



APPROVED DECEMBER 11 2019

HISTORIC DISTRICT COMMISSION
September 23 – Room 901

MINUTES

MEMBERS PRESENT: Mr. James Haden (Chairperson)
Mr. P.J. Henningson
Ms. Jessica Hindman (2nd Vice-Chairperson)
Mr. John Phares
Mr. Damon Rumsch
Mr. Chris Barth
Mr. Chris Muryn
Ms. Jill Walker

MEMBERS ABSENT: Ms. Kim Parati
Ms. Christa Lineberger
Mr. Sean Langley
Mr. James Jordan

OTHERS PRESENT: Ms. Kristi Harpst, Administrator of the Historic District Commission
Ms. Candice Leite, 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 special September meeting of the Historic District Commission (Commission) meeting to order at 1:35 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:

NOT HEARD SEPTEMBER 11, 2019

HDCRMA 2019-00476	412 Grandin Road	Wesley Heights
HDCCMI 2019-00516	1621 Dilworth Road E	Dilworth

NOT HEARD SEPTEMBER 11, 2019

ABSENT | RECUSE | LEFT MEETING:

ABSENT: JORDAN, LANGLEY, LINEBERGER, PARATI, HINDMAN

APPLICATION: HDCRMA 2019-00476, 412 GRANDIN ROAD – ADDITION

EXISTING CONDITIONS:

The existing structure known as the Todd House. Constructed in 1928, the one-story frame Craftsman bungalow has a basic rectangular mass covered with a hipped roof. Architectural features include exposed rafters on the front dormers, 8/1 wood double-hung windows, an engaged front porch supported by painted brick piers and square wood columns, wood vent details, two brick chimneys, and German siding. The lot slopes down from right to left. Existing ridge height is 17'-2" on the right and 17'-9" on the left. The lot size is approximately 55' x 187.5'.

PROPOSAL:

The proposal is a one-story rear addition located approximately 48'-3" back from the front thermal wall of the house. No changes in the ridge height. The addition bumps out on both the right and left elevations, for a total width increase of approximately 12'. On the left elevation a pair of non-historic replacement windows will be removed and salvaged historic windows from elsewhere on the house will be installed. Historic windows proposed for removal will be salvaged and re-used on the addition. Proposed materials are brick foundation, wood German lap siding and trim to match existing, and new windows will be either double-hung or casement with Simulated True Divided Lights (STDL) in a 6/1 pattern to match existing. Post-construction the rear-yard impermeable area will be 15%. There are no impacts to mature canopy trees.

STAFF ANALYSIS:

Staff has the following concerns with the proposal:

1. The loss of both original rear corners of the house.
2. All windows, doors, siding, rear porch columns, and other details are not incongruous with the structure or the district.
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: APPROVED W/ CONDITIONS

1st: MR. RUMSCH

2nd: MR. PHARES

Mr. Rumsch moved to approve this application as submitted, because it meets our guidelines 7.2, with the condition that staff will help the client revise the rear elevation to simplify the addition to look more like a rear entry instead of the front of the house. The brick on the new foundation should not be painted.

VOTE: 7/0

AYES: HADEN, HENNINGSON, PHARES, RUMSCH, BARTH, MURYN,
WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: PARATI, LINEBERGER, LANGLEY, JORDAN

MR. PHARES LEAVES THE MEETING AT 2:15 PM.

MS. HINDMAN ARRIVES AT 2:20 PM AND WAS PRESENT FOR THE REST OF THE MEETING

APPLICATION: HDCCMI 2019-00516, 1621 DILWORTH ROAD EAST - ADDITION

EXISTING CONDITIONS:

The existing structure two-story Colonial Revival brick building constructed in 1938, located on the campus of Saint Patrick's Cathedral. Architectural features include a side gable roof with parapet detail, a recessed central entrance, decorative corbelled cornice, and brick quoins at the corners. All windows and doors are replacements and not original to the structure. The left elevation features a much later carport/sunroom addition. Adjacent structures include the Gothic Revival Cathedral and two-story single-family houses across the street.

PROPOSAL:

The proposal is changes to a non-original carport/sunroom addition on the left elevation, and changes to a small one-story, non-original rear entry addition. The carport/sunroom will be converted to heated living space. The roof will also be changed to a pitch roof with parapet details to match the original structure. Proposed ridge height is 24'-11 1/2", which will tie in well below the main ridge. The one-story rear addition will be slightly expanded to a footprint of approximately 8'-6 1/2" x 13'-8 1/2" and changed to a screen porch. The existing shallow pitched roof will change to a new sloped metal roof to match an existing metal roof on the right elevation. Materials include brick to match existing, wood siding on the second level and all trim and roof details to match existing. New windows will be aluminum clad to match the existing replacement windows. No trees are impacted by the proposed project.

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. Additional details needed about the doors (design + materials) on both the side and rear additions.
3. Additional information (materials + dimensions) needed about the proposed new skylight on the rear elevation.
4. Minor revisions may be reviewed by staff (door + skylight details).

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED

1st: MR. HENNINGSON

2nd: MS. WALKER

Mr. Henningson moved to continue this application per guideline 7.2, number 2, limit the size of the addition so it does not visually overpower the existing building. This is specifically referencing the chimney. Revisit the vertical element of the chimney's massing. Provide details on the windows, the skylight, and the screened porch.

VOTE: 7/0

AYES HADEN, HENNINGSON, HINDMAN, RUMSCH, BARTH, MURYN,
WALKER

NAYS: NONE

DECISION:

APPLICATION FOR ADDITION CONTINUED.

Mr. Haden adjourned the meeting at 3:00 PM.

Linda Keich
Clerk to Historic District