



HISTORIC DISTRICT COMMISSION
September 13, 2023 | Room 267

MINUTES

MEMBERS PRESENT: Nichelle Hawkins (Chair)
Kim Parati (Vice Chair)
Phil Goodwin
Christa Lineberger
Brett Taylor
Jill Walker
Sarah Wheat
Heather Wojick

MEMBERS ABSENT: Noelle Bell
Chris Barth (2nd Vice Chair)
Scott Whitlock
Hermitage Court Vacant Seat
Oaklawn Park Vacant Seat
McCrorey Heights Vacant Seat

OTHERS PRESENT: Kristi Harpst, HDC Program Manager
Jenny Shugart, HDC Staff
Candice Leite, HDC Staff
Marilyn Drath, HDC Staff
Jill Sanchez-Myers, Senior Assistant City Attorney (virtual)
Nicole Hewett, Assistant City Attorney
Candy Thomas, Court Reporter

PUBLIC HEARING

Chair Hawkins opened the public meeting at 12:39 pm.

City Attorney Hewett recommended that the Commission defer making a decision on the proposed Elizabeth Historic District to provide the city's legal staff to review the materials they requested. Ms. Walker moved to defer the decision on the proposed district until the October Meeting. Ms. Wojick seconded the motion. The motion passed by a vote of 8 to 0.

The Commission provided time for any public comments to be offered on the nomination of the Ervin Building to the National Register of Historic Places. No public comments were offered. Chair Hawkins suggested closing the meeting as no comments were offered. Ms. Walker moved to close the public hearing. Ms. Lineberger seconded the motion. The motion passed by a vote of 8 to 0.

After the public hearing was closed, Vice Chair Parati moved to recommend the Ervin Building be submitted for listing in the National Register of Historic Places because it met the criteria for listing as stated in Section 8 of the report. Ms. Wojick seconded the motion. The motion passes by a vote of 8 to 0.

Ms. Harpst announced that the Mayor officially appointed Ms. Shauna Bell to the Historic District Commission as the representative for the McCrorey Heights Historic District.

With a quorum present, Chair Hawkins called the September meeting of the Historic District Commission (Commission) meeting to order at 1:21 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.

INDEX OF ADDRESSES:

CONSENT

HDCRMI-2023-00736, 918 Magnolia Av
HDCRMI-2023-00746, 205 & 209 Grandin Rd

Dilworth
Wesley Heights

NOT HEARD AT THE AUGUST 9 MEETING

HDCRMI-2023-00256, 2310 Charlotte Dr
HDCRMI-2023-00377, 320 E Park Av
HDCCMA-2023-00283, 424-428 West Bv
HDCRMI-2022-00774, 227 W Park Av

Dilworth
Dilworth
Wilmore
Wilmore

CONTINUED FROM THE JULY 12 MEETING

HDCRMA-2023-00321, 820 Woodruff Pl

Wesley Heights

CONTINUED FROM THE AUGUST 9 MEETING

HDCMA-2023-00115, 1921 Charlotte Dr

Dilworth

NEW CASES

HDCRMI-2023-00460, 1012 Condon St

McCrorey Heights

HDCRMA-2023-00448, 421 N Poplar St

Fourth Ward

HDCRMI-2023-00452, 2111 Dilworth Rd E

Dilworth

HDCRMI-2023-00461, 1147 Linganore Pl

Dilworth

HDCRMI-2022-00590, 1615 The Plaza

Plaza Midwood

HDCRMAA-2023-00446, 1509 Belvedere Av

Plaza Midwood

CONSENT

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, BELL, WHITLOCK

RECUSE: TAYLOR

APPLICATION:

HDCRMI-2023-00736, 918 MAGNOLIA AV (PID: 12111824) – FRONT PORCH RESTORATION

EXISTING CONDITIONS:

The existing structure is a 1-story Craftsman bungalow constructed c. 1925. Architectural features include a symmetrical façade a central entry flanked by 1/1 triple windows, wood shake siding, with lap siding and battens in the gable ends, brackets, and an unpainted exterior brick chimney. The front porch features a prominent open gable over supported by round columns, a broken terracotta floor, and red square tile front porch steps. The lot size is approximately 60’ x 223’. Adjacent structures are 1, 1.5, and 2-story residential buildings and an institutional structure.

PROPOSAL:

The proposed project is the restoration of the front porch. The existing conditions of the historic and non-historic elements are on Sheet HDC0.2. The proposal is to remove the non-original shed roofs and restore to original condition with historic cut rafters and new 4x8 beams installed to create trellis’ on either side of the center gable. Architectural investigation indicates the trellis’ were original features that were removed and replaced with shed roofs at some point prior to the designation of the Dilworth local historic district. Fascia and eave details will be restored. The historic front open gable will be repaired as needed. All existing historic columns, bases, and caps to remain and be repaired as needed. The damaged and settled broken terracotta tile porch floor, non-historic low wall, and front porch steps will be removed and rebuilt to match original historic details, with repairs to the girders and adjustments to porch slope to fix water intrusion issues. A new, wood, front porch railing, approximately 24” in height, will be installed. All materials are traditional to match existing. Photographic evidence was not uncovered in researching the history of the house; physical evidence of the cut rafters is shown on Sheet HDC0.2. Given the scope of the work, Staff is requesting Commission review and approval of the project.

STAFF RECOMMENDATIONS:

1. The project is not incongruous with the district and meets the Standards for Rehabilitation of Building Elements: Porches, pages 4.8-4.9, and the Secretary of the Interiors Standards.

2. Per 10.4.1 of the Rules for Procedure, Staff recommends Approval of the project for meeting the Standards for Rehabilitation of Building Elements: Porches, Chapter 4, and the Secretary of the Interior Standards, and that this item be heard as a Consent Agenda item, with the following Conditions:
 - a. Provide brick and mortar sample to Staff for approval.
 - b. All brick is to remain unpainted.
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: LINEBERGER 2nd: WOJICK

Ms. Lineberger moved to approve this application as a consent agenda item as it is not incongruous with the district, meets the Design Standards for the Rehabilitation of Building Elements for porches in Standards 4.8 and 4.9, and the Secretary of Interior’s Standards. She added the conditions that the applicant provide brick and mortar samples to Staff and that the brick should remain unpainted. Ms. Wojick seconded the motion.

VOTE: 7/0

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

NAYS: NONE

DECISION: APPLICATION FOR FRONT PORCH RESTORATION – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, BELL, WHITLOCK

RETURNED: TAYLOR

APPLICATION:

HDCRMI-2023-00746, 205 & 209 GRANDIN RD (PID: 07101508 & 07101509) – SHARED DRIVEWAY

EXISTING CONDITIONS:

205 Grandin Road. The existing 1.5-story American Small House was constructed c. 1939. The building has Tudor Revival features including asymmetrical catslide roof; arched recessed entry; large, prominent front chimney; unpainted brick exterior; 6/6 double-hung windows; and an uncovered partial width front porch with a broken terracotta floor. Adjacent structures are 1, 1.5, and 2-story residential buildings.

209 Grandin Road. Known as the Auten House, the building is a 1-story Craftsman bungalow constructed c. 1926. Architectural details include a full width front porch partially covered by a front gable roof supported by brick piers and tapered columns, 4/1 double-hung wood windows, exposed rafters, and brackets. The lot size of is approximately 54’ x 187’. Adjacent structures are 1, 1.5, and 2-story residential buildings.

PROPOSAL:

The proposed project is for a new concrete driveway to replace an existing asphalt driveway. The existing asphalt driveway has already been removed. Carriage tracks will be installed for both properties which will transition to a solid driveway at the front thermal walls of the buildings. The driveway will connect to the alley at the rear of the properties. Window wells and 2’ planting strip will be installed between the driveway and 205 Grandin Road. At its widest point between the two buildings 2’ planting strip will be installed between the driveway and 209 Grandin Road. The plan sheet labeled “3/16”, is the site plan with the dimensions.

STAFF RECOMMENDATIONS:

1. The project is not incongruous with the district and meets the Standards for Sidewalks and Parking, pages 8.2-8.3, and the Secretary of the Interior’s Standards.
2. Per 10.4.1 of the Rules for Procedure, Staff recommends Approval of the project for meeting the Standards for Private Sites, Chapter 8, and the Secretary of the Interior’s Standards, and that this item be heard as a Consent Agenda item, with the following Conditions to be worked out with Staff:
 - a. If two completely separate driveways cannot be installed, then create appearance of two separate driveways. The center separation should be continued to the rear of the buildings. A different material such as brick, stamped concrete, pea gravel, etc. may be used to delineate this area while still providing functionality.
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: PARATI 2nd: WHEAT

Vice Chair Parati moved to approve the project as it is not incongruous with the district and meets Standards 8.2 though 8.3 for sidewalks and parking and the Secretary of Interior’s Standards. She asked that the applicant work with Staff to create a separated appearance in the back section of the driveway through a change in materials. Ms. Wheat seconded the motion.

VOTE: 8/0

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

NAYS: NONE

DECISION: APPLICATION FOR SHARED DRIVEWAY – APPROVED WITH CONDITIONS.

NOT HEARD AT THE AUGUST 9 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, BELL, WHITLOCK

RECUSED: TAYLOR

APPLICATION:

HDCRMI-2023-00256, 2310 CHARLOTTE DR (PID: 12112402) – ADDITION & WINDOW CHANGES

This application was continued from the July 12, 2023 meeting for the following items:

1. *Addition. Per Standards 6.20-6.24, a major redesign is needed. Restudy the overall design of the addition to the house with a focus on the appearance from the front elevation. The roof line complexity also needs to be addressed. Consider the Tudoresque asymmetry when restudying the massing, rhythm, form, etc.*
2. *Accessory Structure. Per Standards 8.10, reconsider the design, materials, roof line, etc. The materials and roof line should be more congruent with the house per Standards for roof forms and materials, 6.13.*

EXISTING CONDITIONS:

The existing structure is a 1.5-story Picturesque Revival building constructed c. 1925. Architectural features include a steeply pitched cross gable roof with a lower off-center gabled entry and hip roof dormer. The building is a side gable block with engaged partial width porch supported by brick piers and tapered columns with a projecting front gable

section. The exterior material is wood lap siding with corner boards, wood trim, 4/4 and 6/6 windows, gable end louvered vents, and an unpainted brick chimney and foundation. A one-story side porch has been converted to heated living space. The second level addition over the enclosed side porch was approved by the HDC under COA# 2004.48.D.37. The lot size measures approximately 55' x 111'. Adjacent structures are a mixture of 1.5 and 2-story residential buildings.

PROPOSAL:

The proposed project is an addition above a formerly enclosed side porch and reconfiguring a previous addition on the right elevation. A metal shed roof supported by bracket will be installed over a side entry door on the front elevation. Fenestration changes on the rear and left elevations are also proposed. In the rear yard, a brick patio will be removed, and a new accessory structure will be constructed in the left rear corner and connected to a side entry on the left elevation of the main structure with a pergola.

On the right elevation a pair of windows on the first level will be relocated closer to the front corner of the building. New fenestration will be added on the first and second levels. Proposed materials are wood lap siding, wood corner boards, louvered eave details, and casement/double-hung Kolbe Ultra Series windows.

On the rear elevation a glass block window on the second level will be removed and replaced with a casement, 8-light window that has STDL exterior muntins. The window opening and trim will not change. A metal shed roof supported by brackets will be installed over an existing triple door.

On the left elevation a pair of windows will be removed, and a new set of French doors installed. A metal canopy shed roof supported by brackets will be added over the new doors.

The one-story accessory structure measures approximately 12'-0" in height, not including the chimney, and has a footprint of 16'-8" x 20'-4". With the exception of brick, materials are not noted. Post-construction rear yard permeability will be 81%.

Revised Proposal

- Front elevation of addition redesigned.
- Location of corner board changed on right elevation of addition.
- Accessory structure redesigned.

STAFF ANALYSIS:

Staff has the following comments about the project:

1. Addition
 - a. Pork chop eaves should not be installed on any new roofs, including the shed canopy roofs on left and rear elevations.
 - b. Right elevation fenestration and rhythm.
2. Accessory structure
 - a. What material are the columns and gable ends?
 - b. What material is the pergola?
 - c. What material is the lap siding and corner boards?
 - d. Brick and mortar should be a traditional color to match the brick of the primary structure.
 - e. Roof has pork chop eaves.
 - f. Minor changes may be approved by Staff.
3. Window and door specifications needed for entire project.

SPEAKERS [FOR | AGAINST]:

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

MOTION 1: CONTINUED

1st: GOODWIN 2nd: PARATI

Mr. Goodwin moved to continue the application on the addition to provide more time for the applicant to restudy and simplify the front elevation roof form and reduce its massing. He asked that the window and door specifications also be provided. Mr. Goodwin cited Standards 6.20 through 6.24 for additions and 6.14, number 3 for trim, as well as Standard 6.13 for roof forms and 8.10 for accessory structures. Vice Chair Parati seconded the motion.

Ms. Walker offered a friendly amendment that the applicant return with examples from the district where these two coexisting structures are present.

VOTE 1: 7/0

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

NAYS: NONE

DECISION 1: APPLICATION FOR ADDITION - CONTINUED.

MOTION 2: APPROVED WITH CONDITIONS

1st: GOODWIN 2nd: PARATI

Mr. Goodwin moved to approve the accessory building because it is not incongruous with the district and meets Standard 8.10 for accessory buildings. Vice Chair Parati seconded the motion.

Chair Hawkins offered a friendly amendment citing Standard 6.14, number 3 for trim.

VOTE 2: 7/0

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

NAYS: NONE

DECISION 2: APPLICATION FOR ACCESSORY BUILDING – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, BELL, WHITLOCK

RETURNED: TAYLOR

APPLICATION:

HDCRMI-2023-00377, 320 E PARK AV (PID: 12307611) – PORCH ENCLOSURE & WINDOW REPLACEMENT

EXISTING CONDITIONS:

The existing building is 2.5-story Colonial Revival constructed c. 1920. Architectural features include a symmetrical façade a pair of gabled dormers, decorative dentil mold cornice, a side gable roof with pent eaves and Palladian style windows/vents in the gable ends, and a hip roof wraparound porch supported by slender Doric columns. A portion of the porch has been infilled on the left side. The second level has an engaged front porch. Exterior materials include wood lap siding with corner boards, painted brick foundation, unpainted brick chimneys, 1/1 windows, and a slate roof. The lot size is approximately 125' x 140'. Adjacent structures are 1.5, 2, 2.5, and 3-story residential buildings.

PROPOSAL:

The proposal is in three parts:

1. The addition of a covered side porch on the left elevation with a low-pitch hip roof, brick foundation, and new columns to match existing on the front porch.
2. Fenestration changes:

- a. Left elevation. Replace non-original windows on the front and rear elevation of a formerly enclosed sleeping porch on the second level. New windows to be casement with two configuration options provided. Option 1 is a 9-light casement window. Option 2 is single light windows. Option 2 also includes replacing the windows on the left elevation to be single light windows to match.
 - b. Left elevation. A new leaded glass window will be installed to match existing (staff approvable). A pair of windows will be changed to a pair of French doors with a transom above. A new double entry door with transom and brick steps will be added. A leaded glass transom window will be added to the wall behind the sleeping porch.
 - c. Right elevation. Change entry door to 1/1 window.
3. Rear addition. Removal of a screen porch on the rear and construction of a new, two-story addition in approximately the same footprint. Changes to existing window openings are also proposed. The historic windows will be reused where possible. Two service chimneys on the rear elevation, not visible to the street will be removed.

Proposed materials include new wood lap siding and corner boards, brick foundation, and slate roof to match existing. New windows are proposed Sierra Pacific all wood, double-hung and casements, to match the existing original windows on the house. Post construction rear yard permeability is not provided.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Left Elevation
 - a. Sleeping porch window changes, Option 2 is preferred because it better matches the existing fenestration on the house.
2. Materials
 - a. Confirm new brick foundation is to remain unpainted.
3. Site Plan
 - a. Trees proposed for removal are being submitted under a separate application.
4. Minor changes and details may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED WITH CONDITIONS 1st: PARATI 2nd: LINEBERGER

Vice Chair Parati moved to approve this project as it is not incongruous with Standards 6.20 through 6.24 for additions; 4.14, number 6 for windows; 4.7, number 4 for chimneys; 4.8, numbers 3, 4, and 5 for porches; and the Secretary of Interior’s Standards for Rehabilitation 2.5. She added that the Commission preferred option two for the fenestration of the enclosed porch. She stated that the Commission was not reviewing any landscaping, trees, or site elements. Vice Chair Parati added the condition that the applicant work with Staff to approve window details and ensure they conform with Standard 6.14. Ms. Lineberger seconded the motion.

VOTE: 8/0

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

NAYS: NONE

DECISION: APPLICATION FOR PORCH ENCLOSURE & WINDOW REPLACEMENT- APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, BELL, WHITLOCK

APPLICATION:

HDCMA-2023-00283, 424-428 WEST BV (PID: 11907801) – NEW CONSTRUCTION & RESTORATION

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.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Rehabilitation of Wilmore School Building
 - a. Provide detailed photos documenting existing conditions of windows.
 - b. Provide specifications about new windows and doors to be installed
2. Site Plan
 - a. Provide information about location of HVAC units, dumpsters, and any other site appurtenances.
 - b. Provide information about any proposed fencing.
3. New Construction
 - a. Massing, rhythm, setback, scale, height, and width.
 - b. Height of the new buildings adjacent to existing single-family residential. Height should step-down into the neighborhood.
 - c. Setback of building at corner of West Blvd and S. Mint Streets, and along W. Kingston Avenue.
 - d. Materials. Dimensions and details about the fiber cement lap siding needed. Brick and mortar sample needed. Vinyl windows are not approvable.
 - e. Detail drawings needed for windows, doors, railings, storefronts, signage, parapet design for brick and siding exteriors, retail landscape patio, lighting, etc.

SPEAKERS [FOR | AGAINST]:

Samantha Skains Menchaca spoke against the application.

MOTION: CONTINUED

1st: PARATI 2nd: WHEAT

Vice Chair Parati moved to continue the application to provide time to document the deterioration of the windows. She added that the Commission was also continuing the new construction portion of the proposal to allow the applicant more time to review Chapter 6 for new construction, specifically Standard 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, and the Secretary of Interior's Standards for Rehabilitation, 2.5. Ms. Wheat seconded the motion.

Ms. Lineberger added a friendly amendment that the applicant review Chapter 7 for the non-residential portion of the proposal.

VOTE: 8/0

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

NAYS: NONE

DECISION: APPLICATION FOR NEW CONSTRUCTION & RESTORATION - CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, BELL, WHITLOCK

APPLICATION:

HDCRMI-2022-00774, 227 W PARK AV (PID: 11908918) – WINDOW REPLACEMENT – AFTER-THE-FACT

EXISTING CONDITIONS:

The existing structure at 227 W Park Ave was built c. 1931. The primary structure is a 1 and 1/2-story wood lap-sided house bungalow with a side gabled roof. The front porch is a brick foundation and has wood tapered columns on brick bases. The lot size is approximately 50'x 190'. Adjacent structures are mainly a mixture of 1- and 2-story residential buildings.

PROPOSAL:

The proposal is the removal of the original wood 3/1 double-hung windows and the installation of Jeld-Wen Sitrine wood 3/1 double-hung windows. The size and location of the original openings will not change. The applicant states that the original trim is rotted and will be replaced with wood trim to match the existing.

An addition to the primary structure was approved by the Historic District Commission at the May 9, 2018 (COA# HDCRMA-2018-00071). This approval stipulated that the original windows in the primary structure were to remain. HDC Staff approved the driveway and accessory building in December of 2018 (COA# HDCADMRM-2018-00682).

When Staff discovered the original windows were removed from the house, Staff reached out to the property owner (see attached correspondence). Staff and the property owner came to the agreement that the new Jeld-Wen windows installed on the main house would be removed and installed in the new accessory structure, which would allow the original wood windows to be reinstalled on the main house. This has not occurred. Staff can not approve the removal of original windows.

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. Removing original windows is incongruous with the Standard for Windows (pages 4.12 – 4.14 numbers 1, 10, 11, and 12).
2. Documentation of the window and trim conditions prior to removal has not been provided.
3. The Commission has previously approved Jeld-Wen Sitrine wood windows, with a traditional width sash on new construction and when existing windows were demonstrated to be beyond repair.

SPEAKERS [FOR | AGAINST]:

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

MOTION: DENIED

1st: PARATI 2nd: WOJICK

Vice Chair Parati moved to deny the application as it does not meet Standards 4.12 through 4.14 for windows. Ms. Wojick seconded the motion.

VOTE: 8/0

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

NAYS: NONE

DECISION: APPLICATION FOR WINDOW REPLACEMENT – AFTER-THE-FACT - DENIED.

CONTINUED FROM THE JULY 12 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, BELL, WHITLOCK

APPLICATION:

HDCRMA-2023-00321, 820 WOODRUFF PL (PID: 07103501) – ACCESSORY BUILDING

This application was continued from the July 12, 2023 meeting for the following items:

1. *Restudy the scale, massing, and height of the proposed ADU to adhere to 8.10, number 3, so it clearly is secondary to the main structure.*
2. *Restudy the roof form per 6.13, number 1.*
3. *Provide all materials, dimensions, and details of the primary structure that are to be replicated in the ADU, including doors and windows, 6.15; materials, 6.18; and cornices and trim, 6.14, as noted in Staff comments.*
4. *Consider studying this in perspective form as well as take into account with the restudy of the massing, scale, and height and width, the fenestration, rhythm, and quantity as it relates to massing.*

EXISTING CONDITIONS:

Known as the Gibson House, the existing 2-story Colonial Revival building was constructed c. 1941. Architectural features include symmetrical façade with a hip roof. The exterior is painted brick with quoin details at the corners, a large brick chimney on the left elevation and a brick soldier course band under the second level windows. The second story has a round window in the center bay and 6/6 windows in end bays which extend above the roofline and are treated as dormers above the eaves. Neither the front porch nor the one-story side addition are historic. The lot size is

irregular measuring approximately 82' x 219' x 73' x 102' x 32' x 150'. Adjacent structures are 1 and 1.5-story residential buildings.

PROPOSAL:

The proposed project is the construction of a new accessory structure in the rear yard. Proposed height as measured from finished floor to ridge is approximately 21'-11½". Foundation height is not provided, and total height as measured from grade to ridge is not provided. Building footprint measurements are not provided. Proposed exterior siding material is lap siding and corner boards to match the main house. No information provided about proposed doors and windows or trim. Post-construction the rear yard will be 24% impervious surfaces.

Revised Proposal – September 13, 2023

- Accessory structure re-design.
- Reduced height approximately 17'-11 ¼" from grade to ridge.
- Fenestration changes.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Front elevation: Should there be trim between the triple windows?
2. Foundation height needed.
3. Window trim appears to be too narrow.
4. Materials and details needed:
 - a. Accessory building is noted to match existing on main house, but main house materials, dimensions, and details are not provided for siding, trim, foundation, etc.
 - b. Window trim details with dimensions and materials is needed for both single and ganged windows.
 - c. Door trim detail with dimensions and materials.
 - d. Material specifications needed for windows and doors.
 - e. Railing detail.
 - f. Stair material.
 - g. Porch material.
 - h. Confirm stucco foundation will be smooth finish.
5. Site Plan information needed:
 - a. Confirm that no trees are being removed.
 - b. Hardscape details, dimensions, materials.
 - c. New gate details, dimensions, materials.
6. Minor changes and details may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED WITH CONDITIONS

1st: LINEBERGER 2nd: WOJICK

Ms. Lineberger moved to approve the motion as it meets Standard 8.10 for accessory structures and conditioned the approval on the applicant providing the door, window, and siding material to Staff and that the window on the front elevation be triple-ganged. She added that no trees will be removed during the construction per Standard 8.5. Ms. Wojick seconded the motion.

VOTE: 8/0

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

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY BUILDING - APPROVED WITH CONDITIONS.

CONTINUED FROM THE AUGUST 9 MEETING

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, BELL, WHITLOCK

RECUSED: WALKER

APPLICATION:

HDCMA-2023-00115, 1921 CHARLOTTE DR (PID: 12111901) – ADDITION

This application was continued from the August 9, 2023 meeting for the following items:

1. *Continue based on Standards 7.3, 7.5, 7.13, 7.14, 7.16, 8.4, 8.5, 8.6, and 8.12.*
2. *Provide a more complete set of plans, and since the Commission does not consider this an addition, look at spacing and mass with regards to the existing building and any future entrance off of Kenilworth.*
3. *Study the staff's analysis as well as the comments brought up by some of the community and as it relates to the guidelines. There could be some scale-reducing techniques done over the course of this long building, considering it does back up to single family residential and smaller structures.*
4. *Provide information about what (species) all of the trees on the property are.*
5. *The Commission did not review other details, such as lighting.*

EXISTING CONDITIONS:

The property is a 2-story office/multi-family building constructed in 1992. Architectural features include a complex roof form, a recessed off-center entry on Charlotte Drive, and two centrally located arched metal vents on the roof. Lot size measures approximately 128.55' x 164.46' x 144.09' x 180'. Adjacent structures are 1-, 1.5-, 2-story single family and 2-story multi-family and office buildings. A replacement retaining wall on the Ideal Way side and rear patio expansion were approved administratively under COA# HDCADMRM-2018-00518; parking, landscaping and site work were approved administratively under COA# HDCADMRM-2020-00416. The HDC approved the replacement of vinyl siding with cementitious board and batten siding, and entry door changes on the front and left elevations in June 2021 under COA# HDCRMI-2021-00149.

PROPOSAL:

The proposed project is new construction. An existing boutique hotel, the Kasa Edison House, will be expanded with the construction of a new building between the existing structure and Kenilworth Avenue. Proposed height is approximately 26'-0" as measured from grade to ridge. From Charlotte Drive, the height of the existing building is 26'-9 1/4" at the left and approximately 25'-11" on the right. The proposed building footprint is 97'-2" x 30'-0", slightly wider than the existing structure. Proposed materials are brick and cementitious board and batten siding to match the existing structure and metal railings. Window and door and trim materials are not noted. The project includes the removal of three (3) mature canopy trees.

Revised Proposal – August 9, 2023

- Design changed
- Smaller overall footprint
- Additional tree information provided
- Lighting information provided
- Window details provided

Revised Proposal – September 13, 2023

- Design changed, with an entrance added on the Kenilworth elevation.
- The three (3) mature canopy trees to be removed are Oaks and will be replaced with 6 new willow oaks.

- Information about window brand provided.
- Shutter details provided.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Proposed windows are Quaker, Brighton series, single-hung, wood.
 - a. The Commission has not yet reviewed or approved this particular window. In these instances, a window sample is typically requested.
 - b. Double-hung windows are typically required.
 - c. Confirm windows will have exterior, permanently affixed muntins.
2. Window trim changes needed:
 - a. Brickmould trim should be used in fields of brick.
 - b. Apron trim below windows in fields of siding should be removed.
 - c. Double-hung paired window detail should have a true mullion trim, without the extra 2” spacer trim.
 - d. The 11” mullion between the 4-light windows should be reduced to 6”.
3. Show pergola on Ideal Way elevation.
4. Beam/column detail needed.
5. Proposed fence design for trash enclosure does not meet Design Standards.
6. Materials:
 - a. The Commission has previously approved the installation of non-grain fiber cement siding in dimensions to match traditional materials on non-historic additions and on new, infill construction including the existing structure on this lot.
 - b. What are the proposed materials for all architectural details such as cornice, trim, fascia, soffit, beam/column, etc.?
7. Minor changes may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

Three individuals, Tiffany George-Kete, Russell Ruckterstuhl, and Jill Walker spoke against the application.

MOTION: DENIED

1st: TAYLOR 2nd: PARATI

Mr. Taylor moved to deny the application due to the lack of accurate plans, specifically a grading plan showing height, mass, and scale, and a tree survey based on the professional opinion of a certified arborist. To support his motion, Mr. Taylor cited Standard 8.5 for trees, 7.5 for spacing, 7.6 for orientation, 7.8 for height and width, 7.11 for foundations, 7.7 for massing, 8.6 through 8.8 for fencing and walls, 8.12 for lighting, 7.14 for doors and windows, 7.9 for scale, and 7.16 for materials. Vice Chair Parati seconded the motion.

Ms. Lineberger offered a friendly amendment to reiterate the need for a complete set of plans so the Commission can accurately evaluate the project as a whole.

VOTE: 7/0

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

NAYS: NONE

DECISION: APPLICATION FOR ADDITION - DENIED.

NEW CASES

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, BELL, WHITLOCK

RETURNED: WALKER

RECUSED: HAWKINS

APPLICATION:

HDCRMI-2023-00460, 1012 CONDON ST (PID: 07841303) – WINDOW REPLACEMENT

EXISTING CONDITIONS:

The existing structure is a 1-story, brick American Small House constructed in 1953. Architectural features include a central interior chimney, a small broken terracotta tile front stoop covered by a front gable supported by simple square columns, side-gable roof with shallow eaves, and an original front door. All windows on the building, with the exception of the windows in the gable ends and a window on the rear elevation, were replaced between 2009 and 2011 prior to the designation of the McCrorey Heights local historic district. The lot size is approximately 50' x 160'. Adjacent structures are 1, 1.5, and 2-story residential buildings.

PROPOSAL:

The proposed project is the replacement three (3) original metal windows. The two (2) windows located in the gable ends are 8-light, with a fixed 2-light transom and operable 6-light casement. The metal picture window on the rear elevation has a 4-light transom and 6-light fixed central portion flanked by 3-light casements. The proposed replacement windows are white vinyl, with grids-between-the-glass, to match the other replacement windows on the building.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Specifications of the proposed replacement windows have not been provided.
2. The Commission has previously approved the replacement of metal windows with new aluminum clad windows, most recently at 313-315 W. Kingston in Wilmore. The approved windows for 313-315 W. Kingston were Jeld-Wen Aluminum Clad Wood Casement Windows with custom muntins to match existing windows.
3. The Commission will determine if the proposed replacement windows and trim, where required, meet the Standards.
4. Minor changes may be approved by Staff.

SPEAKERS [FOR | AGAINST]:

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

MOTION: APPROVED WITH CONDITIONS

1st: WOJICK 2nd: WHEAT

Ms. Wojick moved to approve the application as it follows Design Standards 4.14, number 10. She requested that the applicant work with Staff on the actual window replacement specifications. Ms. Wheat seconded the motion.

Vice Chair Parati added a friendly amendment to include 4.14, numbers 13, 16, and 17.

VOTE: 7/0

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

NAYS: NONE

DECISION: APPLICATION FOR WINDOW REPLACEMENT – APPROVED WITH CONDITIONS.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, BELL, WHITLOCK

RETURNED: HAWKINS

APPLICATION:

HDCRMA-2023-00448, 421 N POPLAR ST (PID: 07802101) – EXTERIOR RENOVATION & SITE WORK

EXISTING CONDITIONS:

The property is a complex of four (4) buildings, which were constructed in 1977. Three (3) of the buildings are three stories in height and the fourth building is one-story with a two-story central portion. Materials include vinyl windows, T-111 siding with brick accents, and wood trim. Adjacent structures are 1, 2, and 2.5-story residential buildings.

PROPOSAL:

The project is replacement siding on all buildings and two minor additions to the one-story building.

On the three-story buildings:

- New 4” smooth finish fiber cement lap siding will be installed under the windows.
- New 8” smooth finish fiber cement lap siding will be installed on the first two levels with vertical board and batten siding installed on the third level.
- The existing brick is to remain.
- The existing doors and windows are to remain.

On the one-story building:

- The siding materials will be the same as the three-story buildings, but in different proportions.
- The front entry to the one-story building will be extended as shown on HDC4.12 and HDC 4.14.
- A new trellis will be installed off the rear elevation as shown on HDC4.13 and HDC4.14.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Confirm all brick to remain unpainted.
2. Will the existing window trim be re-used?
3. What are the materials of the roof trim, trellis, railing?
4. Railing/trellis detail needed.
5. HVAC screening needed.
6. Any other site changes?
7. 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: APPROVED WITH CONDITIONS

1st: GOODWIN 2nd: LINEBERGER

Mr. Goodwin moved to approve the portion of the application proposing changes to the three-story buildings as it is not incongruous with the districts and meets the Standards for new construction outlined in Chapter 6. He conditioned the approval on the applicant submitting permit-ready plans that specify the siding and trim to Staff, that the siding be Hardie Artisan or a 5/16” cementitious material, and that, if they remain, the HVAC units will be screened. Mr. Goodwin cited Standard 6.18, number 2 for the siding, 5.5, number 3 for the brick to remain unpainted, 6.14, numbers 1 and 2 for cornices and trim, and 8.9, number 1 for mechanical screening. Ms. Lineberger seconded the motion.

VOTE 1: 8/0

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

NAYS: NONE

DECISION 1: APPLICATION FOR EXTERIOR RENOVATION ON THE THREE-STORY BUILDINGS – APPROVED WITH CONDITIONS.

MOTION 2: CONTINUED

1st: GOODWIN 2nd: WOJICK

Mr. Goodwin moved to continue the portion of the application proposing changes to the one-story building because the Commission would like to see drawings and specifications for the front porch, rear trellis, new gable with post and beam construction, porch and trellis flooring, porch ceiling, railings for the porch and trellis, and column and beam sections per Standards 6.17, numbers 2, 3, and 7 for porches. Ms. Wojick seconded the motion.

VOTE 2: 8/0

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

NAYS: NONE

DECISION 2: APPLICATION FOR EXTERIOR RENOVATION ON THE ONE-STORY BUILDING - CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BARTH, BELL, WHITLOCK

RECUSED: TAYLOR

APPLICATION:

HDCRMI-2023-00452, 2111 DILWORTH RD E (PID: 12112517) – ADDITION

EXISTING CONDITIONS:

The existing building is a 1.5-story Craftsman bungalow constructed c. 1925. Architectural features include wide bracketed eaves, front gable dormer, prominent unpainted brick chimney, broad engaged front porch, and carport supported on triple columns on brick piers. Exterior materials include wood shingle siding, unpainted brick foundation, and 6/1 windows. The lot size is approximately 66' x 197'. Adjacent structures are 1.5 and 2-story residential buildings.

PROPOSAL:

The proposed project is an addition to the right elevation. Materials and details of the addition are wood shingle siding, wood brackets, wood window trim, and exposed rafters to match existing on the house as shown on A2.2. An existing triple window will be reused. The foundation of the addition will be helical piers to minimize disturbance to an existing mature canopy tree. New windows proposed to be Marvin double-hung wood windows with 7/8" Simulated True Divided Lights (STDL). Before and after 3-D views from the street are provided on Sheet R1.1. The existing deck will be removed and rebuilt in the same location with an access stair to the rear yard, all of which is staff approvable. The addition is wider than the original house, which requires Commission review.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Provide tree protection plan for all three (3) trees.
2. Note plans that new brick foundation and piers to remain unpainted.

3. Provide specifications of windows to be installed. The plans note two different window types, “Marvin Elevate” and “Marvin Ultimate”. The Elevate line has a fiberglass exterior. The Ultimate line appears to be an aluminum clad window. Marvin windows have not yet been reviewed or approved by the Commission.
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: APPROVED WITH CONDITIONS

1st: WALKER 2nd: PARATI

Ms. Walker moved to approve the application as it is not incongruous with the district and meets Standard 6.20, numbers 1, 2, and 3 for additions and the Secretary of Interior’s Standard 2.5. She also cited Standard 8.5 for the applicant to provide a tree protection plan and Standard 5.5 for the brick foundation to remain unpainted. Ms. Walker added that the applicant will use the Marvin Ultimate line wood double-hung window for the project. Vice Chair Parati seconded the motion.

Vice Chair Parati offered a friendly amendment that the application is being approved based on the expert recommendations and experience of some current Commissioners with the proposed windows.

VOTE: 7/0

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

NAYS: NONE

DECISION: APPLICATION FOR ADDITION – APPROVED WITH CONDITIONS.

HDCRMI-2023-00461 for 1147 Linganore Pl was deferred at the request of the applicant and not heard during the September 13, 2023 meeting.

Due to time constraints the following cases will be heard at the October 11th, 2023 meeting:

HDCRMI-2022-00590, 1615 The Plaza
HDCRMAA-2023-00446, 1509 Belvedere Av

The Commission chose to defer voting on the July and August meeting minutes until the October 11, 2023 meeting.

With no further business to discuss, Chair Hawkins adjourned the meeting at 7:20 pm.