacent structures are 1-2 story single family houses.

PROPOSAL:

The proposal is the reconfiguration of a small one-story rear addition, which is not believed to be original to the house. The addition's new roof will tie in below the existing ridge. There is no change to the existing building footprint. Materials include Hardie Artisan smooth finish lap siding, wood corner boards and trim. The foundation is brick piers, new horizontal wood lattice will be installed between the piers. New roof and window trim details will match the house. There are no impacts to mature trees.

Revised Proposal – September 11

- Window sizes changed on left and rear elevations
- Bay window detail provided
- Trim board added to create transition between the brick and siding

STAFF ANALYSIS:

Staff has the following concerns with the proposal:

1. Left elevation: Fenestration configuration.
 - Windows labeled “G” and “F” have horizontally oriented panes.
 - Windows labeled “F” have square panes.
2. Rear elevation: Fenestration configuration
 - a. Windows labeled “D” have horizontally oriented panes.
 - b. Windows labeled “A” and “E” have square panes.
3. All proposed windows:
 - a. Drip edge and sill appear to be the same dimension.
 - b. Windsor Pinnacle line is not a full wood window. The only wood on the exterior is the upper and lower sash. Muntins, casing, tracks, etc. are all PVC material.
4. 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: CONTINUED 1st: MS. HINDMAN 2nd: MR. PHARES

Ms. Hindman moved to Continue this application with the same motion made on this case last month. A restudy of the right elevation for fenestration, and for the offset between the addition and the existing building; to restudy the rear elevation for fenestration, and detailing on the bay window, per guidelines 6.12, number 1 (a) through (d) and including the banding and eave details.

VOTE: 11/0

AYES: HADEN, BARTH, PARATI, MURYN, PHARES, LANGLEY, LINEBERGER, HINDMAN, JORDAN, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION CONTINUED.

NEW CASES

ABSENT | RECUSE | LEFT MEETING:

ABSENT: HENNINGSON

APPLICATION: HDCRDEMO 2019-00402, 1311 MYRTLE AVENUE - DEMOLITION

EXISTING CONDITIONS:

The existing structure is a one-story, brick single-family house constructed in 1947. The house is a hybrid cottage/bungalow with a cross gable roof. Architectural features include Bungalow massing with a half-façade engaged porch under a massive front gabled projection. The side entry on the left elevation is street facing. The lot measures approximately 75’ x 175’ and is zoned R-4. Adjacent buildings are one-and-two-story single-family residential houses.

PROPOSAL:

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

- Digital photos of all sides of building
- Digital photos of significant architectural details
- Property survey
- Zoutewelle survey

STAFF ANALYSIS:

1. The Commission will determine if the application is complete.
2. The Commission will determine whether or not the building has special significance to the Dilworth Local Historic District. With an affirmative determination, the Commission can apply up to a 365-Day Stay of Demolition.
3. If the Commission determines that this property does not have any special significance to the district, then demolition may take place without a delay or upon the approval of new construction plans.

SPEAKERS [FOR | AGAINST]:

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

MOTION 1: COMPLETE

1st: MS. PARATI

2nd: MR. RUMSCH

Ms. Parati moved to determine that this application is complete with all the required documentation provided by the applicant.

VOTE: 11/0

**AYES: HADEN, BARTH, PARATI, MURYN, JORDAN, PHARES,
LANGLEY, LINEBERGER, RUMSCH, HINDMAN, WALKER**

NAYS: NONE

MOTION 2: SIGNIFICANCE

1st: MS. PARATI

2nd: MR. RUMSCH

Ms. Parati moved that the property does have historic significance, including not only the year of construction but the architectural style, and therefore, move to determine that the building has special significance and value towards maintaining the character of the Dilworth neighborhood.

VOTE: 11/0

**AYES: HADEN, BARTH, PARATI, MURYN, JORDAN, PHARES,
LANGLEY, LINEBERGER, RUMSCH, HINDMAN, WALKER**

NAYS: NONE

MOTION 3: APPROVED

1st: MS. PARATI

2nd: MR. RUMSCH

Ms. Parati moved to approve the project with a 365 day stay of demolition.

VOTE: 11/0

AYES: HADEN, BARTH, PARATI, MURYN, JORDAN, PHARES,

NAYS: NONE

DECISION:

APPLICATION FOR DEMOLITION APPROVED WITH A 365 DAY STAY.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: HENNINGSON

MR. JORDON LEFT THE MEETING AT 3:40PM AND DID NOT RETURN.

APPLICATION: HDCCMA 2019-00367, 1513, 1515, 1521 SOUTH MINT STREET – COMMERCIAL BUILDING REHABILITATION

EXISTING CONDITIONS:

The existing properties are connected brick Industrial/Commercial buildings. 1513 S. Mint was constructed c. 1927 and 1515 S. Mint was constructed c. 1946.

1513 S. Mint is a three-bay commercial building. Material is brick running bond (painted) with a parapet roof with decorative soldier course brick at the roofline and above the storefront openings. Most of the original storefront openings have been infilled over the years with a combination of glass block and wood paneling. The original wood framed glass and metal transoms remain intact over the left and center bays. The three signage spaces appear to be later additions. The rear third of the building appears to be a later addition. The lot size is approximately 50' x 150'.

1515 S. Mint is a four-bay building with smaller storefront windows, a recessed front entry, and a garage bay. Material is brick common bond, painted. A soldier course of inset brick runs the length of the building above the windows and doors giving the storefront a modified tripartite design. The top third of the building has inset header bricks that form a rectangle across all four bays, likely originally intended as an area for signage. The lot size is approximately 50' x 150'.

1521 S. Mint is a vacant gravel lot used for parking. Adjacent structures are commercial buildings, parking lots and single family residential to the rear along Westwood Avenue and Wickford Place.

PROPOSAL

A non-original rear addition to 1513 S. Mint is proposed for removal. The proposed project is for changes to fenestration and the addition of awnings, lighting, signage and murals.

- Fenestration openings and material is confirmed, the final locations and designs of all doors and windows are not. Material: 2" x 4" aluminum storefront. Design: fixed storefront, roll-up doors, roll-up windows.
- Mural locations are confirmed. Design: Abstract, realistic, or historical to tell the story of the Gold District. Materials: Either painted or three dimensional with use of metals, woods, synthetic materials, clays or stones.
- Signage locations are estimates and not confirmed.
- Awning locations and dimensions are estimates; materials to be wood and metal.
- Lighting locations are conceptual; form is to be downward-directed goose neck lighting and sconces. Designs may include contemporary, industrial and period lighting.

STAFF ANALYSIS:

Staff has the following concerns with the proposal:

1. Awnings may be reviewed under 'Additions'.
2. Limit LED lighting warmth levels to 2000-3000k.
3. Verify that signage meets HDC standards in addition to the TOD standards outlined in the proposal.

4. For the ‘subject to change’ elements (e.g.: awning material and location, window/door opening details, and signage, etc.) if there are no other questions or concerns with the overall design, then Staff recommends:
- a. Approval with the following Conditions:
 - Detailed plans be brought back to the Commission for full review once the project has progressed and tenants are confirmed. Detailed plans include but are not limited to: windows and doors, signage, canopies/awnings, lighting, parking screening, and murals.
 - Nothing in this approval guarantees a COA will be granted for future plans submitted to the Commission.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVE

1st: MS. HINDMAN

2nd: MR. RUMSCH

Ms. Hindman moved to approve only the fenestration, window storefront and doors, the material, painted brick, and windows, parking, and the demolition of the non-historic rear addition of 1513. All other items come back to the commission.

VOTE: 10/0

AYES: HADEN, PARATI, MURYN, PHARES, BARTH
LANGLEY, LINEBERGER, RUMSCH, WALKER HINDMAN

NAYS: NONE

DECISION:

APPLICATION FOR COMMERCIAL BUILDING REHABILITATION APPROVED.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: HENNINGSON | JORDAN

MR. BARTH LEFT THE MEETING AT 4:20PM AND DID NOT RETURN.

APPLICATION: HDCCMA 2019-00528, 1525 S. MINT STREET + 404 WESTWOOD AVENUE – COMMERCIAL BUILDING REHABILITATION

EXISTING CONDITIONS:

1525 South Mint Street was constructed c. 1933. Architectural features include a three-bay front façade with a recessed central entry, parapet roof and soldier course brick details. Decorative brick pilasters on the front and right elevations appear to separate former window openings, that have since been infilled with concrete block. Window openings on the left elevation have also been infilled, the sills are intact and visible. Two original windows on the rear elevation have been painted over and are proposed for restoration. Lot size is 50 x 150. 404 Westwood Avenue is a vacant lot used for parking, measuring approximately 46’ x 100’. Adjacent structures are commercial buildings, parking lots and single family residential to the rear along Westwood Avenue and Wickford Place.

PROPOSAL:

The proposed project is for new window/door openings, changes to existing openings, and the addition of awnings, lighting, and signage.

- Fenestration openings and material is confirmed, the final locations and designs of all doors and windows are not. Material: 2” x 4” aluminum storefront. Design: fixed storefront, roll-up doors, roll-up windows.
- Signage placement is an estimate and not confirmed.
- Awning location is an estimate; materials to be wood and metal.
- Lighting location is estimate; design to be period decorative sconces.

STAFF ANALYSIS:

Staff has the following concerns with the proposal:

1. Awnings may be reviewed under ‘Additions’.
2. Limit LED lighting warmth levels to 2000-3000k.
3. Verify that signage meets HDC standards in addition to the TOD standards outlined in the proposal.
4. For the ‘subject to change’ elements (e.g.: awning material and location, window/door opening details, and signage, etc.) if there are no other questions or concerns with the overall design, then Staff recommends:
 - a. Approval with the following Conditions:
 - Detailed plans be brought back to the Commission for full review once the project has progressed and tenants are confirmed. Detailed plans include but are not limited to: windows and doors, signage, canopies/awnings, lighting, parking screening, and fencing.
 - Nothing in this approval guarantees a COA will be granted for future plans submitted to the Commission.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED/CONTINUED^{1st}: MS HINDMAN ^{2nd}: MS. PARATI

Ms. Hindman moved to approve fenestration at locations as shown except for the front elevation per 4.14. Ms. Hindman moved to continue the application for window light patterns to mimic existing rear windows in a pattern-like configuration, orientation, and proportion per 4.14, number 7, the rowlock sills at all windows, and the front window widths, pilaster to pilaster. The application was also continued the restudy of the dumpster location and screening per 8.8, number 4 and 5.

VOTE: 9/0

AYES: HADEN, PARATI, MURYN, PHARES, HINDMAN
LANGLEY, LINEBERGER, RUMSCH, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR FENESTRATION APPROVED AT LOCATIONS SHOWN.
CONTINUE FOR WINDOWS, ROWLOCK SILLS, AND DUMPSTER SCREENING/RESTUDY.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: HENNINGSON | JORDAN | BARTH
MS. HINDMAN RECUSED HIMSELF FROM THE NEXT APPLICATION.
MR. RUMSCH RECUSED HIMSELF FROM THE NEXT APPLICATION.

APPLICATION: HDCCMA, 2019-00529, 1529 AND 1537 SOUTH MINT STREET - COMMERCIAL BUILDING REHABILITATION

EXISTING CONDITIONS:

1529 South Mint Street was constructed c. 1962 and 1537 South Mint Street was constructed c. 1967. Both structures are utilitarian concrete block buildings constructed as service garages. Lot size is 150 x 150. Adjacent structures are commercial buildings, parking lots and single family residential to the rear along Westwood Avenue and Wickford Place.

1529 South Mint appears to originally have been a small flat roof building, and a later addition with shallow pitch gable roof added to the back. Window and door opening sizes also vary between the front portion and back addition. The most notable features on 1529 South Mint street are the original windows on the left and right elevations.

1537 South Mint Street is four-bay concrete block building. The fourth bay on the right elevation appears to be a later addition to the structure. The building has a minimalist parapet roof delineated by Roman brick found on many mid-century buildings, which is difficult to see because the brick is painted. This brick feature wraps around the left elevation for a few courses under the flat roof. There appears to be two original windows on the far rear right elevation.

PROPOSAL

The proposed project is for new window/door openings, changes to existing openings, and the addition of awnings, lighting, signage and murals.

- Fenestration openings and material is confirmed, the final locations and designs of all doors and windows are not. Material: 2" x 4" aluminum storefront. Design: fixed storefront, roll-up doors, roll-up windows.
- Mural locations are confirmed. Design: Abstract, realistic, or historical to tell the story of the Gold District. Materials: Either painted or three dimensional with use of metals, woods, synthetic materials, Clays or stones.
- Signage locations are estimates and not confirmed.
- Awning locations and dimensions are estimates; materials to be wood and metal.
- Lighting location are conceptual; form is to be downward-directed goose neck lighting and sconces. Designs may include contemporary, industrial and period lighting.

STAFF ANALYSIS:

Staff has the following concerns with the proposal:

1. Awnings may be reviewed under 'Additions'.
2. Limit LED lighting warmth levels to 2000-3000k.
3. Verify that signage meets HDC standards in addition to the TOD standards outlined in the proposal.
4. For the 'subject to change' elements (e.g.: awning material and location, window/door opening details, and signage, etc.) if there are no other questions or concerns with the overall design, then Staff recommends:
 - a. Approval with the following Conditions:
 - Detailed plans be brought back to the Commission for full review once the project has progressed and tenants are confirmed. Detailed plans include but are not limited to: windows and doors, signage, canopies/awnings, lighting, parking screening, and fencing.
 - Nothing in this approval guarantees a COA will be granted for future plans submitted to the Commission.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED/CONTINUED

1st: MS. PARATI

2nd: MR. PHARES

Ms. Parati moved to approve the parking situation as it is according to our guidelines 8.3, numbers 9 and 11. Ms. Parati also contend that the applicants can maintain the fenestration locations and bring back more information, on the state of the current windows and clearly defined elevations regarding those windows and provide information that meets guidelines 4.14 for replacement windows. Finally, more information on the screenings for the dumpsters according to guidelines 8.8, numbers 4 and 5.

VOTE: 7/0

AYES: HADEN, PARATI, MURYN, PHARES,
LANGLEY, LINEBERGER, WALKER

NAYS: NONE

DECISION:

APPLICATION FOR THE PARKING AND THE WINDOW LOCATIONS APPROVED.
CONTINUED FOR DUMPSTER SCREENING AND PROPOSED WINDOW MATERIAL.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: HENNINGSON | JORDAN | BARTH
MS. HINDMAN RETURNED TO THE MEETING FOR THE NEXT APPLICATION AT 5:35PM.
MR. RUMSCH RETURNED TO THE MEETING FOR THE NEXT APPLICATION AT 5:35PM.
MS. WALKER LEFT THE MEETING AT 5:35PM AND DID NOT RETURN.

APPLICATION: HDCRMA 2019-00479, 821 WALNUT AVENUE – ADDITION

EXISTING CONDITIONS:

The existing structure one-story Bungalow with Tudor elements constructed in 1937, located at the edge of the Wesley Heights Local Historic District. Architectural features include brick porch columns, and stucco with timbering in all three gables. All windows and doors are replacements and not original to the house. According to the National Register nomination, the front door used to have a glazing pattern similar to the 6/1 windows. Siding material is unpainted brick. Lot size is approximately 50' x 190'. Adjacent structures are 1-2 story single-family and multi-family houses. The garage at the rear was also constructed in 1937 and is considered a contributing element to the Wesley Heights National Register Historic District.

PROPOSAL

The proposal is a one-story rear addition, which increases the square footage by more than 50% and includes a bump out on the left elevation. The addition's new roof will tie in below the existing ridge. Materials include brick to match existing, fiber cement and wood on the right elevation bump out, and all wood trim to match existing. New windows to be aluminum clad in a 6/1 pattern to match existing. Two mature pecan trees will be removed to allow for the construction of the addition, and replanting is proposed.

STAFF ANALYSIS:

Staff has the following concerns with the proposal:

1. The proposal is not incongruous with the District.
2. Fenestration changes on left elevation of main house.
3. Loss of original left rear corner of the house.
4. Garage doors should be authentically separate or trimmed out to appear to be two, separate doors.
5. 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: APPROVED/CONTINUED 1st: MR. RUMSCH 2nd: MS. PARATI

Mr. Rumsch moved to approve the removal of the large tree in the backyard, with replanting, and to save the smaller tree in the backyard with a construction protection plan; and for a reconfiguration of the back deck to accommodate the protection of the small tree. Mr. Rumsch continued the application for a restudy of the left side elevation. The corner under the gable end needs to be defined as an outside corner, and the two windows need to be relocated so as not to be positioned under that section of the roof. A restudy of the center bump-out with the 3/12 pitch for a new roof configuration. On the right-hand side elevation, removal of the transom window and replacing it with a double hung window and the garage door to be approved by staff.

VOTE: 8/0

AYES: HADEN, PARATI, MURYN, PHARES, HINDMAN

NAYS: NONE

DECISION:

APPLICATION TO REMOVE LARGETREE, WITH REPLANTING, AND SAVE SMALLER TREE IN BACKYARD APPROVED. CONTINUE FOR A RESTUDY OF THE LEFT SIDE ELEVATION AND THE TWO WINDOWS RELOCATED. RESTUDY OF THE CENTER BUMP-OUT

ABSENT | RECUSE | LEFT MEETING:

ABSENT: HENNINGSON | JORDAN | BARTH | WALKER

APPLICATION: HDCRMA 2019-00393, 1617 WILMORE DRIVE – ADDITION

EXISTING CONDITIONS:

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

PROPOSAL:

The proposal is a second story addition that begins just behind the front rooms of the house. Height increase is approximately 5'-6". Materials include German lap wood siding, wood trim and a painted brick foundation to match existing. No changes proposed to existing windows on the front, left and right elevations. No impacts to mature canopy trees.

STAFF ANALYSIS:

Staff has the following concerns with the proposal:

1. Height increase from 18'-2' to 23'-8 ½".
2. Addition is co-planer on left, right, and rear elevations creating two-story walls.
3. Roof form on right elevation.
4. Rear yard open space calculations not provided.

SPEAKERS [FOR | AGAINST]:

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

MOTION: DENIED

1st: MR. RUMSCH

2nd: MS. PARATI

Mr. Rumsch moved to deny this application based on the design guidelines for additions, page 7.2, numbers 1, 2, 3, 5, and 6.

VOTE: 8/0

AYES: HADEN, PARATI, MURYN, PHARES, HINDMMAN, LANGLEY, LINEBERGER, RUMSCH

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION DENID.

APPLICATIONS NOT HEARD DUE TO TIME CONSTRAINTS

HDCRMI 00514, 318 GRANDIN ROAD
HDCRMI 2019-00440, 716 WOODRUFF PLACE
HDCRMA 2019-00476, 412 GRANDIN ROAD

APPROVAL OF MINUTES

MR. Rumsch made a motion to approve the July minutes.
Mr. Langley second the approval. The vote was unanimous.

Mr. Phares made a motion to approve the August minutes.
Mr. Langley second the approval. The vote was unanimous.

Mr. Haden adjourned the meeting at 6:50 PM.

Linda Keich
Clerk to Historic District