



HISTORIC DISTRICT COMMISSION
March 8, 2023 | Room 267

MINUTES

- MEMBERS PRESENT: Kim Parati (Chair)
Nichelle Hawkins (Vice Chair)
Chris Barth (2nd Vice-Chair)
Phil Goodwin
Christa Lineberger
Jill Walker
Sarah Wheat
Scott Whitlock
Heather Wojick
- MEMBERS ABSENT: Noelle Bell
Vacant (3)
- OTHERS PRESENT: Kristi Harpst, HDC Program Manager
Cindy Kochanek, HDC Staff
Jenny Shugart, HDC Staff
Candice Leite, HDC Staff
Marilyn Drath, HDC Staff
Jill Sanchez-Myers, Senior Assistant City Attorney
Nicole Hewett, Assistant City Attorney
Linda Keich, Clerk to the Board
Candy Thomas, Court Reporter

With a quorum present, Chair Parati called the regular March meeting of the Historic District Commission (Commission) meeting to order at 1:08 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 silence any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. 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. 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. This is in accordance with Section 10.213 of the City Zoning Ordinance.

INDEX OF ADDRESSES:

CONSENT

HDCRMI-2023-00135, 712 Mt. Vernon Av	Dilworth
HDCRMI-2023-00052, 1207 Belgrave Pl	Dilworth
HDCRMA-2022-01041, 1900 Dilworth Rd W	Dilworth

**DECISION REQUIRED AT MARCH 8 MEETING
CONTINUED FROM SEPTEMBER 14 MEETING**

HDCRMI-2022-00334, 400 E. Worthington Av	Dilworth
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CONTINUED FROM OCTOBER 12 MEETING

HDCRMI-2022-00592, 1532 Dilworth Rd	Dilworth
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CONTINUED FROM FEBRUARY 8 MEETING

HDCRMA-2021-01060, 306 N. Graham St/420 W. 6 th St	Fourth Ward
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NOT HEARD AT THE FEBRUARY 8 MEETING

HDCRMA-2022-00957, 1953 Wilmore Dr	Wilmore
HDCRMIA-2022-00983, 720 E. Park Av	Dilworth
HDCRMI-2022-01006, 500 E. Park Av	Dilworth
HDCRMIA-2022-01039, 1515 Hamorton Pl	Plaza Midwood
HDCRMIA-2022-01070, 2101 Dilworth Rd W	Dilworth
HDCRMA-2022-01118, 429 W. Park Av	Wilmore

DECISION REQUIRED AT MAY 10 MEETING

CONTINUED FROM DECEMBER 14 MEETING

HDCCMIA-2022-00705, 325 W. Summit Av/1501 S. Mint St	Wilmore
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CONTINUED FROM FEBRUARY 8 MEETING

HDCRMI-2022-00682, 719 Templeton Av	Dilworth
HDCCMI-2022-00706, 301 East Bv	Dilworth

DECISION REQUIRED AT JUNE 14 MEETING

CONTINUED FROM JANUARY 11/18 MEETINGS

HDCCMI-2022-00805, 1512-1514 Southwood Av	Wilmore
HDCRMI-2022-00725, 818-826 E. Kingston Av	Dilworth
HDCRMA-2022-00775, 501 N. Poplar St	Fourth Ward

CONSENT AGENDA

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL

APPLICATION:

HDCRMI-2023-00135, 712 MT. VERNON AV (PID: 12309415) – ACCESSORY BUILDING (REAFFIRMATION)

EXISTING CONDITIONS:

The existing property is a 2-story Colonial Revival building constructed c. 1925. Architectural features include a symmetrical main façade with a one-story side wing on the left, 6/1 double-hung wood windows, a partial-width porch covered in the center by an arched portico supported by round columns. The front entry is notable with sidelights and a fanlight. A historic, two-vehicle garage is located in the rear. The National Register nomination estimates garage construction c. 1925, the same time as the main house. The lot size is approximately 75' x 175'. Adjacent structures are a mixture of 1, 1.5 and 2-story single family houses.

PROPOSAL:

The proposal is the demolition of the historic garage structure and the installation of an accessory building in the rear yard. Footprint measures approximately 25'-0" x 33'-2". Height is approximately 23'-11¼" as measured from grade to ridge. Proposed materials include brick/mortar to match the primary structure, Nichiha Savannah smooth fiber cement siding, wood garage doors, wood brackets and trim, and Turncraft 10" wood columns.

The project was Approved with Conditions at the December 8, 2021, HDC meeting under application #HDCRMI-2021-00385. The COA was not issued because the conditions of approval were not met within the prescribed timeframe. There are no changes to the project. The applicant is requesting Commission re-affirmation of the previous approval. All Conditions of Approval have been met.

1. Proposed windows are Jeld-Wen Sitrine double-hung wood with a traditional sash.
2. Dormer is stepped back from the thermal wall six inches.
3. Garage door specifications provided.
4. Applicant provided documentation that the accessory building is no taller than the main structure.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets the Standards for Accessory Buildings, page 8.10 and New Construction for Residential Buildings, Chapter 6.
2. Per 10.4.1 of the Rules for Procedure, Staff recommends Approval of the project for meeting the Standards for Accessory Buildings, 8.10, New Construction for Residential Buildings, Chapter 6 and the Secretary of the Interior Standards, and that this item be heard as a Consent Agenda item.
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 Chair Parati’s invitation to speak either for or against this application.

MOTION: APPROVED

1st: BARTH

2nd: HAWKINS

Mr. Barth moved to approve this application as presented on the consent agenda because it is not incongruous with the district and meets the Standards for accessory buildings on page 8.10 and new construction for residential buildings, Chapter 6.

VOTE: 9/0

AYES: BARTH, GOODWIN, HAWKINS, LINEBERGER, PARATI, WALKER, WHEAT, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY BUILDING/NEW CONSTRUCTION APPROVED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL

APPLICATION:

HDCRMI-2023-00052, 1207 BELGRAVE PL (PID: 12310307) – ACCESSORY BUILDING

EXISTING CONDITIONS:

Originally constructed as a one-story Ranch house with an attached garage built c. 1951. The building was extensively renovated in 2008 with a second story addition above the main body of the house, widening the garage and adding a dormer, changes to the bay window, and a partial width front porch with portico. Exterior material is painted brick. Original architectural features that remain include the gable eave returns and 6/6 window design. The lot size is approximately 100’ x 200’. Adjacent structures are a mixture of 1, 2 and 2.5-story single family houses

PROPOSAL:

The proposal is a new accessory structure in the rear yard. Footprint measures approximately 16’-0” x 18’-0”. Height is shorter than the primary structure, as shown on Sheet A1. Proposed materials are painted wood or Hardie board eave/fascia/soffit, beam, columns, etc. The rear wall will be horizontal 2x8 wood slats with 1-1/2” spacing between. The fireplace and chimney is proposed as brick to match the existing house, which is painted. The height of the chimney, proximity to neighbors’ property and location on site (set wide of the house and potentially visible from the street), requires full Commission review.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets the Standards for Accessory Buildings, page 8.10 and New Construction for Residential Buildings, Chapter 6.
2. Per 10.4.1 of the Rules for Procedure, Staff recommends Approval of the project for meeting the Standards for Accessory Buildings, 8.10, New Construction for Residential Buildings, Chapter 6 and the Secretary of the Interior Standards, and that this item be heard as a Consent Agenda item, with the following conditions:
 - a. New brick/mortar will be a traditional color and will not be painted.
 - b. Provide exact height of structure as measured from grade to ridge.
 - c. Provide height and width of chimney.
 - d. Provide a beam/column section detail.
 - e. Materials to be traditional.

f. Submit permit-ready drawings to Staff that accurately depict all design details of the project.

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 Chair Parati's invitation to speak either for or against this application.

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

Ms. Wojick moved to approve this project as presented, as it is not incongruous with the district and meets the Standards for accessory buildings on page 8.10 and new construction for residential buildings, Chapter 6, with the condition the masonry and mortar will not be painted and will stay a traditional brick veneer. Per Staff recommendation, conditions items A through F will be submitted for Staff approval.

VOTE: 9/0

**AYES: BARTH, GOODWIN, HAWKINS, LINEBERGER, PARATI, WALKER,
WHEAT, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY BUILDING APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL

APPLICATION:

HDCRMA-2022-01041, 1900 DILWORTH RD W (PID: 12108815) – ADDITION/ACCESSORY BUILDING

EXISTING CONDITIONS:

The existing structure is a 2.5 story Colonial Revival building built c. 1923/24. Architectural features include a symmetrical façade with a full-width front porch that wraps around the left elevation supported by round columns. The central entry has a transom and is flanked by large triple windows. The hip roof has a decorative dentil eave. The front elevation roof also has a pair of small pedimented gable dormers. There is a decorative side entrance framed by pedimented frontispiece. Windows are 8/1 double-hung wood, and the building exterior is unpainted brick. The lot size measures approximately 66' x 190' x 82' x 193'. Adjacent structures are a mixture of 1, 1.5, 2, and 2.5-story residential buildings.

PROPOSAL:

The proposed project is for the addition of a rear covered porch and a new accessory building. The new accessory building will be accessed via the alley at the rear of the property. The new covered porch will measure approximately 14' x 28'. Details and materials will match existing including the round columns on top of brick pedestals to match the front porch. Height to align with front porch height. A standing seam metal roof will be used due to the shallow pitch needed to avoid second level windows. A new, unpainted brick fireplace/chimney is proposed on the side elevation, facing E. Worthington Avenue. The porch floor will be ashlar blue stone.

The new accessory structure will be placed over an existing concrete parking pad. The building footprint will measure approximately 24' x 30' and will be approximately 23'-10 ¼" in height, as measured from grade to ridge. Materials include wood lap siding with mitered corners, single-bay wood garage doors, double-hung wood windows in a 6/1 pattern to match the primary structure. The existing mature vegetation along E. Worthington Avenue will be protected

during construction. Construction access will be via the alley. Post-construction the rear yard will be 42.3% impermeable.

STAFF RECOMMENDATION:

1. The project is not incongruous with the district and meets the Standards for Accessory Buildings, page 8.10 and New Construction for Residential Buildings, Chapter 6, and the proposed projects do not alter historic features and are reversible, which meets Secretary of the Interior's Standard #10.
2. Per 10.4.1 of the Rules for Procedure, Staff recommends Approval of the project for meeting the Standards for Accessory Buildings, 8.10, New Construction for Residential Buildings, Chapter 6 and the Secretary of the Interior Standards, and that this item be heard as a Consent Agenda item, with the following Conditions:
 - a. Confirm new brick/mortar will match existing and will not be painted.
 - b. Provide a proportional foundation on the accessory structure.
 - c. Provide driveway apron dimensions and material and accessory building setbacks on site plan.
 - d. Provide a window trim detail with dimensions.
 - e. Provide window specifications that meet HDC requirements.
 - f. Submit permit-ready drawings to Staff that accurately depict all design details of the project.
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 Chair Parati's invitation to speak either for or against this application.

MOTION: CONTINUED

1st: HAWKINS

2nd: WOJICK

Ms. Hawkins moved to continue this application so the applicant can restudy the building setback, per Standard 6.5, number 1 and restudy the roof pitch based on the Standards for roof forms and materials, 6.13, number 3. The applicant shall also provide a tree protection plan based on Chapter 8.5, number 4.

Mr. Goodwin made a friendly amendment, that the applicant will clarify the coplanar dormer dimensions on the drawings.

VOTE: 9/0

AYES: BARTH, GOODWIN, HAWKINS, LINEBERGER, PARATI, WALKER, WHEAT, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR ADDITION/ACCESSORY BUILDING CONTINUED.

**CONTINUED FROM SEPTEMBER 14 MEETING
DECISION REQUIRED AT MARCH 8 MEETING**

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL

APPLICATION:

HDCRMI-2022-00334, 400 E. WORTHINGTON AV (PID: 12105718) – ACCESSORY BUILDING

This application was continued from the September 14, 2022 meeting for the following items:

- *Per Context 6.3, number 5, absent resolution of the civil case, the garage should be accessed from the alleyway.*
- *The garage is required to be shown on the Zoutewelle elevations.*
- *Per Standard 6.13, the dormers cannot be coplanar with the level of the walls.*
- *Per Standard 6.15, windows need a proper sill.*
- *Per Standard 6.18, specifications needed for the siding material, trim, windows, and doors.*
- *Per Standard 6.12, the grade needs to be accurately represented on the elevations, and the relationship to the grade to be accurately represented on the Zoutewelle survey. Additional foundation details are also needed.*
- *Per Chapter 8, the dimensions used for calculations need to be consistent throughout the document.*
- *Per Standard 8.2, number 3, retain existing historic driveways. The application needs to accurately show the relationship between the driveway and the garage door.*

EXISTING CONDITIONS:

The existing property is a 1.5 story Craftsman bungalow constructed c. 1920. Architectural features include a front bracketed gable with a lower off-center gabled porch, 8/1 wood windows, wood shake siding, painted brick foundation with a garage beneath an infilled rear porch. The property is a corner lot with a 10' alley in the rear. The lot size is approximately 40' x 140'. Adjacent structures are a mixture of 1 and 1.5-story single family houses.

PROPOSAL:

The proposal is the construction of a new accessory building in the rear yard. Footprint measures approximately 26'-7" x 19'-7". Height is approximately 19'-10". Proposed materials include a wood garage door, wood entry door, and wood brackets and trim. Siding proposed to be Hardie smooth or comparable and windows proposed to be wood. Post-construction rear yard open space will be 54%.

Revised Proposal – March 8, 2023

- No change. No updated plans provided based the Continuation from September 14, 2022 meeting.
- A decision is required at the March 8, 2023 meeting per N.C. State Statute.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. A decision is required. The Commission will determine if the proposed project meets the Design Standards for New Construction for Residential Buildings, Chapter 6, and Accessory Structures, 8.10.
2. All of the items that the project was Continued for at the September 14, 2022 meeting.
3. Massing of two-story walls, particularly the rear, left and right elevations.
4. Roof pitches, main roof at 12/12 and dormers at 2/12.
5. Foundation appears undersized in proportion to the structure.
6. Picture frame casing on windows.
7. Window trim detail with dimensions needed.
8. New garage building needs shown in context on the Zoutewelle Streetscape survey.
9. Materials specs and samples needed for Hardie siding, windows, trim details, and all doors.

SPEAKERS [FOR | AGAINST]:

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

MOTION: DENIED

1st: WALKER

2nd: HAWKINS

Ms. Walker moved to deny this application because the applicant has not met any of the continuances that were provided by Staff and it does not meet our Standards for context outlined in Chapter 6.3, number 5; Standards 6.13, 6.15, 6.18 and 6.12; Chapter 8; and Standard 8.2 as outlined in the Staff analysis.

VOTE: 9/0

AYES: BARTH, GOODWIN, HAWKINS, LINEBERGER, PARATI, WALKER, WHEAT, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY STRUCTURE DENIED.

**CONTINUED FROM OCTOBER 12 MEETING
DECISION REQUIRED AT MARCH 8 MEETING**

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL

APPLICATION:

HDCRMI-2022-00592, 1532 DILWORTH RD (PID: 12309713) - PORCH ADDITION

This application was continued from the October 12, 2022 meeting for the following items:

- 1. Provide accurate elevation drawings and site plan/survey, with the chimney changing from stone to brick, details on the brick column sizes, placement of screen porch/windows, a railing detail, and roofing material.*
- 2. Provide a tree protection plan and information about the relationship between the tree and new porch addition.*
- 3. Provide additional photos.*
- 4. Provide a brick and mortar sample.*
- 5. Meet all requirements outlined on the application checklist.*
- 6. Provide examples of precedence for the proposed porch design in the neighborhood. Having an offset screened-in porch not lining up with the house's front porch is an unusual concept; show if there is precedent for this.*

EXISTING CONDITIONS:

The existing structure is infill construction built in 1996. The 2.5-story building has a wrap-around front porch, paired 6/1 windows and is of unpainted brick construction. Lot size is an irregular pie shape measuring approximately 175' x 121 x 25' x 150'. Adjacent structures are two-story single-family structures.

PROPOSAL:

The addition of a screen porch to the left side of the house, which is highly visible due to the shape of the lot and orientation of the structure. The addition will tie in approximately 4' behind the front thermal wall of the house. The footprint measures approximately 12' x 14'. Total height is approximately 11' with the ridge tying in below the window sill on the second level of the main house. The chimney will extend approximately 2' taller than the ridge to meet code. An existing window on the left elevation will be replaced with a door. There is a mature canopy tree close to the structure. Additional project details include:

- Structural support posts in treated lumber 6x6 and/or 8x8 posts packed out & wrapped replicating the existing columns on the front porch and painted to match house, along with all trusses and sheathing for roof as designed per engineer.
- Footers to be dug at the perimeter of the porch; concrete 3300 psi with rebar. A stem wall to be built with block to allow for crawlspace access adequate for HVAC system service and allow the floor to level to match that of house. The exterior of the foundation walls will be faced in brick to match existing.
- Roof to be shingles to match the existing roof color and style.
- All boxing to be done in James Hardie and painted and trimmed out to match existing house boxing.

Revised Proposal – March 8, 2023

- No change. No updated plans provided based the Continuation from October 12, 2022 meeting.
- A decision is required at the March 8, 2023 meeting per N.C. State Statute.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. A decision is required. The Commission will determine if the proposed project meets the Design Standards for New Construction for Residential Buildings, Chapter 6.
2. All of the items that the project was Continued for at the October 12, 2022 meeting.
3. Minor changes may be reviewed and approved by Staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: DENIED

1st: HAWKINS

2nd: WALKER

Ms. Hawkins moved to deny this application based on the failure to address the continuance items from the October 12 meeting. Applicant failed to provide an accurate elevation drawing and site plan showing the chimney changing from stone to brick, the placement of the screen porch and windows, the railings, and the roofing material. Applicant also failed to provide a tree protection plan per Standard 8.5 number 4. Applicant failed to provide additional photographs and a sample of brick and mortar per Standards 6.18. The application checklist requirements were also not met. Furthermore, the applicant failed to provide precedent for the proposed porch per Standard 6.4, numbers 1 through 4.

Ms. Parati made a friendly amendment noting that the Commission can justify their denial per Standards 6.17 for porches, 6.20 through 6.24 for new construction and additions, and the Secretary of the Interior Standard 2.5.

Mr. Barth made a friendly amendment clarification it is Standard 6.3, numbers 1 through 4 for context.

VOTE: 9/0

AYES: BARTH, GOODWIN, HAWKINS, LINEBERGER, PARATI, WALKER, WHEAT, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR PORCH ADDITION DENIED.

**CONTINUED FROM FEBRUARY 8 MEETING
DECISION REQUIRED AT MARCH 8 MEETING**

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL

RECUSED: LINEBERGER

APPLICATION:

HDCRMA-2021-01060, 306 N. GRAHAM ST/420 W. 6TH ST (PID: 07806401, 07806402) – NEW CONSTRUCTION (COMMERCIAL/MULTI-FAMILY)

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

1. *For the windows, provide the trim details that are not picture frame. Referencing Standard 7.14 and 6.16 for detailing.*
2. *Windows, specifically as it relates to Slide 49, pursue only vertical proportions of window lites throughout the project.*
3. *Replacement windows on the existing historic building. Reference Standard 4.14 for restoration of windows and provide additional detailing with how the restoration is to occur.*
4. *Provide side-by-side comparisons of each iteration on individual slides so they can be reviewed accurately.*
5. *The Commission is not reviewing lighting or signage at this time. It is not for consideration, as stated by the applicant.*

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. 6th 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. 6th Street.

420 W 6th 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 proposal is new construction of a mixed-use multi-family and commercial building. The front portion of the historic commercial building at 306 N. Graham St will be retained and incorporated into the new building. Along N. Graham Street the new structure setbacks will be 23—7 ¾" to the thermal wall and 21'-5 ¾" to the stairs which is behind the front thermal wall of 306 N. Graham (13'-10 ½"). The new structure measures approximately 79'-8" from grade to parapet along W. 7th Street and 88' along W. 6th street. Exterior materials are brick and corrugated metal panels on the first two-three levels and EIFS and fiber cement siding on the upper levels. Renderings, sections, partial elevations, and elevation details are provided. Proposed windows are vinyl/fiberglass with a brick rowlock and 8" precast concrete headers. There are 7 trees noted for removal.

Revised Proposal – November 9, 2022

- Written description provided.
- Zoutewelle survey for N. Graham Street is on order and will not be available until late November/early December.
- Setbacks unchanged. Additional information from Zoning Administration has been provided about alternative setback provisions.
- All elevations altered to include building step-backs. A step-back exhibit is also provided.
- Spacing exhibit provided.
- Graham Street elevation updated.
 - Third story to the left of the historic building is no longer brick but a patio with a meal awning.
 - Insets altered.
 - Additional architectural details included to break-up long expanses.

- Window design changes.

Revised Proposal – December 14, 2022

- Drawings from the November 9 presentation are included as a reference.
- Building colors, including brick color, appear to have been changed.
- Breaks in the building added between the storefronts on Graham St.
- Metal awnings above storefronts along 6th and Graham St. have been lowered.
- Rear elevation design changes.
- Additional Zoutewelle survey provided on A19.

Revised Proposal – February 8, 2023

- Setbacks shown on A25.
- Rear elevation massing changed. See sheets labeled “Aerial 7th Street”.
- Railing detail drawing shown on A43.
- Updated plans and 3-D renderings provided with open corner site lines on Graham St. -- 6th and Graham and 7th on the corner of the buildings.

Revised Proposal – March 8, 2023

- A decision is required at the March 8, 2023 meeting per N.C. State Statute.
- Side-by-side plan comparisons provided.
- Window trim details updated, see Sheets A43 and A45.
- Restoration details provided, see Sheet A47.
- Exterior siding materials details provided, see Sheets A51 and A52.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. A decision is required. The Commission will determine if the proposed project meets the Design Standards for New Construction for Residential and Non-Residential Buildings, Chapter 6 and 7. The Commission should note in its decision that signage and lighting is not being reviewed at this time.
2. New windows labeled as having a vinyl SDL bar, A48.
3. There is a note on A45 about parge/paint but not clear what this references.
4. Minor changes may be reviewed and approved by Staff.

Application Checklist Summary:

1. Written description – provided in November presentation
2. Materials description – materials are labeled on A36, A37, A38, A39, A40 (Rear Elevation), A42, A43, A44, and A45. Materials specifications and product information is partially provided for windows/storefronts, brick and mortar on A46, A47 and A48. Siding and exterior materials information provided on A51 and A52.
3. Photos of Existing Conditions – provided
4. Context Photos - provided
5. Property survey –provided
6. Site Plans, Existing + Proposed:
 - a. Existing Site Plan – survey provided with 7 trees noted for removal
 - b. Proposed site plan – provided
 - i. Grading plan provided, A23
 - ii. Walls shown on A25, A38 and A39
 - iii. Tree inventory and arborist report provided as part of January 11 meeting in the Agenda Supplement
 - iv. Dumpsters/backflow preventer locations
 - v. HVAC condensers located on roof, A23

7. Elevation Drawings
 - a. Existing elevations – street view elevations provided in the Zoutewelle survey
 - b. Proposed –not provided, renderings only
 - c. Floor levels indicated on A36, A37, A38, A39 and A40.
 - d. A41 – partial N. Graham Street elevation and wall section at amenity bridge
 - e. A42 – partial elevation and partial section showing typical details of stoop of residential units on Graham St.
8. Architectural details
 - a. Railing detail drawing shown on A43.
 - b. Balcony detail drawing shown on A25.1 in February 8 meeting agenda supplement
 - c. Window and doors elevation detail shown on A43, A44, A45, A46, and A47
 - d. 306 N. Graham storefront, additional restoration details shown on A47
 - e. Lighting details – not provided, not part of the project
 - f. Signage details – not provided, not part of the project
 - g. Storefront elevation(s) detail – provided on A23 in February 8 meeting agenda supplement
 - h. Wall section/Storefront section – provided on A23 in February 8 meeting agenda supplement
9. Streetscape
 - a. The concept elevations shown on the Zoutewelle Streetscapes

SPEAKERS [FOR | AGAINST]:

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

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

Ms. Hawkins moved to approve this application based on it meeting the Design Standards for Chapter 7 and the Secretary of the Interior Standards 2.5. The application also satisfies window restoration Standard 4.14, Chapters 6 and 7, and Standard 7.16 number 4 in particular. The Commissioners noted they are not reviewing lighting or signage at this time.

Ms. Parati made a friendly amendment about the Commission’s acceptance of the proposed new V-groove material because the property is a multiuse space and is located in Fourth Ward. They commented that the V-groove materials mimics the look of wood and is removed from pedestrian view.

Mr. Goodwin made a friendly amendment that Sheldon Clark, one of the applicants, will confirm that the large Hardie panels are 7/16 inch thick and that the trim boards will stand proud of the siding.

Mr. Barth made a friendly amendment requesting that the applicant will work with Staff on the sill condition detail, where the V groove meets the sill, because the Commission would not like to see an open-lap joint underneath the sill.

VOTE: 8/0

AYES: BARTH, GOODWIN, HAWKINS, PARATI, WALKER, WHEAT, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION (COMMERCIAL/MULTI-FAMILY) APPROVED WITH CONDITIONS.

NOT HEARD AT THE FEBRUARY 8 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL

RETURNED: LINEBERGER

APPLICATION:

HDCRMA-2022-00957, 1953 WILMORE DR (PID: 11907413) – NEW CONSTRUCTION

EXISTING CONDITIONS:

The existing structure is two-story, side-gable house with Colonial Revival elements constructed c. 1940. Architectural features include a symmetrical façade, with replacement windows and doors on the front elevation. Exterior is brick with siding wrapped in vinyl on the second level of the front elevation. The side elevations retain the original 6/6 double-hung wood windows with brick rowlock and soldier course headers. The interior brick chimney is located off-center in the front slope of the gable roof. At the front elevation lot topography slopes slightly down toward the right. Height is 22.1' – 22.2'. Setback to the front thermal wall is 30'-6 ½". The lot size is approximately 58' x 155'. Adjacent historic structures 1 and 1.5-story American Small Houses and Bungalows. New infill construction is 1.5 and 2-story Craftsman-style structures. The Commission approved demolition with a 365-day stay on September 14, 2022 under application #HDCRDEMO-2022-00575.

PROPOSAL:

The proposal is the new construction of a single-family structure. At its tallest point, proposed height is 22'-0½" from grade to ridge. Setback to the front thermal wall is 26'-1. Setback to the front stoop is not provided. Front stoop measures approximately 3'-10" in depth x 6'-9" in width. Exterior material is proposed to be "cement board" lap with a 6" reveal. Windows are proposed as Kolbe Ultra Series, all casement with the large windows built to appear to be 6/6 double-hung with Simulated True Divided Lights (STDL). The foundation is noted as 'parge', specific material not labeled. HVAC is located on the right side on the proposed site plan. The building has an integrated carport and front yard parking is proposed. The proposed double-driveway measures 25'-10" in depth and 21'-0" in width.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Site Plan/Floorplan
 - a. Label setback dimension to front stoop.
 - b. Historic walkway recommended to be retained. If not possible, new walkway should match existing in material and dimension.
 - c. Double-width driveways are incongruous with the district.
 - d. Front yard parking is prohibited per 8.2.
2. Left Elevation
 - a. Fenestration rhythm in dormer.
3. Right Elevation
 - a. Fenestration size and rhythm on entire elevation.
 - b. Window proportions on the three small windows on the first level. Panes are horizontal.
4. Roofs
 - a. Show locations of any ridge vents to be used or note plans that none will be installed.
5. Doors
 - a. Doors appear to be shown with a window type sill?
 - b. Materials and specifications needed for all doors.
6. Foundation

- a. What is the foundation height?
 - b. What material is the parged foundation? Concrete? Smooth-coat stucco?
 - c. Will there be a skirtboard transitioning between the parged foundation and cement board siding?
7. Materials/Details
- a. Will a handrail be needed for the rear deck stairs?
 - b. What is the rear deck and handrail material?
 - c. What are the trim materials (corner board, window/door, roof, etc.)?
 - i. Provide material and thickness of corner boards.
 - ii. Wood trim typically required for cementitious siding.
 - d. Siding material is labeled as 'cement board'; more detailed product information and specifications are needed.
 - e. Window trim detail needed for both single and paired windows.

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED

1st: GOODWIN

2nd: HAWKINS

Mr. Goodwin moved to continue this application for the following reasons: applicant needs to provide a plan view drawing that relates the thermal wall, setback, and the front stoop to nearby homes. To address the width concerns of the Commission, the applicant should provide more details based on the Zoutewelle streetscape showing the height and width of the neighboring homes to make sure that this property is consistent with the streetscape. The applicant should also restudy the driveway. The double width is incongruous with the district, and front yard parking is prohibited per Standards 8.2, number 5, and 8.2, number 6. The applicant should restudy the fenestration, examining their size and rhythm, especially on the right side. This includes the windowpane proportions to remove the horizontal aspect ratio per Standard 6.15, numbers 1 and 4. The applicant will provide specifications for all doors, the rear deck, and the handrail specifications per submittal guidelines. They should also provide wood trim, siding, and window trim specifications per submittal guidelines. Regarding the proposed roof form, the dormers need to be made coplanar and that change needs to be shown in the application per Standard 6.13, numbers 1 and 2. The applicant should also provide a tree replanting plan, per Standard 8.5, number 6.

Ms. Walker made a friendly amendment, that the applicant will provide information on the tree that will be lost.

Mr. Barth made an additional friendly amendment that the applicant will provide information on the front door, and, if glass is preferred, the Commission would like to see a quarter lite door.

VOTE: 9/0

AYES: BARTH, GOODWIN, HAWKINS, LINEBERGER, PARATI, WALKER, WHEAT, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL

APPLICATION:

HDCRMIA-2022-000983, 720 E. PARK AV (PID: 12311526) - OUTDOOR FIREPLACE IN REAR YARD – AFTER-THE-FACT

EXISTING CONDITIONS:

The existing structure is a 1.5-story Tudor Revival cottage that was built c. 1941. Architectural features include a front-gable block with stucco and timbering, a prominent front chimney, unpainted brick exterior, and a one-story side porch. The lot size is approximately 60' x 176' x 58' x 161'. Adjacent structures are a mixture of 1 and 1.5-story residential buildings.

PROPOSAL:

The proposed project is the installation of a new rubble stone modular outdoor fireplace located on left side of the rear yard (material) patio and a new stacked stone wall, which will be built at the rear edge of the patio. The fireplace will be approximately 3'-2" L x 7' W x 7'-10" H, using tumbled concrete pavers of varying colors. The fireplace will be screened with various landscaping. The rear yard open space calculation is 24.3% impermeable post-construction. 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. The Standards call for using materials inspired by the original structure, which is unpainted brick.
2. The materials of the outdoor fireplace, wall and patio are a mix of three (3) different materials.
3. The outdoor fireplace will be screened with plantings including a tree, giving relief to the height and mass of the fireplace.

SPEAKERS [FOR | AGAINST]:

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

MOTION: DENIED

1st: LINEBERGER

2nd: WOJICK

Ms. Lineberger moved to deny this application per Standard 6.8 number 1 and Standard 8.4 number 10 for the lack of hardscape materials that complement the historic structure and property.

Ms. Hawkins made a friendly amendment noting that the correct Standards are 6.18 number 1 and 8.4 number 10.

VOTE: 9/0

AYES: BARTH, GOODWIN, HAWKINS, LINEBERGER, PARATI, WALKER, WHEAT, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR OUTDOOR FIREPLACE IN REAR YARD – AFTER-THE-FACT DENIED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL

APPLICATION:

HDCRMI-2022-01006, 500 E. PARK AV (PID: 12308501) – ACCESSORY BUILDING CHANGES

EXISTING CONDITIONS:

The existing 2 ½-story American Foursquare building was constructed c. 1920. The building has a three-bay symmetrical façade with a Pyramidal roof with a small hip roof dormer on the front elevation. Architectural features including a full width hip roof front porch supported by square columns on square brick piers, with a brick balustraded side “deck”; one-story rear ell; one-story side wing; and 18/1 and 12/1 double-hung wood windows. Exterior materials include shingle siding and a painted brick foundation. The lot size is approximately 75’ x 140’. Adjacent structures are 1, 1.5 and 2-story residential buildings and 1-story institutional buildings.

PROPOSAL:

The proposed project is for changes to an existing accessory structure. The garage doors will be removed. Two sets of paired windows will be installed, and new siding toothed in to match existing. The new windows will be double-hung wood with Simulated True Divided Light (STDL) in a 12/1 pattern to match existing. A new exterior entry door will be installed on the elevation facing Lyndhurst Avenue.

The applicant is also requesting the expansion of the front porch roof to connect to a side roof on the right elevation. The front porch roof extension portion of the application is incomplete and cannot be heard by the Commission until additional information is received including, but not limited to, elevation drawings (front and left) showing how the roof will be supported, how it will tie into the existing roof, etc., a beam/column detail, roof plan, photos showing all existing conditions of the front porch; information about all materials including foundation, floor, ceiling, columns, roof trim, etc.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Front Porch:
 - a. The front porch roof extension portion of the project is incomplete; further information as indicated previously in this memo is required in order for the Commission to be able to review this portion of the project.
2. Accessory building changes:
 - a. Provide dimensions of window trim to be matched.
 - b. Confirm that the exterior of the new windows will be wood. Provide complete specifications for new windows that meet HDC Standards.
 - c. Will the brick foundation be infilled to match existing?
 - d. Provide specifications about the new man-door and trim to be installed on the side elevation. New door and trim should be wood.
3. Minor changes may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUED

1st: LINEBERGER

2nd: WALKER

Ms. Lineberger moved to continue this application to give the applicant time to thoroughly review Standards 2.3 and 2.4 of the guidelines for submittal, which means they need to provide scaled dimension drawings that accurately depict the planned roof pitch and details of the design, so it accurately depicts the plan and details of the design. She clarified that these elevations show exactly here things are planned to go. Mr. Barth added that they need to show other things like HVAC unit placement and plant screenings as well. The Commission is not reviewing the porch at this time.

VOTE: 9/0

AYES: BARTH, GOODWIN, HAWKINS, LINEBERGER, PARATI, WALKER, WHEAT, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR PROPOSED ACCESSORY STRUCTURE AND EXPANSION OF FRONT PORCH ROOF – CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL

LEFT: WHITLOCK (4:44 PM)

APPLICATION:

HDCRMIA-2022-01039, 1515 HAMORTON PL (PID: 08117214) - TREE REMOVAL AFTER THE FACT

EXISTING CONDITIONS:

The existing structure was built in 1915 as a one and a half story bungalow. The lot size is approximately 46' x 99' x 55' x 100'. Adjacent structures are a mixture of 1 and 2-story residential buildings.

PROPOSAL:

The proposal is the removal of a large canopy tree located at the right side of the front yard. The size/species of the tree removed is not provided. The tree has already been removed. A Certified Arborist report has not been provided. During the last planting season, the applicant replanted a Red Maple in the same area as the tree that was removed. 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. The Commission will determine if the proposed tree removal meets the Standards.
2. Provide diameter at breast height (DBH) of the tree.
3. Provide a letter from a Certified Arborist.
4. If approved for removal, then typically a new large maturing, hardwood canopy tree 2-3" caliper is required to be planted as a replacement to regrow the canopy.
5. The replanted Red Maple tree meets the requirement for large maturing canopy tree per the Charlotte Land Development Standards.
6. Minor changes may be approved by Staff, including tree replanting plan.

SPEAKERS [FOR | AGAINST]:

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

MOTION: DENIED

1st: WOJICK

2nd: BARTH

Ms. Wojick moved to deny the application for the removal of the tree due to a lack of documentation from a certified arborist based on Standard 8.5 number 2. The Commission will require the applicant to reapply for the replanting of one new hardwood maturing canopy tree in the location of where the old tree was per Standard 8.5 number 6. The applicant is instructed to replant a Red Maple in the front yard.

VOTE: 8/0

AYES: BARTH, GOODWIN, HAWKINS, LINEBERGER, PARATI, WALKER, WHEAT, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR TREE REMOVAL DENIED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, WHITLOCK

LEFT:

APPLICATION:

HDCRMIA-2022-01070, 2101 DILWORTH RD W (PID: 12112101) – SITE WORK/RETAINING WALL – AFTER THE FACT

EXISTING CONDITIONS:

Built in 1926, the existing structure is a 1.5-story stucco English cottage with a front gable main section with hip and gabled projections as well as shed dormers on either side. A shed roof extends over the front entrance. A porte cochere was approved (HDC 2013-086) in 2013 for the front of the garage. In 2019 window and door changes were approved (HDCADMRM-2019-00656). And, in 2021, landscaping and hardscaping were approved (HDCADMRM-2021-01018), including a new driveway, front walkway repair, front steps repair and rear patio additions. The lot size is approximately 67' x 160' x 77' x 160'. Adjacent structures are a mixture of 1, 1.5 and 2-story residential buildings.

PROPOSAL:

The proposal is for site changes:

- On the left side of the property (Ideal Way) - the replacement of original concrete steps with new brick steps; the installation of cheek walls with the new steps; installation of 23-brick high edging that abuts the sidewalk.
- On the front of the property (Dilworth Rd W) – the addition of brick cheek walls tied into the steps and new brick retaining walls.
- Both retaining walls (front of property and side of property) abut the sidewalk.

This project is 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. Refer to Standards for Sidewalks and Parking, 8.2-8.3, #2 and #7.
3. Refer to Standards for Landscaping and Lawns, 8.4, #1 and #10.
4. Refer to Standards for Fences and Walls, 8.6-8.8, #1, #11 and #12.
5. 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

1st: GOODWIN

2nd: BARTH

Mr. Goodwin moved to approve this application because it is not incongruous with the district and it meets Standards 8.2 number 2, 8.6 number 3, Secretary of the Interior Standards 2.5, Standards for context number 6.3. Mr. Goodwin stated that this is a limiting condition, and all the materials chosen are consistent within the context of this work. Mr. Goodwin additionally referenced Standard 8.4 number 10.

Ms. Hawkins made a friendly amendment with a minor correction that Standard 6.3 is context, and Standard 6.2 is the context preamble.

Ms. Wojick made a friendly amendment citing Standard 8.7 number 11, stating that any new retaining wall should be a true retaining wall, not a decorative feature, and it should be no taller than necessary to function. She explained that this was why the Commission is approving a retaining wall that is a little taller.

VOTE: 6/2

**AYES: BARTH, GOODWIN, HAWKINS, PARATI,
WHEAT, WOJICK**

NAYS: LINEBERGER, WALKER

DECISION: APPLICATION FOR SITE WORK/RETAINING WALL – AFTER THE FACT APPROVED.

**CONTINUED FROM JANUARY 11/18 MEETING
DECISION REQUIRED AT JUNE 14 MEETING**

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, WHITLOCK

LEFT: WHEAT (5:50 PM)

APPLICATION:

HDCRMI-2022-00725, 818-826 E. KINGSTON AV (PID: 12311C99) – ALTERNATIVE MATERIAL

This application was continued from the January 11/18, 2023 meeting for the following items:

- *The proposed product does not meet Standard 4.5, numbers 4, 5, and 8.*
- *Provide a dimension comparison. Either a physical sample or a dimension drawing comparing the proposed material to the existing material. Provide a sample of the hip detail, preferably a physical sample and how that compares in size and shape to what's existing, and to be able to cite what efforts have been made and where your conclusions have been drawn that we can understand the limitations.*
- *Recommend reaching out to specialist. There are societies for different types of roofers and roofing materials, and you may look and find a society. Murr & Laney does a lot of historical work all around -- like they worked on the Biltmore, so they're experts in that. The HDC would take their conclusion as fact to be able to make a decision.*

EXISTING CONDITIONS:

The existing structure is a historic multi-family building constructed c. 1928. According to the National Register nomination, the building appears to be earlier apartments with parapeted sections alternating with forward-projecting tiled hipped roof projections with replacement bays. The apartments have transitioned to condominiums with four individually owned units. The exterior is unpainted brick with tile parapet roof. Windows are 6/1 with brick soldier course headers, brick sills and 6/6 ganged windows. The lot size is L-shaped, measuring approximately 50 x 177 x 100' x 52' x 45 x 83. Adjacent structures are 1, 1.5, and 2-story single family buildings.

PROPOSAL:

The proposal is to replace portions of the existing roof with alternative materials. New coping, in a bronze color, is proposed for installation over the masonry coping of the primary roof parapet. The existing steel tile roof is proposed to be replaced with new steel alloy tiles.

No other changes are proposed. There are no impacts to mature canopy trees. The existing TPO membrane roof and new gutters/downspouts were approved at the Staff level under COA# HDCADMRM-2022-00726.

Revised Proposal – February 8, 2023

- “Techo Tile” metal tile material proposed.
- Original roof finials to be retained and reused on new roof.

Revised Proposal – March 8, 2023

- Dimensions of existing roof provided.
- Dimensions of Provia Barrel roof provided as a comparison to existing roof.
- Dimensions of Scan Roof provided as a comparison to existing roof.
- Letter from property owners of 820 E. Kingston Av

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Commission will determine if the proposed roof material(s) meet the Design Standards.
2. Minor revisions may be reviewed by Staff.

SPEAKERS [FOR | AGAINST]:

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

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

Ms. Walker moved to approve this application for material replacement to replace the roof since it fits Standard 4.5 number 4. Ms. Walker stated that the applicants will go before Staff with any additional changes to the ridge lines that might meet their approval and oversight. She added that the proposed replacement also conformed to the Secretary of Interior Standards 2.5.

Ms. Walker made a minor amendment this is for the approval of Provia barrel tile replacement.

Ms. Walker made another amendment, at Mr. Barth’s suggestion, noting that this approval is occurring because the original material is nonfunctioning, and it cannot be replaced. They clarified that this material is an equal replacement and that it can’t be replaced with original materials. The applicant researched exhaustively to find an appropriate material to replace the original roof.

VOTE: 7/0

**AYES: BARTH, GOODWIN, HAWKINS, LINEBERGER, PARATI, WALKER
WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR ALTERNATIVE MATERIAL REPLACEMENT FOR THE ROOF APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, WHITLOCK, WHEAT

APPLICATION:

HDCRMA-2022-01118, 429 W. PARK AV (PID:11908520) – ACCESSORY BUILDING/LANDSCAPE AND SITE FEATURES

EXISTING CONDITIONS:

The existing structure is a 1.5 story Craftsman constructed c. 1931, located at the corner of W. Park Avenue and S. Mint Street. Architectural features include a full-width front porch that wraps around the left elevation, decorative shingles in the gables ends, brackets, and 8/1 windows. Lot size is approximately 85' x 217'. Adjacent structures are 1-2 story single-family houses. The rehabilitation of the house including window repair, front porch repair, and partial enclosure of the rear porch were approved at the Administrative level, COA# HDCADMRM-2018-00513. The English garden, new walkway, garden path, and firepit also approved at the staff level due to location and materials, COA# HDCADMRM-2020-00637. The deck, bocce court, and patio were approved under COA# HDCRMI-2020-00702.

PROPOSAL:

The proposed project is a new accessory building, pool, hardscape, and fence. The accessory building will have a footprint that measures approximately 20' x 28' not including the covered porch which measures approximately 8' x 28'. The building height is 19'-4 1/4" from finished floor and 19'-6" from grade to ridge, which is approximately 4'-8" lower than the ridge of the primary structure. Materials are traditional to match existing on the primary structure, including wood lap siding, wood corner boards, wood columns, cedar shake, wood double-hung and fixed windows, unpainted brick foundation. Fence is proposed to be wood. Post-construction rear yard impermeable space is 28.5%.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The proposed project appears to meet all Standards for Accessory Buildings, page 8.10 and New Construction, Chapter 6.
2. The proposed projects do not alter historic features and are reversible, which meets Secretary of the Interior's Standard #10.
3. Details needed:
 - a. Confirm cedar shake siding is individually applied shingles and not panels of shingles.
 - b. Provide window specifications that meet HDC requirements.
 - c. Provide specifications about the doors on the elevation facing S. Mint Street; doors should be wood.
 - d. Height of new fence and location of any gates need to be identified on the site plan.
 - e. Provide details about new hardscape material surrounding the pool.
 - f. Note on the elevation drawings that the brick foundation is to remain unpainted.
4. Minor changes may be approved by Staff, including all items listed above.

MOTION: APPROVED

1ST BARTH

2ND HAWKINS

Mr. Barth moved to approve this application as submitted because it is not incongruous with our Standards. The applicant should work with Staff on the following items: that the cedar shingles in the upper section of the gables be individually applied and wood, that the lap siding also be wood and match the existing siding of the historic structure, and that the corner boards and trim to be made of wood and sit proud of the siding. The applicant is also instructed to work with Staff once window and door specifications are obtained. The Commission asks that the applicant adjust the window on the right elevation in the center of the structure to have no divided lite on the bottom sash. Similarly on the front and rear elevation, the two main floor windows should include eight lites over one rather than six over one. The applicant is asked to verify the proposed hardscape material and pool surrounds with the Staff, referencing historic materials were appropriate. The applicant is asked to keep the brick on the foundation unpainted, noting that the brick should be a traditional red color per Standards 6.18 number 6. The applicant is to work with Staff on the pool equipment and HVAC placement and screening, as well as fence details and height per Standard 8.10 number 2 which requires accessory buildings to be compatible with the main house. For fence height, the applicant should refer to Standard 8.7 number 8, and for the pool, Standard 8.4 number 7. Applicant should work with Staff to produce a column detailing that

is similar to the historic structure. The Commission would like a more articulate capital and base detailing mimicking a style similar to the existing house. The Commission will leave it open to the applicant and Staff to figure out whether a brick pedestal and tapered columns are appropriate. For the cedar shingles, the applicant is instructed to follow Standard 5.2 numbers 2, 6 and 8.

Ms. Hawkins made a friendly amendment that Standard 6.17 number 2 discusses the design the porches and that they should complement the size, proportion, placement, and rhythm of existing historic porches. Ms. Hawkins also noted that Standard 6.17 number 3 offers guidance on appropriate porch column conditions.

Ms. Lineberger made a friendly amendment referencing Standard 8.9 number 1 for the pool equipment and HVAC site details.

VOTE: 7/0

**AYES: BARTH, GOODWIN, HAWKINS, LINEBERGER, PARATI, WALKER
WOJICK**

NAYS: NONE

DECISION:APPLICATION FOR ALTERNATIVE MATERIAL REPLACEMENT FOR THE ROOF APPROVED.

Due to time constraints the following cases will be heard at the March 29, 2023 meeting.

- HDCCMIA-2022-00705, 325 W. Summit Av/1501 S. Mint St
- HDCRMI-2022-00682, 719 Templeton Av
- HDCCMI-2022-00706, 301 East Bv
- HDCCMI-2022-00805, 1512-1514 Southwood Av
- HDCRMA-2022-00775, 501 N. Poplar St
- HDCCMA-2022-00954, 1913 Cleveland Av

With no further business to discuss, Chair Parati recessed the meeting at 7:03 PM.

Linda Keich, Clerk to the Board - Historic District Commission