



HISTORIC DISTRICT COMMISSION
January 18, 2023 | Room 267

MINUTES

- MEMBERS PRESENT: Kim Parati (Chair)
Chris Barth (2nd Vice-Chair)
Noelle Bell
Phil Goodwin
Jill Walker
Sarah Wheat
Heather Wojick
- MEMBERS ABSENT: Nichelle Hawkins (Vice Chair)
Jessica Hindman
Christa Lineberger
Scott Whitlock
- OTHERS PRESENT: Kristi Harpst, HDC Program Manager
Jenny Shugart, HDC Staff
Candice Leite, HDC Staff
Jill Sanchez-Myers, Senior Assistant City Attorney
Thomas Powers, Senior Assistant City Attorney
Joyce Lynn Shannon, Court Reporter

With a quorum present, Chair Parati called the regular December meeting of the Historic District Commission (Commission) meeting to order at 1:05 pm. 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 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. Chair Parati asked that everyone please turn to silent operation any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. Chair Parati said that those in the audience must be quiet during the hearings. An audience member will be asked once to be quiet and the need for a second request will be removal from the room. Chair Parati swore in all Applicants and Staff and continued to swear in people as they arrived for the duration of the meeting. Appeal from the Historic District Commission is to the Zoning Board of Adjustment. One has thirty (30) days from the date of the decision to appeal. This is in accordance with Section 10.213 of the City Zoning Ordinance.

INDEX OF ADDRESSES:

NOT HEARD AT THE JANUARY 11 MEETING

HDCRMI-2022-00637, 1113 Myrtle Av	Dilworth
HDCRMA-2022-00775, 501 N Poplar St	Fourth Ward
HDCRMA-2022-00564, 2315 Charlotte Dr	Dilworth
HDCCMI-2022-00805, 1512-1514 Southwood Av	Wilmore
HDCRMIA-2022-00817, 1819 Lennox Av	Dilworth
HDCADMRM-2022-00580, 1918 Woodcrest Av	Wilmore

NEW CASES:

HDCCMA-2022-00954, 1913 Cleveland Av	Dilworth
HDCRMA-2022-00865, 258 W Park Av	Wilmore
HDCRMIA-2022-00820, 1529 Thomas Av	Dilworth

NOT HEARD AT THE JANUARY 11 MEETING

CASE HDCRMI-2022-00637 1113 MYRTLE AV WAS MOVED TO LATER IN THE AGENDA

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: HAWKINS, HINDMAN, LINEBERGER, WHITLOCK

APPLICATION:

HDCRMA-2022-00775, 501 N POPLAR ST (PID: 07803623) – NEW CONSTRUCTION, MULTI-FAMILY

EXISTING CONDITIONS:

The existing structure is two-story, duplex constructed c. 1978. Architectural features a flat roof, wide vertical T1-11 siding with a wide trim band separating the first and second levels, vertically oriented windows, a cantilevered front patio with solid vertical sidewalls, and a brick foundation. A covered stair provides access to the second level at the rear. A solid wall in the same material as the house partially encloses the rear yard and provides screening for parking. The lot size is approximately 56' x 100'. Adjacent structures 2 and 3-story residential structures. On September 14, 2022, the Commission approved the immediate demolition of the building because the applicant intends to recycle, repurpose, and deconstruct as much of the house as possible versus demolishing it.

PROPOSAL:

The proposal is the new construction of a multi-family structure. Height is 38'-2" to ridge from finished grade. Setback is 14'-11 ½" to the front porch from back of curb. The front porch is 8" deep. The proposed materials are:

1. Roof – synthetic shake with cementitious fascia and freeze

2. Siding – “wood look” cementitious lap siding with 8” reveal. Synthetic shingle siding in the bump-out on the left elevation.
3. Corner boards and trim– smooth cementitious
4. Front doors – wood with stained glass windows, with cementitious trim
5. Windows – 2/2 double-hung and fixed, sage colored electro-chromatic glass, cementitious trim
6. Brackets – cementitious
7. Porch column and railings – wood
8. Foundation and front porch steps – thin brick veneer (HDC-018)

Site features are shown on HDC-011 but most dimensions are not provided. At corner entrance, a stone front patio and double front walk in stone connects the entrance to N. Poplar and W. 8th Street. A stone water feature is proposed along W. 8th Street. A wide stone walkway and front patio is proposed for the entrance to the rear unit facing W. 8th Street. A brick retaining wall, masonry driveway and 6’ tall fence/driveway gate is proposed in the rear yard.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Massing/Directional Expression/Foundation/Roof Forms. Building appears horizontal rather than vertical. Flat roof. Foundation height appears too low for the style of architecture and the street context.
2. Fenestration
 - a. Glass is required to be the most translucent possible. Sage colored or electro-chromatic is not approvable per the Design Standards.
 - b. Left elevation: Ganged window proportions and mullion trim dimensions.
 - c. Rear elevation: proportions of small windows
 - d. Right elevation: proportions and rhythm, including the third level.
3. Materials
 - a. Samples needed for all alternative materials requested.
 - b. Brand and thickness needed for proposed siding materials.
 - c. Wood trim for windows, doors, corner boards, etc. is typically required for cementitious siding.
 - d. Roof material requested has not yet been reviewed by the Commission.
4. Site features
 - a. Dimensions needed.
 - b. Stone walkways are incongruous with the Fourth Ward Local Historic District.
 - c. Fencing detail needed (staff approvable).

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED

1st: GOODWIN 2nd: BELL

Mr. Goodwin moved to continue this application for clarification of the setbacks on the drawings, including the thermal wall versus the porch as well as to restudy the roof forms, especially for the third floor to make them more consistent with the historic context (including bringing the third-floor walls and the pool fencing in to make the third-floor elements look more built-in and looking at the height of the eave). Materials were not discussed. This continuation is based on Standards including, but not limited to: Setback 6.5 and Additions 6.23.

VOTE: 7/0

AYES: BELL, WOJICK, BARTH, WHEAT, GOODWIN, WALKER, PARATI

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION, MULTI-FAMILY CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: HAWKINS, HINDMAN, LINEBERGER, WHITLOCK

RECUSE: PARATI

APPLICATION:

HDCRMA-2022-00564, 2315 CHARLOTTE DR (PID: 12112610) - ADDITION

EXISTING CONDITIONS:

The existing structure is a 1.5-story Picturesque Revival constructed c. 1925. Architectural features include a steeply pitched side gable roof with a cross gabled projection and lower front gables, one over the arched recessed entry. Other features include an unpainted brick exterior, 6/6 double-hung wood windows, pent eaves on the gable ends, and an uncovered partial width front porch that originally had a broken terracotta floor. The lot size measures approximately 60' x 161'. Adjacent structures are a mixture of 1.5 and 2-story residential buildings.

PROPOSAL:

The proposed project is multi-part. Proposed new windows on all portions of the project are Kolbe Ultra with Simulated True Divided Light (STD L) muntins.

Part A: Removing an original ganged window on the front elevation, constructing a new bay window on the front elevation, and removing a paired window to add an exterior chimney to the right elevation. There are foundation issues at the left front corner of the building which will also be fixed. Proposed materials include brick/mortar to match existing. The bay window will have 6" wood lap siding, a copper roof, and double-hung wood windows to match existing. See A-4.0 and A-4.1.

Part B: Removal of a dormer on the right elevation. Add dormers to the left and right elevations, behind the main ridge. The dormers will tie in below the main ridge and will not be taller than the original main ridge. Proposed materials include 6" fiber cement lap siding. The roof over the side entry door will also be extended. See A-4.1, A-4.2, and A-4.3.

Part C: Roof and window changes on the first level of the left elevation. Remove existing shed roof over entry door and extend the main roof over the entry door. Relocate a window from behind an existing bump out to flank the entry door. Brick/mortar to match existing will be toothed into the window opening. See A-4.1.

Part D: Right elevation changes include a new addition and new fenestration. A small bump-out addition will be constructed on the first level. The addition is behind the front thermal wall and chimney, not visible from the street. Proposed materials include brick/mortar to match existing. The historic window openings will be shortened, and the windows changed to be casement with tempered glass. New brick/mortar will infill the areas below the shortened windows. See A-4.3.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Dormers. Windowpane configuration on dormers is incongruous with the existing windows on the house, A-4.1, A-4.2 and A-4.3
2. Right elevation window changes, A-4.3.
 - a. The pane configuration is incongruous with the existing windows on the house.
 - b. The mullion trim is too narrow on the new paired window.
 - c. With the exception of the windows flanking the chimney, no original windows are proposed to be retained on the right elevation.
3. Window detail with trim dimensions needed for fields of siding and brick.
4. Dormers appear to be coplanar on the rear elevation.
5. What is the thickness of the proposed fiber cement siding on the dormers?

6. HVAC screening needed to street and neighboring property.
7. Request a note on the plans to indicate all brick/mortar to remain unpainted.

SPEAKERS [FOR | AGAINST]:

No one accepted 2nd Chair Barth's invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS 1st: WOJICK 2nd: WALKER

Ms. Wojick moved to approve this application with the following conditions: that the master bedroom windows remain as existing; that the mullion layout be redesigned to mimic the proportions of the existing, traditional double-hung windows; the addition of the bay to reuse the original windows; the removal and repair of existing foundation and brickwork in affected areas as presented in the drawings; the addition of the fireplace on the left side of the house as indicated on the drawings; the addition for the master bathroom with shed dormers on either side of the second floor; the extension of the roof line over the existing kitchen door; the adjustment of the window to the right of the kitchen door. This approval with conditions is based on Standards including, but not limited to: Windows 4.14, #1 and #6; Doors and Windows 6.15, #2, #3 and #4; Masonry 5.5, #2 and #4; Additions 6.20, #1 through #7.

Mr. Goodwin made a friendly amendment: applicant to fix the dormers at the rear elevation.

VOTE: 6/0

AYES: BELL, WOJICK, WHEAT, GOODWIN, WALKER, BARTH

NAYS: NONE

DECISION: APPLICATION FOR ADDITION APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: HAWKINS, HINDMAN, LINEBERGER, WHITLOCK

RECUSE: PARATI

APPLICATION:

HDCCMI-2022-00805, 1512-1514 SOUTHWOOD AV (PID: 11908311) – WINDOW & DOOR CHANGES/SITE WORK/SIGNAGE

EXISTING CONDITIONS:

The parcel contains two structures: a one-story, single-family residential Bungalow constructed c. 1936 and a two-story masonry Commercial structure constructed c. 1958. The Bungalow has Colonial Revival elements such as the 6/1 double-hung windows and decorative triangular vent. The building is wrapped in vinyl siding and trim. The original portions of the Commercial building have a brick exterior, with the rear wrapped in vinyl. A later addition is concrete block. Windows and doors are aluminum. The lot size is approximately 75' x 160'. Adjacent structures 1, 1.5 and 2-story single-family buildings and an industrial building. Demolition was approved with a 365-day delay on March 9, 2022 under application number HDCCDEMO-2021-01111.

PROPOSAL:

The proposal is the rehabilitation of the two-story masonry commercial structure. The residential structure is still proposed for demolition to create a driveway access and a parking area.

On the front elevation, all existing openings are proposed to remain. The existing overhead roll-up door will change to a storefront entry. The existing front entry will become a window. All windows are proposed for replacement with fixed glass. The non-historic shutters will be removed. A new metal awning will be installed over the entry, extending over the central window.

On the right elevation, the many of the existing window openings will be enlarged and become fixed windows. One window will become an entry door. An existing entry door will become a window. Windows will also be created on the existing concrete addition.

On the rear elevation, new windows will be installed, and the roll-up garage door will be replaced with a storefront system. The vinyl siding will be removed, and the original wood lap siding restored.

The existing roof will be replaced with a new metal roof. The existing coping and fascia will also be removed, and a new metal parapet installed.

Site features include the installation of a concrete patio and 1' tall block retaining wall at the front of the structure, a new access driveway and parking area. The new drive and parking will be screened with landscaping. A 24" Oak tree located at the front left corner of the commercial structure is proposed for removal.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Provide additional information about the 24" Oak tree proposed for removal.
2. Landscape wall; location in front yard and material.
3. Provide additional details about the landscaping and screening to be installed, size/species of trees, number of bushes, etc.
4. New sidewalk should not be installed abutting the building; a planting strip should remain between the new walkway and the building.
5. Specifications on new windows are needed.
6. Note the plans that the brick is to remain unpainted.
7. Minor revisions may be reviewed by staff (such as items 3-6 above).

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED

1st: BELL

2nd: BARTH

Ms. Bell moved to continue this application requesting further information on the following items: tree impact on the foundation of the structure that is going to be maintained; functionality of the regrading and retaining wall, including materials; additional evidence that the windows must be replaced. Do not pave up to the foundation of the structure and is to have a planting strip approximately 12 to 24 inches wide between the drive and the house. The option of wood or metal for the underside of the canopy is left up to the applicant. This continuation is based on Standards including, but not limited to: Windows 4.12 through 4.14; Materials 7.16; Storefronts 7.15, #1 through #3; Sidewalks and Parking 8.2, #8; Trees 8.5, #2 and #5; Fences and Walls 8.6, #12 and 8.7, #11.

Mr. Barth made a friendly amendment that metal roofing is being approved under Standard 7.12, #5 and #6 as it relates to this type of building

VOTE: 7/0

AYES: BELL, WOJICK, BARTH, WHEAT, GOODWIN, WALKER, PARATI

NAYS: NONE

DECISION: APPLICATION FOR WINDOW & DOOR CHANGES/SITE WORK/SIGNAGE CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: HAWKINS, HINDMAN, LINEBERGER, WHITLOCK

RECUSE: WOJICK

RETURNED: PARATI AT 4:24PM

APPLICATION:

HDCRMIA-2022-00817, 1819 LENNOX AV (PID: 12108215) – WALKWAY/STAIRS/FENCE (AFTER-THE-FACT)

EXISTING CONDITIONS:

The existing structure is a 1.5-story Craftsman bungalow constructed c. 1925. The building has a front gable with side dormers with chamfered corners. There is a full façade engaged front porch with broad arched frieze. The original windows are double-hung wood 6/1 with square and rectangular panes. The lot size is approximately 50' x 200'. Adjacent structures are 1.5, 2 and 2.5 story residential and commercial buildings.

PROPOSAL:

- The proposed project is for site changes and is in multiple parts:
 - Part A: Remove existing brick retaining wall and install a new retaining wall. The new wall will abut the public sidewalk and extend along the alley on the left property line. Since the CMU block is already installed, the request is to add a thin brick veneer to the wall.
 - Part B: Install new brick front porch stairs and wing walls.
 - Part C: Install a new fence between the existing wood fence and new brick retaining wall.
 - Part D: Remove front concrete walkway and original concrete wing walls to public sidewalk. Install new brick basketweave front walkway, new brick steps to the sidewalk and new brick wingwalls.

- The project is considered an After-the-Fact review, with the Commission reviewing the project on its merits as if work has not yet occurred.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Removal of original concrete stairs and wing walls. Reconstruction to restore original conditions is recommended.
2. What is the width of the existing and proposed sidewalk?
3. Refer to Standards for Sidewalks and Parking, 8.2-8.3, #2 and #7.
4. Refer to Standards for Landscaping and Lawns, 8.4, #1.
5. Refer to Standards for Fences and Walls, 8.6-8.8, #10 and #11.
6. The Commission will determine if the proposed project meets the Standards.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED WITH CONDITIONS 1st: BARTH 2nd: GOODWIN

Mr. Barth made a motion to approve this project as presented with the following conditions: replacement of the veneer on the already existing retaining wall due to its apparent failure and its proximity to a large, maturing tree on the right-hand side of the property and to avoid any further damage to said tree; the brick steps with the applicant deciding whether or not the cap for the cheek walls at the porch be brick or concrete; brick steps to match the rebuilt retaining wall veneer; the proposed barrier fence and the applicant will work with staff for the location and termination of the fence. Exception for the fence is made due to the contextual issues related to this house and because the fence is a continuation of the perimeter of the retaining wall and the site's proximity to a commercial establishment. This approval is based on Standards including, but not limited to: Sidewalks and Paving 8.2, #2; Fences and Walls 8.6, #1 and #4; and Secretary of the Interior Standards 2.5.

VOTE: 5/1

AYES: BELL, BARTH, WHEAT, GOODWIN, WALKER

NAYS: PARATI

DECISION: APPLICATION FOR WALKWAY/STAIRS/FENCE (AFTER-THE-FACT) APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: HAWKINS, HINDMAN, LINEBERGER, WHITLOCK

JOINED MEETING: POWERS 6:29PM

RETURNED: WOJICK 6:28

APPLICATION:

HDCRMI-2022-00637, 1113 MYRTLE AV (PID: 12305182) – TREE REMOVAL

EXISTING CONDITIONS:

The existing property new construction, c. 2021, reviewed under COA# HDCRMA-2021-00085. The lot size is approximately 50' x 100'. Adjacent structures are a mixture of 1, 1.5 and 2-story single and multi-family buildings.

PROPOSAL:

This project is for tree removal of a grouping of four (4) Hackberry trees at the front right corner of the lot. DBH size of the trees are not provided. A report from a Certified Arborist is attached. The application is proposing to plant four (4) Southern Magnolias as replacements along the front right property line.

The trees were required to remain and be protected during construction as a condition of the HDC approval for the new construction under COA# HDCRMA-2019-00085. A review of the tree removal request has also been requested from the City of Charlotte Urban Forestry staff and will be included with the agenda supplement.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The DBH of the trees removed has not been provided.
2. The Commission will determine if the proposed tree removal meets the Standards.
3. Minor changes may be approved by staff, including the tree replanting plan.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED

1st: WALKER 2nd: BELL

Ms. Walker made a motion to approve the removal of these trees. Due to the space, the owner is to replace with two canopy trees from the approved species list with approval by staff. This approval is based on Standards including, but not limited to: Trees 8.5, #1 and #6.

VOTE: 7/0

AYES: BELL, WOJICK, BARTH, WHEAT, WALKER, GOODWIN, PARATI

NAYS: NONE

DECISION: APPLICATION FOR TREE REMOVAL APPROVED.

ABSENT | RECUSE | LEFT MEETING:

ABSENT: HAWKINS, HINDMAN, LINEBERGER, WHITLOCK

APPLICATION:

HDCADMRM-2022-00580, 1918 WOODCREST AV (PID: 11907618) – DRIVEWAY/PARKING (AFTER-THE-FACT)

EXISTING CONDITIONS:

The existing 1-story American Small House was constructed c. 1938. The building has Tudor Revival features including the side gable roofs with cross-gabled projections over the front gables and arched recessed entry, a large, prominent front chimney, unpainted brick exterior, 6/6 double-hung wood windows, and an uncovered partial width front porch with a broken terracotta floor. The lot size is approximately 50’ x 152’. Adjacent structures are 1 and 1.5-story residential buildings.

PROPOSAL:

The proposed project is for a new concrete driveway in the front yard, ending at the front porch. The driveway will be installed up to the foundation of the front porch. The driveway will also extend approximately 53” into the front yard. The project is considered an After-the-Fact review, with the Commission reviewing the project on its merits as if work has not yet occurred.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

Refer to Standards for Sidewalks and Parking, page 8.2-8.3, #6 and #8.

1. The front yard parking at 1904 Woodcrest Avenue has not been approved and is a violation.
2. There are examples of shared driveways throughout the local districts. For example, 612 and 616 South Avenue, and 800 and 724 Walnut Avenue in Wesley Heights.
3. The Commission will determine if the proposed project meets the Standards.

SPEAKERS [FOR | AGAINST]:

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

MOTION: DENY

1st: BARTH

2nd: WHEAT

Mr. Barth made a motion to deny this application. The applicant is to work with staff in developing a driveway plan so that the driveway does not go up to the house and so there won’t be parking in the front of the house. The apron of the driveway is to match the widest point of the driveway. This denial is based on Standards including, but not limited to: Sidewalks and Paving 8.2, #3, #6 and #8.

VOTE: 7/0

AYES: BELL, WOJICK, BARTH, WHEAT, GOODWIN, WALKER, PARATI

NAYS: NONE

DECISION: APPLICATION FOR DRIVEWAY/PARKING (AFTER-THE-FACT) DENIED.

Due to time constraints the following cases will be heard at the February 8, 2023 meeting.

- HDCCMA-2022-00954, 1913 Cleveland Av
- HDCRMA-2022-00865, 258 W Park Av
- HDCRMIA-2022-00820, 1529 Thomas Av

The November 9, 2022 minutes were approved.

The December 14, 2022 minutes were approved with correction to page 3 that Standard 6.3 should be 6.13.

With no further business to discuss, Chair Parati adjourned the meeting at 7:04 PM.

Jenny Shugart, Planning Project Coordinator - Historic District Commission