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HISTORIC DISTRICT COMMISSION  
December 13, 2023 | Room 267

MINUTES

- MEMBERS PRESENT: Kim Parati (Vice Chair)  
Shauna Bell  
Christa Lineberger  
Brett Taylor  
Sarah Wheat  
Jill Walker  
Heather Wojick
- MEMBERS ABSENT: Nichelle Hawkins (Chair)  
Chris Barth (2<sup>nd</sup> Vice Chair)  
Scott Whitlock  
Vacant, At Large  
Vacant, Resident-Owner Hermitage Court  
Vacant, Resident-Owner Oaklawn Park
- OTHERS PRESENT: Kristi Harpst, HDC Program Manager  
Jen Baehr, HDC Staff  
Candice Leite, HDC Staff  
Marilyn Drath, HDC Staff  
JT Faucette, HDC Staff  
Jill Sanchez-Myers, Senior Assistant City Attorney  
Nicole Hewett, Assistant City Attorney  
Candy Thomas, Court Reporter

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With a quorum present, Vice Chair Parati called the December meeting of the Historic District Commission (Commission) meeting to order at 1:06 pm. Vice Chair Parati began the meeting by introducing the Staff and Commissioners and explaining the meeting procedure. All interested parties planning to give testimony – FOR or AGAINST – must submit a form to speak and must be sworn in. Staff will present a description of each proposed project to the Commission. The Commissioners and the Applicants will then discuss the project. Audience members signed up to speak either FOR or AGAINST will be called to the podium for each agenda item. Presentations by the Applicants and audience members must be concise and focused on the **Charlotte Historic District Design Standards**. The Commission and Staff may question the Applicant. The Applicant may present sworn witnesses who will be subject to questioning by the Commission and Staff. The Applicant will be given an opportunity to respond to comments by interested parties. After hearing each application, the Commission will review, discuss, and consider the information that has been gathered and

presented. During discussion and deliberation, only the Commission and Staff may speak. The Commission may vote to reopen this part of the meeting for questions, comments, or clarification. Once the review is completed, a MOTION will be made to Approve, Deny, or Continue the review of the application at a future meeting. A majority vote of the Commission members present is required for a decision to be reached. All exhibits remain with the Commission. If an Applicant feels there is a conflict of interest of any Commissioner, or there is an association that would be prejudicial, that should be revealed at the beginning of the hearing of a particular case. The Commission is quasi-judicial body and can accept only sworn testimony. Staff will report any additional comments received and while the Commission will not specifically exclude hearsay evidence, it is only given limited weight. Vice Chair Parati asked that everyone please silence any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. Vice Chair Parati requested that those in the audience remain quiet during the hearings. An audience member will be asked once to be quiet and the need for a second request will require removal from the room. Vice Chair Parati swore in all Applicants and Staff and continued to swear in people as they arrived for the duration of the meeting. Appeals from the Historic District Commission are to the Zoning Board of Adjustment within thirty (30) days from the date of the decision to appeal. This is in accordance with Section 10.213 of the City Zoning Ordinance.

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**INDEX OF ADDRESSES:**

**CONSENT**

HDCMA-2023-01126, 427 East Bv	Dilworth
HDCRMI-2023-01091, 2116 Dilworth Rd W	Dilworth

**NOT HEARD AT THE NOVEMBER 8 MEETING**

HDCRMI-2023-00263, 1801 Washington Av	McCrorey Heights
HDCRMIA-2023-00660, 309 W Kingston Av	Wilmore
HDCRDEMO-2023-00610, 2005 Cleveland Av	Dilworth

**CONTINUED FROM THE OCTOBER 13 MEETING**

HDCRMI-2022-00590, 1615 The Plaza	Plaza Midwood
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**CONTINUED FROM THE NOVEMBER 8 MEETING**

HDCRMI-2023-00612, 1314 Lafayette Av	Dilworth
HDCCMA-2023-00663, 1823 Cleveland Av	Dilworth
HDCCMA-2023-00283, 424-428 West Bv	Wilmore
HDCRMA-2023-00865, 306 N Graham St/420 W 6 <sup>th</sup> St	Fourth Ward

**NEW CASES**

HDCRMAA-2023-00661, 1917 Thomas Av	Plaza Midwood
HDCRMA-2023-00665, 1607 Dilworth Rd W	Dilworth
HDCCMI-2023-00667, 129 N Poplar St	Fourth Ward
HDCRMI-2023-00668, 412 E Kingston Av	Dilworth
HDCRMI-2023-00673, 719 Templeton Av	Dilworth
HDCRMA-2023-00773, 2025 Charlotte Dr	Dilworth

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**CONSENT**

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: BARTH, HAWKINS, WHITLOCK

**APPLICATION:**

**HDCCMA-2023-01126, 427 EAST BV (PID: 12308310) – NEW CONSTRUCTION, COMMERCIAL – REAFFIRMATION**

**EXISTING CONDITIONS:**

The site is currently paved with asphalt and used for parking. There is a 10’ alley in the rear. Lot size is approximately 50’ x 140’. Adjacent structures are a mixture of 1.5, 2, and 2.5-story multi-family and commercial buildings.

**PROPOSAL:**

The proposed project is a reaffirmation of a previously approved project. The Commission approved the new construction of a commercial building on May 11, 2022, under application number HDCCMA-2022-00090 with the following Conditions:

- a. Per Standard 6.12, the ganged window mull trim to be six inches and a continuous gang, with the upper casing and the sill continuous.
- b. Per Standard 6.14, the narrow dimension at the bay, provide similar cases of that condition with a 12-inch variance from the three feet as proposed.
- c. Provide dimensions on items included in the Staff memo.

In September 2022, under application number HDCCMA-2022-00780, the Commission approved a change in proportions and roof form, to maintain approved height, to better relate to the existing structure at 429 East Boulevard.

**STAFF RECOMMENDATIONS:**

- 1. The project is not incongruous with the district and meets the Standards for New Construction, Chapters 6 and 7.
- 2. Per 10.4.1 of the Rules for Procedure, Staff recommends Approval of the project for meeting the Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to Staff for final review, with the following Conditions:
  - a. The conditions of the previously approved project are to remain in effect.
  - a. The conditions of the previously approved project are to remain in effect.
- 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 Vice Chair Parati’s invitation to speak either for or against this application.

**MOTION: APPROVE**

**1<sup>st</sup>: BELL      2<sup>nd</sup>: WALKER**

Ms. Bell moved to approve the application for reaffirmation as it is not incongruous with the district and that it met the Standards for New Construction found in Chapters 6 and 7. Ms. Bell also asked that the permit-ready construction drawings be submitted to Staff for final approval and match the previously approved project.

Ms. Walker seconded the motion.

**VOTE: 7/0**

**AYES: BELL, LINEBERGER, PARATI, TAYLOR, WALKER, WHEAT, WOJICK**

**NAYS: NONE**

**DECISION: APPLICATION FOR NEW CONSTRUCTION, COMMERCIAL -- REAFFIRMATION – APPROVED.**

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: BARTH, HAWKINS, WHITLOCK

RECUSED: TAYLOR

**APPLICATION:**

**HDCRMI-2023-01091, 2116 DILWORTH RD W (PID: 12112222) – ACCESSORY BUILDING**

**EXISTING CONDITIONS:**

The existing structure is 1.5 story Bungalow constructed c. 1934. Architectural features include Craftsman and Tudor detailing including clipped gable roof with clipped side gables and a partial width hip roof front porch on brick columns. The windows are 15/1, 12/1, and 6/1 double-hung wood. The front porch also features a wide decorative trim band which extends along the right elevation. Exterior materials are unpainted brick and stuccoed and timbered gables. The lot size is approximately 99' x 150'. Adjacent structures are 1.5, 2, and 2.5-story residential buildings.

**PROPOSAL:**

The proposed project is changes to access stairs to the rear yard and new accessory structure in the rear yard. The existing stairs from the deck to the rear yard are not original and will be removed. A new landing and porch stair will be installed, see Sheets SP1, A7, A8, and A9.

An existing dilapidated accessory structure will be demolition and a new 1.5-story accessory structure will be constructed in the same general location but will meet required setbacks. Proposed height at the front elevation 20'-7¼" as measured from grade to ridge. Total height as measured from lowest grade is not provided. The accessory structure will be shorter than the primary structure as shown on Sheet A9. Building footprint measures approximately 20'-0" x 28'-0". Siding, corner boards, window/door/roof trim and decorative elements, such as brackets, are traditional to match the main structure. The garage doors will be wood and authentically separate. New windows proposed to be aluminum clad wood with Simulated True Divided Light (STD L) in a pattern to match the primary structure. Elevations are shown on Sheets A3 – A6.

Sitework includes the removal of a brick patio, installation of new concrete paved area and new stone tile patio, and a new aluminum fence to replace an existing wood fence along the right property line, see Sheet SP1. No impact to trees. Post-construction, rear yard impervious surfaces will be 39%.

**STAFF RECOMMENDATIONS:**

1. The project is not incongruous with the district and meets the Standards for New Construction for Residential Buildings, Chapter 6, and Accessory Buildings, 8.10.
2. Per 10.4.1 of the Rules for Procedure, Staff recommends Approval of the project for meeting the Standards and that this item be heard as a Consent Agenda item, with permit-ready construction drawings submitted to Staff for final review, with the following Conditions:
  - a. Provide total height as measured from lowest grade.
  - b. Provide window and door specifications that meet HDC requirements.
  - c. Provide a window trim detail with dimensions.
  - d. The shake siding should be individually applied shakes not panels of shakes.
  - e. Provide foundation details. Consider adding a wood skirt and drip cap to separate the foundation from the wood lap siding.
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 Vice Chair Parati's invitation to speak either for or against this application.

**MOTION: APPROVE WITH CONDITIONS**

**1<sup>st</sup>: WHEAT**

**2<sup>nd</sup>: WOJICK**

Ms. Wheat moved to approve the application because it is not incongruous with the district and meets the Standards for new construction of residential buildings, Chapter 6, and accessory buildings in Standard 8.10. She made the motion with the following conditions: that the applicant provide total height from the lowest grade, window and door

specifications that meet HDC requirements, a window trim detail with dimensions, that the shake siding be installed individually and not be panels of shakes, and that foundation details are provided. Ms. Wheat recommended that the applicant consider adding a wood skirt and drip cap to separate the foundation from the wood lap siding.

Ms. Wojick seconded the motion.

**VOTE: 6/0**

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

**NAYS: NONE**

**DECISION: APPLICATION FOR ACCESSORY BUILDING – APPROVED WITH CONDITIONS.**

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**NOT HEARD AT THE NOVEMBER 8 MEETING**

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: BARTH, HAWKINS, WHITLOCK

RETURNED: TAYLOR

**APPLICATION:**

**HDCRMI-2023-00263, 1801 WASHINGTON AV (PID: 07840706) —ADDITION, WINDOW and DOOR CHANGES, & DRIVEWAY**

**EXISTING CONDITIONS:**

The existing building is a 1.5-story American Small House with Colonial Revival and Tudor Revival elements constructed c. 1952-1955. Architectural features include a T-shape main gable, complex plan with many projections, small front gable dormer, 2 exterior & 1 interior chimneys, diamond pane window to right of entry, original 6/6 and 4/4 windows, except center picture window on left front, and original front door with diagonal 3-lights. There is an uncovered front patio with a brick foundation, the porch material is unclear. Exterior is unpainted red brick with Ashlar stone on the front projecting gable and around the front door. An original, detached two-vehicle garage is also present. The lot size is approximately 50' x 179'. Adjacent structures are 1, 1.5, and 2-story residential buildings.

**PROPOSAL:**

The proposed project is in multiple parts:

1. Screen porch addition over existing patio.
  - a. The new front porch shed roof will be standing seam metal at a pitch of 3.5/12, supported by square 4 x 4 columns. The columns will be wrapped with fiber cement trim boards. The screens will have aluminum frames. Lap siding will be installed on the left side. A new tile floor will be installed.
  - b. The non-original picture window is proposed to be replaced with a door to connect the interior with the new screen porch. The original 4/4 windows will remain.
2. Dormer addition on left elevation.
  - a. A new dormer will be installed on the left elevation, tying in below the existing ridges. Proposed roof material is standing seam metal. The dormer will have lap siding with corner boards and awning windows.
  - b. A secondary interior chimney will be removed to install the dormer.
3. Right elevation changes
  - a. A new standing seam metal roof is proposed to be installed over a side entry. The roof will be supported by brackets.

- b. Changes are proposed to the location of the existing side entry door and two windows. The door and window will swap places. The second window is proposed to be eliminated. New brick will be installed in the openings.
- 4. Storm windows.
  - a. Existing windows will be maintained and repaired with full light storm windows installed.

The project also includes repair work to both the primary structure and the accessory structure, which is approvable at the administrative level. Primary structure repairs: roofing, exterior trim and soffits, and masonry repointing where cracked. Repairs to the accessory structure include roof replacement and repairs to framing, trim, and doors. A replacement concrete driveway is also proposed. The proposed project also includes a new concrete walkway and patio, which is also approvable administratively.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

- 1. Screen porch addition over existing patio
  - a. What are the dimensions of the fiber cement siding?
  - b. The screen porch is completely reversible.
- 2. Dormer addition on left elevation
  - a. What are the dimensions of the fiber cement siding?
  - b. What is the corner board material and dimensions?
  - c. Window specifications that meet HDC Standards are needed for the awning windows.
  - d. What is the pitch of the shed roof dormer? Is it possible to use asphalt shingle siding instead?
- 3. Right elevation changes
  - a. Provide a brick and mortar sample for the areas to be infilled.
- 4. Window repair/replacement
  - a. Confirm that all windows will be retained and repaired, and none are proposed for replacement other than the right elevation changes as noted above?
  - b. Staff can work out the details of the storm windows.
- 5. Minor changes can be approved by Staff such as the siding and trim specifications, window specifications, brick/mortar matching, and storm windows, provided these items meet the HDC Standards

**SPEAKERS [FOR | AGAINST]:**

No one accepted Vice Chair Parati’s invitation to speak either for or against this application.

**MOTION: APPROVE WITH CONDITIONS**

**1<sup>st</sup>: WOJICK**

**2<sup>nd</sup>: BELL**

Ms. Wojick moved to approve the revised proposed scope of work including the dormer addition on the left side of the house, the right elevation changes, the storm window with repair to existing windows and new storm windows, trim repair, and soffit repair. Ms. Wojick requested that the applicant work with Staff on roofing materials, as metal roofing is incongruous with Standard 4.5.

Ms. Bell seconded the motion.

Ms. Lineberger offered a friendly amendment that Staff review the window on the left elevation of the shed and ensure consistency. Ms. Wojick and Ms. Bell accepted the friendly amendment.

**VOTE: 7/0**

**AYES: BELL, LINEBERGER, PARATI, TAYLOR, WALKER, WHEAT, WOJICK**

**NAYS: NONE**

**DECISION: APPLICATION FOR ADDITION, WINDOW AND DOOR CHANGES, & DRIVEWAY -- APPROVED WITH CONDITIONS.**

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: BARTH, HAWKINS, WHITLOCK

**APPLICATION:**

**HDCRMIA-2023-00660, 309 W KINGSTON AV (PID: 11907914) – WINDOW and FRONT DOOR REPLACEMENT, AFTER THE FACT**

**EXISTING CONDITIONS:**

The existing structure is an American Small House was built c. 1946. Architectural features include an engaged partial width front porch supported by square columns, unpainted brick exterior, exterior brick chimney, and 2/2 wood windows. The lot size is approximately 50'x 185'. Adjacent structures are mainly a mixture of 1- and 2-story residential buildings.

**PROPOSAL:**

The proposed project is window replacement and front door replacement.

1. The existing three-light, wood front door will be removed. A new fiberglass door with a six-light window will be installed. The door opening will be shortened with infill trim.
2. The original 2/2 (horizontal grids) double-hung wood windows will be removed. New vinyl 3/1 single-hung windows will be installed. The new windows will have grids between the glass and no exterior muntins. The paired single-pane windows on the front elevation at the front porch will remain.
3. On the basement level the louvered windows will be removed. New vinyl 3/1 single-hung windows will be installed. The new windows will have grids between the glass and no exterior muntins.

The new fence and new front porch rail meet the Design Standards for Staff approval and do not require Commission review. The project is considered an After The Fact review, with the Commission reviewing the project on its merits according to the Design Standards as if work has not yet occurred.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Front door
  - a. The fiberglass replacement front door and added trim (smaller opening) is incongruous with the Standard for Front Doors and Entrances (page 4.10 #2, #3, and #4).
2. Windows
  - a. Was the original wood trim retained or was it replaced?
  - b. Rear elevation photos not provided. Were windows changed on the rear elevation too?
  - c. Removing original windows is incongruous with the Standard for Windows (pages 4.12 - 4.14 #1, #2, and #3).
  - d. The vinyl 3/1 replacement windows (with grids between the glass) are incongruous with the Standard for Windows (pages 4.12 - 4.14 #10, #17, #18, and #19).
3. The fence and front porch railing may be approved by Staff.

**SPEAKERS [FOR | AGAINST]:**

No one accepted Vice Chair Parati's invitation to speak either for or against this application.

**MOTION: DENY**

**1<sup>st</sup>: LINEBERGER**

**2<sup>nd</sup>: WALKER**

Ms. Lineberger moved to deny the application, as the front door and window replacement details are incongruous with the Standards for front doors and entrances, 4.10, numbers 2, 3, and 4, windows, 4.12 through 4.14, numbers 10, 17, 18, and 19, and because the Commission does not approve vinyl windows per 4.12 through 4.14, numbers 1, 2, and 3. Ms. Lineberger added that the fence and front porch rail can be approved by Staff.

Ms. Walker seconded the motion.

**VOTE: 7/0**

**AYES: BELL, LINEBERGER, PARATI, TAYLOR, WALKER, WHEAT, WOJICK**

**NAYS: NONE**

**DECISION: APPLICATION FOR WINDOW and FRONT DOOR REPLACEMENT – DENIED.**

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: BARTH, HAWKINS, WHITLOCK

**APPLICATION:**

**HDCRDEMO-2023-00610, 2005 CLEVELAND AV (PID:12106711) – DEMOLITION**

**EXISTING CONDITIONS:**

The existing structure is a one story Colonial style house constructed in 1900 and is further described as a “Triple A mill house” in the Dilworth National Register of Historic Places. The front porch of the house was removed but has since been reconstructed according to the original plans documented in *Cotton Mills, Commercial Features: A Text-Book for the Use of Textile Schools and Investors* by Daniel Augustus Tompkins (1899). A zoning ordinance text amendment was passed in 2015 to allow the Zoning Administrator to approve true restoration projects that do not meet current zoning setbacks. An application for front porch restoration was reviewed and approved at the administrative level under COA# HDCADMRM-2017-00670 in November 2017. Adjacent properties are multi-family, mixed use, and commercial. The house was designated as a historic landmark in 1982.

**PROPOSAL:**

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

1. Zoutewelle survey
2. Property survey (2015)
3. Digital photos of all sides of building
4. Digital photos of significant architectural details
5. Elevation drawings and plans provided are from the Daniel Augustus Tompkins (1899) plan book

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. An updated version of the property survey is needed. The provided survey does not include the front porch.
2. The elevation drawings and plans provided are from the 1899 plan book. Measured, *as-built*, architectural drawings specific to the structure that document existing conditions are typically required.
3. Are there any mature canopy trees on the property? If so, a tree protection plan will be needed, and the location of the trees should be included on a site plan or property survey.
4. The Commission will determine if the application is complete.
5. The Commission will determine whether the building has special significance to the Dilworth Local Historic District. With affirmative determination, the Commission can apply up to a 365-Day Stay of Demolition and require a 90-day waiting period to review new construction plans.





The property owner is proposing to replace 12 non-original double-hung windows with 6/1 double hung Champion 365 Comfort vinyl sash-kit windows. The windows will have custom-made wood muntins to match depth and profile of true divided lights: 6 windows on the right elevation; 1 window on the rear elevation; and 5 windows on the left elevation. All the window openings are to remain the same in size and location. The original wood trim is to remain. The original windows located on the front elevation of the house are to remain. The project is considered an After The Fact review, with the Commission reviewing the project on its merits according to the Design Standards as if work has not yet occurred.

*Revised Proposal – December 13, 2023*

- Additional photos provided of windows post-installation.
- Photos provided showing existing conditions of windows for houses on The Plaza, Thomas Avenue, and Belvedere Avenue.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. The existing windows to be replaced are non-original replacement windows.
2. The installation of vinyl windows is incongruous with the Standards for windows 4.14, numbers 13, 18, and 19.
3. The Commission will determine if the proposed project meets the Standards for windows 4.12 through 4.14.
4. HDC archive information about the photos and addresses provided as examples:
  - a. 2037 The Plaza – Windows are the same as when the district was established in 1992.
  - b. 2031-2033 The Plaza – Retains original wood windows. Storm windows are installed.
  - c. 1614 Belvedere Av – Retains the original wood windows. COA# HDCADMRM-2019-00201, approved new wood double-hung windows on the addition to match existing on the house.
  - d. 2020 Thomas Av – Retains the original wood windows in the first level, brick historic portion of the structure. A second level addition was approved in 2006 with the new windows to be wood to match existing.
  - e. 1918 Thomas Av - Replacement windows pre-date 2011. The windows in the front gable appear to have been changed between September 2021 and June 2014.
  - f. 1926 Thomas Av – Retains original wood windows except for the paired window to the right of the front porch. This window was changed sometime between June 2014 and February 2016.
  - g. 2027 The Plaza – Windows were replaced prior to when the district was established in 1992. The two sets of paired windows on the front elevation are replacements of plate glass replacement windows.
  - h. 1609/1611 The Plaza, Accessory Structure – COA# HDCRMI-2019-00647 approved Sierra Pacific aluminum clad with 7/8” muntins.

**SPEAKERS [FOR | AGAINST]:**

No one accepted Vice Chair Parati’s invitation to speak either for or against this application.

**MOTION: DENY**

**1<sup>st</sup>: LINEBERGER**

**2<sup>nd</sup>: BELL**

Ms. Lineberger moved to deny the project for not meeting the Standards for windows and cited Standards 4.14 numbers, 1 through 8.

Ms. Bell seconded the motion.

**VOTE: 7/0**

**AYES: LINEBERGER, BELL, PARATI, TAYLOR, WALKER, WHEAT, WOJICK**

**NAYS: NONE**

**DECISION: APPLICATION TO REPLACE NON-ORIGINAL WINDOWS, AFTER THE FACT – DENIED.**

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CONTINUED FROM THE NOVEMBER 8 MEETING – AFTER THE FACT

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: BARTH, HAWKINS, WHITLOCK

**APPLICATION:**

**HDCRMI-2023-00612, 1314 LAFAYETTE AV (PID: 12309413) – ADDITION (SOLAR PANELS)**

*This application was continued from the November 8, 2023 meeting for the following items:*

1. *Restudy on the placement of the solar panels.*
2. *Strongly suggest that the applicants come back with a plan that shows the pedestrian point of view and pay attention to the private realm space and back, according to the definition of the private realm as found in Standard 6.3, and according to the Standards for placement of solar panels found in Roofs, 4.5, number 6.*

**EXISTING CONDITIONS:**

The existing structure is a one-story Ranch constructed c. 1955. Architectural features include a low-hip roof with a large central chimney, an inset front door, large picture windows and bands of transom windows on the front elevation. The exterior is painted brick. Lot size is approximately 75' x 176'. Adjacent structures are 1- and 2-story single-family houses. Previously approved projects include modifications to an existing accessory structure under COA# HDCADMRM-2021-00369 and a new in-ground swimming pool under COA# HDCADMRM-2022-00370.

**PROPOSAL:**

The proposal is the addition of solar panels to the asphalt shingle roof of the main building and an accessory building. The panels will be flush mounted and no-tilt. Proposed locations are the rear elevation roof, a portion of the left elevation roof, and the left elevation of the c. 2015 accessory structure's roof. The exterior equipment will be installed on the left elevation of the main house.

*Revised Proposal*

- Solar panel locations changed to the back portion of the exterior slope of the left elevation roof, the interior slope of the left elevation roof, and the rear slope of the main roof

**STAFF ANALYSIS:**

Staff has the following comments about the project:

1. Confirm that no changes will be made to the roof structure.
2. Provide a more precise location of where exterior equipment will be installed and information about screening.
3. Minor revisions may be reviewed by Staff.

**SPEAKERS [FOR | AGAINST]:**

No one accepted Vice Chair Parati's invitation to speak either for or against this application.

**MOTION: CONTINUE**

**1<sup>st</sup>: TAYLOR**

**2<sup>nd</sup>: LINEBERGER**

Mr. Taylor moved to continue the application and requested that the applicant return with a plan that shows the pedestrian point of view and pays attention to the private realm space.

Ms. Lineberger seconded the motion.

**VOTE: 7/0**

**AYES: BELL, LINEBERGER, PARATI, TAYLOR, WALKER,  
WHEAT, WOJICK**

**NAYS: NONE**

**DECISION: APPLICATION FOR ADDITION (SOLAR PANELS) – CONTINUED.**

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: BARTH, HAWKINS, WHITLOCK

**APPLICATION:**

**HDCMA-2023-00663, 1823 CLEVELAND AV (PID: 12105301) – COMMERCIAL – RELOCATION/ADDITION**

***This application was continued from the November 8, 2023 meeting for the following items:***

1. *Continuing for a restudy of the third floor roof top addition, per Standards for:*
  - a. *Roof Form and Materials, 7.12.*
  - b. *Massing and Complexity of Form, 7.7.*
  - c. *Height and Width, 7.8.*
  - d. *Additions, 7.17.*

**EXISTING CONDITIONS:**

The site includes the former Dilworth Methodist Church South (1829 Cleveland Av) and vacant lot currently used for parking. The former church building was constructed c. 1915. Architectural features include a hip roof and domed belvedere, round arched bays with fanlights, and rectangular transoms over the front bays. The front elevation has a classical portico with a pedimented fanlight gable on massive Doric columns. The exterior is unpainted brick with cast stone accents. The existing building measures approximately 34.4' in height from grade to ridge, and 50.4' in height to the highest point. The lot size is approximately 150' x 150'. Adjacent structures are a mix of 1 and 2 story residential and commercial structures.

**PROPOSAL:**

The proposed project in multiple parts: 1.) the relocation of the c. 1903 Leeper-Wyatt store building from South Boulevard to the project site with the setback to match 1829 Cleveland, 2.) rear addition, 3.) rooftop addition, and 4.) installation of new lighting.

The only changes proposed to the historic building is the addition of lighting on all elevations. Lighting details are shown on Sheet HDC-4.

The Leeper-Wyatt store building is proposed to be demolished under approved "1923 South Blvd Mixed Use" project (LDUTOD-2022-00010). It is a locally designated Historic Landmark and the relocation and proposed additions to the building will also require review by the Charlotte-Mecklenburg Historic Landmark Commission.

Rear addition for egress stairs:

- Measures approximately 39'-5" in height.
- The footprint measures approximately 23'-6" x 11'-2".
- Windows will match existing on the original building.
- A new service entry door will be installed on the left elevation.
- Proposed materials are brick and mortar to match existing.

Rooftop addition:

- The central portion of the rooftop addition begins approximately 7'-8" from the rear of the parapet with the main portion of the addition beginning at 22'-6" from the rear of the parapet.
- The addition will bring the total building height to approximately 42'-5 ½".
- Proposed materials are a metal and glass structure with standing seam metal roof.
- A metal handrail will be installed behind the parapet.

*Note:* This project is specifically being considered due to the relocation of the Leeper-Wyatt store building to preserve a designated Historic Landmark. The moving of the building, the construction of a rear addition and rooftop addition are all being considered together to support the relocation of the Leeper-Wyatt Store building. If the project is approved and the Leeper-Wyatt Store is not moved to this site, then no portion of the project may proceed and a new application for new construction will be required.

*Revised Proposal – November 8, 2023*

- Rear addition stepped in from left corner, see HDC-4, HDC-5, and HDC-7.
- Rear addition roof changed.
- Perspective Streetview renderings provided.

*Revised Proposal – December 13, 2023*

- Roof addition redesigned and height lowered to 42'-4".
- New perspective renderings provided.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. The proposed building with the rooftop addition will bring the total building height to approximately 42'-4". This is shorter than the new construction recently approved at 1913 Cleveland Avenue, which measures approximately 45'-4" in height at the front elevation on Cleveland Avenue.
2. Rear addition
  - a. New brick and mortar should be of a color and dimension similar to the existing and remain unpainted according to the Design Standards, Masonry 5.5 – 5.6 and Paint 5.8.
3. Site work:
  - a. Add note to site plan to note that the rolled curb, concrete steps and sidewalls will be reconstructed to match existing.
  - b. Add a note to the site plan to indicate a minimum 18" planting strip will be left between the building foundation and any new paving.
4. Minor changes may be approved by Staff, including property equipment enclosure details.

**SPEAKERS [FOR | AGAINST]:**

Six speakers accepted Vice Chair Parati's invitation to speak on this application, three in favor and three opposed.

**MOTION: APPROVE WITH CONDITIONS**

**1<sup>st</sup>: WOJICK**

**2<sup>nd</sup>: TAYLOR**

Ms. Wojick moved to approve the application because the application meets the Design Standards. She stated that the applicant had addressed the issues being restudied from the November meeting, including Standards 1.2, number 9; 1.3; 7.17, numbers 2, 3, and 6; and 4.1; the Secretary of the Interior's Standards 2.5, numbers 4, 9, and 10; and finally the National Park Service Brief Number 14, numbers 9 and 10. Ms. Wojick said that based on the adaptive reuse of this historic structure being located within a historic district, the Commission was using those Design Standards to support the approval of the project.

Mr. Taylor seconded the motion.

**VOTE: 4/3**

**AYES: PARATI, TAYLOR, WHEAT, WOJICK**

**DECISION: APPLICATION FOR BUILDING RELOCATION & NEW ADDITION – APPROVED WITH CONDITIONS.**

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: BARTH, HAWKINS, WHITLOCK

**APPLICATION:**

**HDCCMA-2023-00283, 424-428 WEST BV (PID: 11907801) – NEW CONSTRUCTION – REHABILITATION**

***This application was continued from the September 13, 2023 meeting for the following items:***

1. *Wilmore School building. Provide documentation that the windows are beyond repair.*

*This information was not provided at the November meeting and thus this item of continuance was not reviewed.*

***This application was continued from the November 8, 2023 meeting for the following items:***

1. *Chapter 6: Context, 6.2; Setback, 6.5; Spacing, 6.6; Orientation, 6.7; Massing and Complexity of Form, 6.8; and Height and Width, 6.9.*
2. *Secretary of the Interior's Standards, 2.5.*
3. *Chapter 7 and all of the discussion the Commission had.*
4. *The Commission has not looked at the details of the application.*

**EXISTING CONDITIONS:**

The Wilmore Elementary School was designed by Louis H. Asbury, Sr. and originally constructed in 1925. Two additions were made to the school. In 1948, the building was expanded to the east to house a cafeteria, auditorium, one classroom, and nurses' room. The last addition was in 1970s when the rectangular wing was added to the front of the building and an addition at the rear of the building was constructed to contain a new library, workroom, lounge, classroom, administrative spaces, and two conference rooms. The 1948 addition was designed by architect Martin E. Boyer, Jr., and the 1970s addition by Tebee P. Hakwins & Associates.

The original building and 1948 classroom addition is two stories in height (34.4' including parapet), six bays long and one bay in depth. The building forms an L-shape with a one-bay by one-bay second on the northwest portion of the building. The building is clad in unpainted brick with a metal-capped parapet wall and what appears to be a flat gravel roof. The original building has stone water tables on all elevations with additional stone details on the south elevation. Wood double-hung windows comprise the majority of the fenestration and are presented either singular or in groups of three. Above the windows are brick soldier course lintels and at their base, brick sills. The lot size is approximately 400' x 400'. Adjacent structures are 1.5 and 2-story residential buildings.

**PROPOSAL:**

The proposal is in two parts.

1. Rehabilitation and adaptive reuse of the 1925 and 1948 portions of the historic Wilmore School building. The 1970s addition on the front will be removed and the original front façade restored. The 1970s rear addition will also be removed. The proposed project includes replacement of all windows.
2. New construction of mixed-use building on the vacant land (currently an asphalt parking lot) surrounding the school building. The proposed new buildings are proposed to range in height from 37' to 65'. Proposed exterior materials include red brick to coordinate with the school building and fiber cement lap siding on the uppermost level. Cast stone accents will be used at the foundation, roof/setback parapets, and entries. Proposed windows are vinyl single-hung with divided lights in a dark bronze or black color.

*Revised Proposal – November 8, 2023*

- Project is in three parts:

1. Wilmore school building rehabilitation and adaptive reuse.
  2. New construction of a mixed-use building along S. Mint Street and a portion of West Boulevard.
  3. New construction of multi-family townhouses along W. Kingston Avenue.
- Context setback exhibits provided for S. Mint Street, W. Kingston Avenue, and West Boulevard.
  - Revised site plan.
  - Original plans for the Wilmore school building provided.
  - Exterior and interior photos of Wilmore School windows provided.
  - Elevation design changes of townhomes along W. Kingston.
  - Elevation design changes of mixed-used building along S. Mint Street/West Boulevard.
  - Setback on W. Kingston Avenue is approximately 51'-0" as measured from back of curb to front thermal wall for the units closest to the residential single-family. The September proposal setback was 40'-8".
  - Setback on W. Kingston Avenue for majority of units is +/- 40'-0". The September proposal setback was 31'-2 1/2".
  - Setback on West Boulevard is now 62'-5" and 66'-10". The September proposal setback was 40'-6" and 46'-0".

*Revised Proposal – December 13, 2023*

- Wilmore School Building
  - No updates provided.
- Townhomes
  - Design changed including roof forms, elevations, width, spacing, and orientation.
  - Setback
    - For the unit closest to the residential single-family, setback ranges from 50'-0" to 58'-0" as measured from back of curb to front thermal wall. The November proposal setback was 51'-0" and the September proposal setback was 40'-8".
    - Setbacks for the two, four-unit buildings in the middle is not provided. The September proposal setback was 31'-2 1/2".
    - Setback to W. Kingston for the unit closest to S. Mint is 40'-5".
    - Setback is not provided for S. Mint.
  - Width
    - The width of the two, four-unit buildings in the middle is 62'-0".
    - Width not provided for the other buildings.
  - Height
    - For the unit closest to the residential single-family, height is 33'-2". Height for the remainder of the units is 37'-0", which is changed from the November proposal height of 45'-0".
- Mixed-Use Building
  - Setbacks
    - S. Mint - range from 53'-5" to 29'-1 1/2" to 38'-3" and 25'-1" at the Retail building at the corner of S. Mint and W. Blvd, which is unchanged from the November proposal.
    - West Blvd – unchanged from November proposal.
  - Width/Length – not provided.
  - Height of majority of the building is 34'-5" as measured from the top of the parking deck entry to the top of the 3<sup>rd</sup> story, and 44'-8" to the top of the building. The overall building height is 4" shorter than the November proposal.
  - Retail building height is 38'-0", which is unchanged from the November proposal.
- Comparison exhibits of site plan revisions and townhome elevations provided.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Rehabilitation of Wilmore School Building
  - a. Documentation of existing conditions of every window is needed.
  - b. An evaluation by a professional experience with window restoration is needed.
2. Townhomes
  - a. Provide setbacks for the two, four-unit buildings in the middle.

- b. Provide setbacks between townhomes and S. Mint.
- 3. Multi-Use Building
  - a. Massing, rhythm, setback, scale, height, and width/length.
  - b. Provide width/length of the building.
  - c. Provide heights from grade to ridge for all portions of the building.
- 4. Materials and Details.
  - a. Dimensions and details about the fiber cement lap siding needed. Brick and mortar sample needed. Vinyl windows are not approvable.
  - b. Detail drawings needed for windows, doors, railings, eaves, transition between brick and siding, window/door trim, storefronts, signage, parapet design for brick and siding exteriors, retail landscape patio, lighting, etc.

**SPEAKERS [FOR | AGAINST]:**

One speaker accepted Vice Chair Parati’s invitation to speak against this application.

**MOTION 1: APPROVE WITH CONDITIONS                      1<sup>st</sup>: WOJICK                      2<sup>nd</sup>: WALKER**

Ms. Wojick moved to approve the portion of the application that surrounds the rehabilitation and adaptive reuse of the school building, including the removal of the 1970s addition from the front and rear facades, the proposal to repair as many of the windows as possible, and to work with Staff on replacement window specifications, as needed. Ms. Wojick cited the Secretary of the Interior’s Standards 2.5, Design Standards Chapter 4 for Rehabilitation including 4.12 through 4.14 for windows, and that the brick will remain unpainted per Standard 5.5, number 3.

Ms. Walker seconded the motion.

**VOTE 1: 7/0**

**AYES: BELL, LINEBERGER, PARATI, TAYLOR, WALKER, WHEAT, WOJICK**

**NAYS: NONE**

**DECISION 1: APPLICATION FOR REHABILITATION OF THE HISTORIC SCHOOL- APPROVED WITH CONDITIONS.**

**MOTION 2: CONTINUE    1<sup>st</sup>: LINEBERGER    2<sup>nd</sup>: WHEAT**

Ms. Lineberger moved to continue the portions of the application about the townhouses, citing Chapter 6 of the Design Standards, specifically 6.2 for context, 6.5 for setback, 6.6 for spacing, 6.7 for orientation, 6.8 for massing and complexity of form, 6.9 for height and width, 6.13, number 1 for roof form and materials, 6.17 for porches, 6.18 for materials, 6.13, number 2 for dormers and number 8 for multifamily buildings on corner lots, and 6.15 for doors and windows.

Ms. Wheat seconded the motion.

**VOTE 2: 7/0**

**AYES: BELL, LINEBERGER, PARATI, TAYLOR, WALKER, WHEAT, WOJICK**

**NAYS: NONE**

**DECISION 2: APPLICATION FOR THENEW CONSTRUCTION OF TOWNHOUSES – CONTINUED.**

**MOTION 3: CONTINUE    1<sup>st</sup>: BELL    2<sup>nd</sup>: LINEBERGER**

Ms. Bell moved to continue the application for the gateway portion of the application citing Standards Chapters 6 and 7.

Ms. Lineberger seconded the motion.

**VOTE 3: 7/0**

**AYES: BELL, LINEBERGER, PARATI, TAYLOR, WALKER, WHEAT, WOJICK**



**NAYS: NONE**

**DECISION 3: APPLICATION FOR THE NEW CONSTRUCTION OF THE GATEWAY BUILDING- CONTINUED.**

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**ABSENT | RECUSE | LEFT MEETING | RETURNED:**

ABSENT: BARTH, HAWKINS, WHITLOCK

RECUSED AND LEFT: LINEBERGER

**APPLICATION:**

**HDCRMA-2023-00865, 306 N GRAHAM ST/420 W 6<sup>TH</sup> ST (PID: 07806401 & 07806402) – NEW CONSTRUCTION – COMMERCIAL/MULTI-FAMILY**

***This application was continued from the November 8, 2023 meeting for the following items:***

- 1. Massing 7.7. Restudy the rear elevation and come back with something that's closer to what the HDC originally approved. Restudy the Juliet balconies. The full inset balconies helped to break up the massing, so if full inset balconies are not possible show something else to help break up the massing.*
- 2. Scale 7.9. Restudy the step-backs as they go up levels to show some kind of separation or delineation between the residential and commercial.*

**EXISTING CONDITIONS:**

There are two parcels with three structures that are all connected and form a U-shape. The lot size of 306 N. Graham Street is approximately 309' x 197'. The lot size of 420 W. 6<sup>th</sup> Street is approximately 68' x 194'. Adjacent structures are commercial and multi-family buildings.

306 N. Graham Street (PID# 07806401): Constructed c. 1928, the two-story structure is a classic historic commercial building with a storefront on the first level, windows on the upper façade, and decorative cornice. The storefront windows are replacements but the highly decorative brick and cast stone detailing remain intact.

A one-story brick building with a decorative stepped parapet connects the two-story commercial building with the one-story building located at 420 W. 6<sup>th</sup> Street.

420 W 6<sup>th</sup> Street (PID# 07806402): One structure, constructed c. 1950. The building is a one-story, brick building with an American bond brick pattern in the front section, the middle section of the building has a running bond brick pattern, and the rear section of the building is concrete block. The front elevation fronts on N. Graham Street and architectural features include a brick wing wall and large storefront windows that wrap around the right elevation.

The Commission approved Demolition of the structures with a 365-day stay on March 9, 2022.

**PROPOSAL:**

The proposed project is changes to a previously approved project. The Commission approved the new construction of a mixed-used multi-family and commercial building on March 8, 2023. The Approval with Conditions letter is attached.

The proposed changes are detailed in side-by-side images in the attached presentation, see Sheets A8, A23, A25, A26, A36, A37, A38, A39, A40, A41, A42, A43, A44, and A45. The provided color renderings also show side-by-side-comparisons of the proposed changes. Some of the proposed adjustments include:

- Building step-backs have changed.
- Setbacks have increased along N. Graham Street.
- An access stair was added between the historic building and new townhomes on N. Graham Street.

- A rooftop use has been added to the historic building on N. Graham Street. The building design along 7<sup>th</sup> street has also changed slightly.
- Along N. Graham the building design changes are mostly to levels 1 and 2 to further given the impression of individual buildings using façade breaks. Some minor alterations have been made to levels 3-7 as well. The grading has also been adjusted. Stoops have been removed from some of the townhome units on N. Graham Street.
- Minor changes made to the design of the 7<sup>th</sup> Street elevation.
- Rear elevation design has been changed to comply with Duke Energy requirements. The green wall has been eliminated as well due to concerns around lack of light and material breakdown.
- Roof changes include the expansion of the parapet size.
- The most significant change relates to the existing historic structure at 306 N. Graham St. Additional structural evaluation has determined the building is not salvageable and requires demolition. The applicants propose to reconstruct the front portion of the historic building and incorporate it into the project as originally planned. The restoration details are shown on A46. The only proposed change is to the second level above the windows, where a roof deck will be created.

*Revised Proposal*

- Building setbacks returned to original locations/amounts, see Sheets 21b, 29b, 35b, and A40b.
- Rear façade green wall restored to match original submission, see Sheets 22b, 32b, 33b, and 34b.
- Second floor store fronts smaller light configuration, see Sheets 29b, 30a, 35b, and A38b.

**STAFF ANALYSIS:**

Staff has the following comments about the proposal:

1. Final plans to include all the Conditions required as part of the initial approval.
2. Per the applicant's request, the Commission is not reviewing lighting or signage at this time. The applicant is required to come back to the Commission for review of these items when that information becomes available.
3. Minor changes may be approved by Staff.

**SPEAKERS [FOR | AGAINST]:**

No one accepted Vice Chair Parati's invitation to speak either for or against this application.

**MOTION: APPROVE**

**1<sup>st</sup>: BELL**

**2<sup>nd</sup>: WOJICK**

Ms. Bell moved to approve the application as the applicant has addressed the issues related to massing and scale in Standards 7.7 and 7.9.

Ms. Wojick seconded the motion.

**VOTE: 6/0**

**AYES: BELL, PARATI, TAYLOR, WALKER, WHEAT, WOJICK**

**NAYS: NONE**

**DECISION: APPLICATION FOR THE NEW CONSTRUCTION OF COMMERCIAL/MULTI-FAMILY – APPROVED.**

Due to time constraints the following cases will be heard at the January 10<sup>th</sup>, 2024 meeting:

- HDCRMAA-2023-00661, 1917 Thomas Av
- HDCRMA-2023-00665, 1607 Dilworth Rd W
- HDCCMI-2023-00667, 129 N Poplar St
- HDCRMI-2023-00668, 412 E Kingston Av

HDCRMI-2023-00673, 719 Templeton Av  
HDCRMA-2023-00737, 2025 Charlotte Dr

With no further business to discuss, Vice Chair Parati adjourned the meeting at 7:05 pm.