



HISTORIC DISTRICT COMMISSION
November 8, 2023 | Room 267

MINUTES

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

With a quorum present, Chair Hawkins called the November meeting of the Historic District Commission (Commission) meeting to order at 1:03 pm. Chair Hawkins 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. Chair Hawkins 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 Hawkins 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 Hawkins 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.

Before the meeting began, Ms. Harpst provided a few announcements including news about two staff hirings, a reminder about the upcoming fall HDC retreat, and a preview of Mr. Goodwin’s presentation on windows and energy efficiency.

Then, Ms. Wojick moved to approve the July minutes. Vice Chair Parati seconded the motion, and it was approved by a vote of 10/0.

Chair Hawkins then offered one minor change to the October minutes. Ms. Walker made a motion to approve the October minutes, with the adjustment. Mr. Whitlock seconded the motion, and it was approved by a vote of 10/0.

Second Vice Chair Barth had not arrived at the meeting yet, making the tally on both motion votes 10.

INDEX OF ADDRESSES:

CONSENT

HDCRMI-2023-00954, 1501 Belle Terre Av	Plaza Midwood
HDCRMI-2023-00989, 808 E Kingston Av	Dilworth
HDCRMA-2023-01009, 2301 Charlotte Dr	Dilworth
HDCRMA-2023-00865, 306 N Graham St/420 W 6 th St	Fourth Ward

NOT HEARD AT THE OCTOBER 11 MEETING

HDCRMI-2023-00583, 604 S Summit Av	Wesley Heights
HDCRMI-2023-00588, 417 Heathcliff St	Wesley Heights
HDCRMI-2023-00612, 1314 Lafayette Av	Dilworth

CONTINUED FROM THE SEPTEMBER 12 MEETING

HDCCMA-2023-00283, 424-428 West Bv	Wilmore
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CONTINUED FROM THE OCTOBER 11

HDCCMA-2023-00663, 1823 Cleveland Av	Dilworth
HDCCMI-2023-00832, 324 East Bv	Dilworth
HDCRMI-2023-00461, 1147 Liganore Pl	Dilworth

NEW CASES

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

CONSENT

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: NONE

RECUSED: BARTH

APPLICATION:

HDCRMI-2023-00954, 1501 BELLE TERRE AV (PID: 08119330) – ADDITION

EXISTING CONDITIONS:

The existing building is a 1-story American Small House constructed c. 1941. The building has English cottage and Craftsman elements. Architectural features include a front gable projection supported by arched brick columns over the partial width front porch, small brackets, an arched vent in the front porch gable, and square vents in the gable ends. A small 1-story, side-gable roof addition with wood lap siding was added to the left side. A 1-story addition with a shed roof and wood lap siding was also added across the rear of the building. The exterior of the main house is painted brick. All windows and doors on the house are replacements. The lot size is approximately 69' x 167'. Adjacent structures are 1 and 1.5-story residential buildings.

PROPOSAL:

The proposed project is the removal of the non-historic additions on the left and rear elevations and constructing a new left and rear additions. Proposed materials and details of the addition are wood German lap siding, wood trim (brackets, corner boards, gable vent, column, etc.), and a painted brick foundation to match existing on the house as shown on A3-A6. New windows and doors proposed to be double-hung aluminum clad in a 1/1 to match existing. HVAC will be located on the rear elevation. A new raised brick patio with brick rowlock border and concrete floor will be constructed. The railing will be painted wood. Post-construction rear yard will be 35.3% impervious. No mature canopy trees will be impacted by the project. The project requires full Commission review because the changes are wider than the original house.

STAFF RECOMMENDATIONS:

1. The project is not incongruous with the district and meets the Standards for 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 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 window and door specifications that meet HDC requirements.
 - b. Confirm new window and door trim will be wood.
 - c. The new brick should be a traditional red with neutral mortar and should remain unpainted.
 - d. Provide a beam/column detail.
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 Hawkins' invitation to speak either for or against this application.

MOTION: APPROVE WITH CONDITIONS

1st: PARATI 2nd: WALKER

Vice Chair Parati moved to approve the project with the following conditions: that the applicants provide window and door specifications that meet HDC requirements, confirm the new windows and trim will be wood, that new brick shall

be a traditional red with a neutral mortar and shall remain unpainted, and that a beam and column detail is provided. She said they were approving the application as it is not incongruous with the district and meets the Standards for new construction in Chapter 6 as well as the Secretary of Interior's Standards. Ms. Walker seconded the motion.

VOTE: 9/1

AYES: BELL, GOODWIN, HAWKINS, LINEBERGER, PARATI, TAYLOR, WALKER, WHEAT, WOJICK

NAYS: WHITLOCK

DECISION: APPLICATION FOR ADDITION – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: NONE

RECUSED: BARTH

APPLICATION:

HDCRMI-2023-00989, 808 E KINGSTON AV (PID: 12311914) – ADDITION - REAFFIRMATION

EXISTING CONDITIONS:

The existing building is a 1.5-story Bungalow constructed c. 1920. Architectural features include asymmetrical front gables with exposed rafters and simple square brackets, 4/1 double-hung wood windows, and an exterior brick chimney. The front porch is partial width, engaged, with a shed roof supported by wood tapered columns atop brick piers connected by a brick curtain wall. The house has wood German lap siding and a brick foundation. All brick is unpainted. A rear porch addition was constructed in the mid-1990s. The lot size is approximately 50' x 150'. Adjacent structures are 1, 1.5, and 2-story single-family and multi-family buildings.

PROPOSAL:

The proposed project is a reaffirmation of a previously approved project. On August 10, 2022, the HDC approved the project under HDCRMI-2022-00622. The COA was not issued, and the Approval with Conditions letter has expired. The applicant is seeking reaffirmation of the previously approved project. No changes have been made to the proposed project.

The proposed project is rear addition that also extends towards the left property line. The addition will replace a portion of the rear porch with the right portion of the existing porch to remain. A new side entry on the left elevation will be added with the existing stone path to remain. Proposed materials are traditional to match existing, including unpainted brick foundation, and wood siding and trim. The new windows are proposed to be Jeld-Wen Sitaline wood casement and double-hung in pattern and proportions to match existing. HVAC will be located at the rear and screened from the neighboring property. Post-construction rear yard will be 33.4% impervious. The project requires full Commission review because it is wider than the original house.

STAFF RECOMMENDATIONS:

1. The project is not incongruous with the district and meets the Standards for 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 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 door specifications that meet HDC requirements.
 - b. Jeld-Wen Sitaline double-hung wood windows should have a 3.5" traditional bottom rail.
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 Hawkins' invitation to speak either for or against this application.

MOTION: APPROVE WITH CONDITIONS

1st: BELL 2nd: LINEBERGER

Ms. Bell moved to approve the application with the following conditions: that the applicant provides door specifications that meet HDC requirements and that the double-hung windows have a three and a half inch traditional bottom rail. She said the Commission was approving the application as it is not incongruous with the district and it meets the Standards for new construction outlined in Chapter 6, and the Secretary of the Interior's Standards. Ms. Lineberger seconded the motion.

VOTE: 10/0

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

NAYS: NONE

DECISION: APPLICATION FOR ADDITION - REAFFIRMATION – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: NONE

RECUSED: TAYLOR

RETURNED: BARTH

APPLICATION:

HDCRMA-2023-01009, 2301 CHARLOTTE DR (PID: 12112613) – ADDITION, WINDOW REPLACEMENT, & SIDING REPLACEMENT - REAFFIRMATION

EXISTING CONDITIONS:

The existing structure is a 2-story Picturesque Revival building built c. 1925. Architectural features include a steep side gable roof with shed dormer pierced by lower central steeply gabled entry projection, 8/8 and 6/6 windows, wood shingle siding, central interior brick chimney, and brick foundation. A 1-story hip roof side porch runs the length of the left elevation. The lot size is approximately 51' x 159' x 86' x 157'. Adjacent structures are a mixture of 1.5 and 2-story residential buildings.

PROPOSAL:

The proposed project is a reaffirmation of a previously approved multi-part project:

1. Rear Addition with fenestration changes and side addition of attached garage.
On October 12, 2022, the Commission approved the project under HDCRMA-2022-00546. The COA was not issued, and the Approval with Conditions letter has expired. The applicant is seeking reaffirmation of the previously approved project. No changes have been made to the proposed project.
2. Siding changes.
On November 9, 2022, the Commission approved the project under HDCRMA-2022-00546. The COA was not issued, and the Approval with Conditions letter has expired. The applicant is seeking reaffirmation of the previously approved project which is the replacement of the cedar shake and German lap siding on only the dormers, front and back facades. An approval was based on physical evidence that showed the deterioration of the existing siding. Proposed changes include:
 - a. The new plans show cedar shake siding replacing the German lap siding on the rear elevation. The original approval required the German lap siding to either stay and be repaired or replaced in-kind.

STAFF RECOMMENDATIONS:

1. The project is not incongruous with the district and meets the Standards for 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 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. Replacement of the cedar shake and German lap siding will only be made on the dormers, front and rear elevations, and approval is based on physical evidence that showed the deterioration of the existing siding.
 - b. New cedar shake siding should be wood, individually applied shakes, not panels of shakes.
 - c. Siding specifications, including dimensions, needed for new siding to be installed for both cedar shake and German lap.
 - d. The German wood lap siding on the rear elevation should either be retained and repaired or may be replaced with new, wood German lap siding.
 - e. Deck with railings and materials approved as specified, and work with Staff for the actual location and size of the deck.
 - f. Any new Jeld-Wen Sitrine a double-hung wood windows should have a 3.5" traditional bottom rail.
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 Hawkins' invitation to speak either for or against this application.

MOTION: APPROVED WITH CONDITIONS

1st: BARTH 2nd: WALKER

Second Vice Chair Barth made a motion to approve the project as a consent agenda item per Section 10.4.1 of the Rules of Procedure and with the following conditions: that the applicant submit permit-ready construction drawings to Staff and meet all six conditions outlined in the Staff Memo. Ms. Walker seconded the motion.

VOTE: 10/0

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

NAYS: NONE

DECISION: APPLICATION FOR ADDITION, WINDOW REPLACEMENT, & SIDING REPLACEMENT - REAFFIRMATION – APPROVED WITH CONDITIONS.

REMOVED FROM CONSENT FOR FULL DELIBERATION

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: NONE

RECUSED: LINEBERGER

RETURNED: TAYLOR

APPLICATION:

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

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 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 7th 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 7th 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.

STAFF RECOMMENDATIONS:

1. The project is not incongruous with the district and meets the Standards for New Construction of Residential Buildings, Chapter 6 and New Construction of Non-Residential Buildings, Chapter 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. Final plans to include all the Conditions required as part of the initial approval.
 - b. 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. 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 Hawkins' invitation to speak either for or against this application.

MOTION: CONTINUE

1st: PARATI 2nd: BARTH

Vice Chair Parati moved to continue the application to provide the applicants time to restudy the rear elevation and come back with something closer to what the Commission previously approved. She asked the applicants to restudy the Juliet balconies as the full inset balconies had helped break up the massing and to restudy the step-backs as the levels increase to show some sort of delineation or separation between residential and commercial spaces. Vice Chair Parati cited Standard 7.7 for massing and 7.9 for scale to support her motion. Second Vice Chair Barth seconded the motion.

VOTE: 10/0

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

NAYS: NONE

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

NOT HEARD AT THE OCTOBER 11 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: NONE

RECUSED: PARATI

RETURNED: LINEBERGER

APPLICATION:

HDCRMI-2023-00583, 604 S SUMMIT AV (PID: 07102333) – ACCESSORY STRUCTURE

EXISTING CONDITIONS:

The existing structure is a one-story American Small House with Colonial Revival details constructed in 1937. Architectural features include a symmetrical three-bay façade with thin, paired columns supporting an arched portico, clipped gable ends, and 6/1 windows. Building height is approximately 19.9' at its tallest point as measured from grade to ridge. Adjacent structures are a mix of one- and two-story residential buildings. Previously approved projects include the expansion of the front porch floor and roof (COA# HDCRMI-2020-00312) and a rear addition (COA# 2016-086).

PROPOSAL:

The proposed project is a new Accessory Dwelling Unit (ADU) in the rear yard to include a three-vehicle garage/carport combination with an attached storage shed. The existing storage shed in the rear yard will be removed. Proposed building height is 19'-9 ¾". The building footprint measures approximately 38'-0" x 26'-0". Proposed exterior materials are wood German lap siding with wood corner boards to match existing on the main house. Information about windows, garage

doors, and trim (other than corner boards) is not provided. Rear yard open space calculations are not provided. No trees are proposed for removal.

STAFF ANALYSIS:

Staff has the following comments about the project:

1. Height, size/width, massing.
 - a. Provide examples of three vehicle accessory structures in Wesley Heights.
2. Windows
 - a. Proportions in the dormers. Perhaps consider casements or awning windows.
 - b. Provide a window trim detail with dimensions.
 - c. Provide window specifications that meet HDC requirements.
3. Foundation – Provide a proportional foundation on the accessory structure.
4. Rear yard open space calculations are needed.

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUE

1st: WOJICK 2nd: BELL

Ms. Wojick moved to continue the application to provide more time for the applicants to meet Standard 8.10, numbers 3 and 4. She added that the style of the architecture is inconsistent with the existing architecture on the primary structure and that the applicants should provide additional information on the measurements for the structure, the accuracy of the details, sections, information about the grade, the relationship of the foundation to the grade, and how all that will impact retaining walls and driveway access. She cited Standard 8.2 for massing, noting that the accessory structure should be clearly secondary and that the overall scale, height, and width of the structure should be more contextual with the neighborhood per Chapter 6 for new construction.

Ms. Bell offered a friendly amendment to cite Standard 8.10, number 7, then seconded the motion.

Second Vice Chair Barth offered a few additional friendly amendments requesting that the applicant provide details on the window trim, door and window material and specifications, a floor plan, and an accurate site plan. He also asked that the applicant restudy the windows and dormers to consider more vertical-oriented panes and different types of windows, that rear yard calculations taken from the historic rear thermal wall be provided, and that more detail about any grading or retainage that would need to occur with respect to the accessory structure’s foundation be provided. Ms. Wojick and Ms. Bell accepted the amendments.

VOTE: 10/0

AYES: BARTH, BELL, GOODWIN, HAWKINS, LINEBERGER, TAYLOR, WALKER, WHEAT, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY STRUCTURE - CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: NONE

RETURNED: PARATI

APPLICATION:

HDCRMI-2023-00588, 417 HEATHCLIFF ST (PID: 07103304) – SIDE PORCH ENCLOSURE & WINDOW CHANGES

EXISTING CONDITIONS:

The existing structure is a 1-story American Small House with Tudor elements constructed c. 1936. Architectural features include an asymmetrical façade with a side gable roof with a small front-facing cross gable, large front chimney, open side porch with round columns, and 6/1 windows. The exterior is unpainted brick with a decorative basketweave water table. The lot size measures approximately 55’ x 206’. Adjacent structures are a mixture of 1, 1.5, and 2-story residential buildings.

PROPOSAL:

The proposed project is fenestration changes on the left elevation and the enclosure of the side porch.

On the left elevation an existing door opening will be changed to a window. The access stair and shed roof will also be removed. Brick will be toothed in and both brick and mortar will match existing.

The existing open side porch is proposed to be screened. Non-original railing will be removed. The existing round columns are proposed to be replaced with new round columns. The areas between the columns will be infilled with trim and 2-panel glass doors.

STAFF ANALYSIS:

Staff has the following comments about the project:

1. Porch Changes
 - a. Confirm the existing brick steps are to remain and are not proposed to be rebuilt.
 - b. What are the dimensions and materials of the new columns.
 - c. Door specifications needed.
 - d. Confirm new trim will be wood.
2. Window specifications are needed.
3. Brick/mortar sample needed.
4. Minor changes may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION 1: CONTINUE

1st: WOJICK 2nd: BARTH

Ms. Wojick moved to continue the portion of the application pertaining to the side porch enclosure to allow the applicant to provide more details about the specific window and door construction and the product specifications per Standard 6.15. She added that any consideration of this portion of the application is based on the reversibility of the construction per the Secretary of Interior’s Standards, 2.5. Second Vice Chair Barth seconded the motion.

VOTE 1: 11/0

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

NAYS: NONE

DECISION 1: APPLICATION FOR SIDE PORCH ENCLOSURE – CONTINUED.

MOTION 2: APPROVE WITH CONDITIONS

1st: WOJICK 2nd: PARATI

Ms. Wojick moved to approve the portion of the application referencing the side entry including the secondary stoop, side stairs, and door, and that the door may be removed and a window be placed in the old door opening per Standard 6.15. She added that the brick replaced below the new opening should follow Standard 5.5 and as shown on Slide 11 of the presentation and that the applicant use the brick removed from the structure to patch the new opening below the window. Vice Chair Parati seconded the motion.

Second Vice Chair Barth offered a friendly amendment that the applicant work with Staff to confirm the existing versus new openings and replacement due to some inconsistencies in the drawings. Ms. Wojick and Vice Chair Parati accepted the amendment.

VOTE 2: 11/0

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

NAYS: NONE

DECISION 2: APPLICATION FOR WINDOW CHANGES – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: NONE

APPLICATION:

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

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.

STAFF ANALYSIS:

Staff has the following comments about the project:

1. Consider moving the solar panels closest to the front left corner of the house to the area of yellow on the interior rear slope of the rear addition roof.
2. Confirm that no changes will be made to the roof structure.
3. Provide a more precise location of where exterior equipment will be installed and information about screening.
4. Minor revisions may be reviewed by Staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: CONTINUE

1st: PARATI 2nd: WHITLOCK

Vice Chair Parati moved to continue the application for a restudy of the solar panel placement and that the applicant come back with a plan that shows the pedestrian point of view. She suggested that the applicants not place the panels in the public or even semi-private realm, referencing the definitions about private versus public realms in Standard 6.3, and placement of solar panels in Standard 4.5, number 6. Mr. Whitlock seconded the motion.

VOTE: 11/0

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

NAYS: NONE

DECISION: APPLICATION FOR ADDITION - SOLAR PANELS - CONTINUED.

CONTINUED FROM THE SEPTEMBER 13 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: NONE

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.*
2. *New Construction.*
 - a. *Chapter 6, including: Context, 6.2; Setback, 6.5; Spacing, 6.6; Orientation, 6.7; Massing and Complexity of Form, 6.8; Height and Width, 6.9.*
 - b. *Chapter 7.*
 - c. *Secretary of the Interior's Standards, 2.5.*
 - d. *The Commission has not looked at the details of this application, because high-level things need to be addressed.*

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".

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. Site Plan
 - a. Provide information about location of dumpsters and any other site appurtenances.
3. New Construction
 - a. Massing, rhythm, setback, scale, height, and width.
 - i. Building heights are not labeled on all elevations.
 - ii. Height of the new buildings adjacent to existing single-family residential. Height should step-down into the neighborhood.
 - b. Materials. Dimensions and details about the fiber cement lap siding needed. Brick and mortar sample needed. Vinyl windows are not approvable.
 - c. Detail drawings needed for windows, doors, railings, storefronts, signage, parapet design for brick and siding exteriors, retail landscape patio, lighting, etc.

SPEAKERS [FOR | AGAINST]:

There was one speaker, a neighbor of the project site, who accepted Chair Hawkins' offer to speak on the case. The speaker opposed the project as presented.

MOTION: CONTINUE

1st: TAYLOR 2nd: PARATI

Mr. Taylor moved to continue the application based on Chapter 6, and specifically Standards 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, the Secretary of the Interior's Standards, 2.5, and Chapter 7 for new construction for non-residential buildings.

Vice Chair Parati offered a friendly amendment noting that the Commissioners had not yet reviewed the details of the application as they were keeping this discussion high level. Mr. Taylor accepted the amendment.

Vice Chair Parati then seconded the motion.

VOTE: 11/0

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

NAYS: BARTH

DECISION: APPLICATION FOR NEW CONSTRUCTION & REHABILITATION - CONTINUED.

CONTINUED FROM THE OCTOBER 11 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: NONE

APPLICATION:

HDCCMA-2023-00663, 1823 CLEVELAND AV (PID: 12105301) – RELOCATION & ADDITION

This application was continued from the October 11, 2023 meeting for the following items:

1. *Massing and Complexity of Form, 7.7.*
2. *Height and Width, 7.8.*
3. *Directional Expression, 7.10.*
4. *Roof Form and Materials, 7.12.*
5. *Restudy the massing (of the addition) as it relates to the surrounding context in the form of perspective renderings or massing models to help the Commission and the general public understand how this building sits in its general context, including three-quarter-view elevations from the street view along Cleveland as well as Worthington should be applicable.*
6. *Reference Secretary of the Interior's Standards, Numbers 9 and 10, as well as seek other examples within the broader range of national districts, reaching out to SHPO for historic precedence of similar projects that have been done using the same techniques that they're using here.*
7. *Rear Addition. Restudy the addition's impact on the historic corner of the original building, per Additions, 7.17*
8. *Room Form. Revisit the roof form on the stairwell addition so that it relates back to the historic structure, per 7.12.*
9. *Study those things before the Commission gets into more of the details, such as trim, windows.*

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.

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'-7 ½". 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]:

Multiple speakers, some opposed to the project and some in support, accepted Chair Hawkins’ invitation to comment on the proposal.

MOTION: CONTINUED

1st: TAYLOR 2nd: WHITLOCK

Mr. Taylor moved to continue the application based on Standards 7.12 for roof forms and materials, 7.7 for massing and complexity of form, 7.8 for height and width, and 7.17 for additions --- in this case the rooftop addition. Mr. Whitlock seconded the motion.

VOTE: 11/0

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

NAYS: NONE

DECISION: APPLICATION FOR RELOCATION & ADDITION - CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: NONE

APPLICATION:

HDCCMI-2023-00832, 324 EAST BV (PID: 12105311) – AWNING ADDITION

This application was continued from the October 11, 2023 meeting for the following items:

- 1. Restudy the canopy and the materials used per Standard 7.17, numbers 1 and 6, and Secretary of the Interior’s Standards, 2.5, regarding the structure’s compatibility with the existing historic building.*
- 2. Ask that the applicants maybe even consider a less primary elevation or position to place the canopy.*
- 3. Staff to work with the applicant on the materials for the planters that will be used.*

EXISTING CONDITIONS:

The existing building is a one-story commercial structure built c. 1950. The building is cinder block with a stucco exterior and has three store fronts. The existing yellow metal awnings are not original and were installed between June 2014 and July 2015. Lot size is approximately 100’ x 140’. There is a 10’ alley in the rear. Adjacent structures are a mixture of 1, 1.5, 2, and 2.5-story commercial buildings, some are former residential buildings converted to commercial uses.

PROPOSAL:

The project is the installation of a new decorative awning to cover a new outdoor patio space. The awning will be a wood pergola supported by wood columns. A new wood decorative screen will be installed on three sides of the pergola in a design inspired by Thai architecture. The roof of the pergola is a shallow shed roof that is proposed to be covered with corrugated plastic roofing sheet. The patio space will be created by installing wood planter boxes. A metal railing will connect the planter boxes to each other and the building. The patio roof supports, columns, beams, screens, fencing, and planter boxes are all completely reversible, see Sheet A-201.

Revised Proposal – November 8, 2023

- Awning and enclosure moved behind front corner of the building, see site plan Sheet AS-2 and elevation Sheet A-201.
- Awning design simplified on all elevations.
- Awning size reduced from 4’-5”x 13’-11 5/8” to 3’-1” x 13’-11 ¼”.
- Awning roof material changed to standing seam metal.

STAFF ANALYSIS:

Staff has the following comments about the project:

1. The new metal railing should not be attached to the building.
2. The wood elements will either be painted or stained after an appropriate curing time.
3. Minor changes may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVE WITH CONDITIONS

1st: BARTH 2nd: TAYLOR

Second Vice Chair Barth moved to approve the application as it meets the Design Standards, requesting that the applicant work with Staff to fine tune some of the details, like the latticework. He cited Standard 7.17 for additions on non-residential buildings, 7.16 for materials, and the Secretary of the Interior’s Standards, 2.5. He conditioned the approval that the new metal railings are not attached to the building, that the wood elements be either painted or stained after an appropriate curing period, and that the applicant submit permit-ready drawings to Staff. Mr. Taylor seconded the motion.

VOTE: 11/0

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

NAYS: NONE

DECISION: APPLICATION FOR AWNING ADDITION – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: NONE

RECUSED & LEFT: WALKER

APPLICATION:

HDCRMI-2023-00461, 1147 LINGANORE PL (PID: 12310407) – ADDITION

This application was continued from the October 11, 2023 meeting for the following items:

1. *Restudy the second story addition as it applies to Roof Form, Standard 6.13.*
2. *Provide a minor analysis to simplify the addition roof to be more in keeping with the simplicity of the existing historic home as well, per Additions, Standard 6.20, numbers 1 and 6.*
3. *Request a tree protection plan for the two existing trees for the rear of the lot per Standard, 8.5.*

EXISTING CONDITIONS:

The existing building is a 1.5-story Cottage with Colonial Revival elements constructed c. 1950. The building has an L-shaped plan with the front door facing the left property line. The building has an attached street-facing garage. The front gable roofs on the main house and garage have pent eaves and triangular vents. Windows are 6/9 and 8/8 on the front elevation, 8/8 in the rear gable, and 6/6 everywhere else. The windows on the front and left elevations have operable shutters. The front door has a transom above and decorative trim surround. The exterior is painted brick. The lot size is approximately 75’ x 180’ x 85’ x 168’. Adjacent structures are 1.5, 2, and 2.5-story residential buildings.

PROPOSAL:

The project is being proposed in two parts a fenestration changes and a new addition.

Part I: Fenestration changes

- Front Elevation. Replacing the existing garage door with a new garage door. The top portion of the door will be windows in a 6-light configuration to match the windows on the house and the bottom 2/3 will be a wood panel.
- Rear Elevation. A former door opening on the rear elevation was previously changed to a window with the bottom portion infilled with siding; this opening will be restored to a be operable doors. Since this is a true restoration and on the rear of the house, this portion of the project is Staff approvable.

Part II: Addition

- Removing three existing dormers on the left elevation (later additions), and replacing with a new, expanded second level addition. A one-story, non-original sunroom addition will also be removed. The addition will also expand the footprint to the rear. A new brick patio will also be added. Proposed materials include 7" exposure wood lap siding with wood corner boards and brick foundation. Windows proposed as Kolbe Ultra Series double-hung, casement, and fixed casement with Simulated True Divided Lights (STDL) in a 6/6 and 6-light pattern to match existing. Post-construction the rear yard will be approximately 95.6% permeable.

Revised Proposal

- Additional photos provided of current conditions.
- Right elevation design changes. Option 1 and Option 2 provided.
- Rear elevation design changes.
- Tree protection plan not provided.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Addition
 - a. Right elevation massing of addition.
 - b. Window trim detail needed.
 - c. Provide specifications that meet HDC requirements for the new doors.
 - d. What is the distance between the new addition and the tree in the rear yard.
 - e. Is the brick patio sand-set?
2. The Order of Presentation guide is not intended to show successful design solutions, it is to show in which order to submit a presentation and the requirement that Original/Proposed designs are shown on the same page. This is noted on page 2 "The images and graphics in this template represent the arrangement needed on submissions, not specific design solutions."
3. Minor changes may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVE WITH CONDITIONS

1st: WOJICK 2nd: BARTH

Ms. Wojick moved to approve the application as it meets Standards 6.13 and 6.20 and with the following conditions: that the applicant works with Staff on any minor window changes; window, door, and trim specifications; and the final patio construction materials. She also said the Commission requests the second design and requested that a tree protection plan be provided per Standard 8.5. Second Vice Chair Barth seconded the motion.

VOTE: 10/0

AYES: BARTH, BELL, GOODWIN, HAWKINS, LINEBERGER, PARATI, TAYLOR, WHEAT, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR ADDITION - APPROVED WITH CONDITIONS.

Due to time constraints the following cases will be heard at the December 13, 2023 meeting:

HDCRMI-2023-00263, 1801 Washington Av
HDCRDEMO-2023-00610, 2005 Cleveland Av

The applicant for HDCRMIA-2023-00660, 309 W Kingston Av also chose to defer a hearing at the November meeting and will be heard at the December 13, 2023 meeting.

With no further business to discuss, Chair Hawkins adjourned the meeting at 7:14 pm.