



# CHARLOTTE

## HISTORIC DISTRICT COMMISSION MINUTES

May 22, 2014

MEMBERS PRESENT: Mr. Tim Bender  
Dr. Lili Corbus  
Mr. Don Duffy  
Mr. Tom Egan, Chair  
Ms. Debra Glennon, 2<sup>nd</sup> Vice Chair  
Mr. Rodric Lenhart  
Mr. John Luke  
Mr. Dominick Ristaino, Vice Chair  
Ms. Tamara Titus

MEMBERS ABSENT: Karen Labovitz  
Mattie Marshall  
Lisa Yarbrough

OTHERS PRESENT: Mr. John Howard, Administrator  
Historic District Commission  
Ms. Wanda Birmingham, Assistant Administrator  
Historic District Commission  
Ms. Linda Keich, Clerk to the  
Historic District Commission  
Mr. Thomas Powers, Assistant City Attorney  
Court Reporters

Mr. Egan called to order the Regular May meeting of the Historic District Commission at 3:00 pm. He began the meeting by introducing the Staff and Commissioners and explaining the procedure. All interested parties planning to give testimony – pro or con – must have completed a blue form and must be sworn in. An HDC Staff member will present a description of the proposed project. HDC Staff will then make a Staff Recommendation based on compliance with the *Policy & Design Guidelines*. The Commission may question the Applicant and Staff may question the Applicant. The Applicant may present sworn witnesses who will be subject to questioning by the Commission and Staff. Other interested parties wishing to speak – pro or con – will be given reasonable time to present sworn testimony. The Applicant will be given an opportunity to respond to comments by interested parties. After hearing each application, the Commission will review and discuss the information and evidence gathered and: consider and adopt a Motion for Approval, Deferral, or Denial. All exhibits remain with the Commission. If

an Applicant feels there is a conflict of interest of any Commissioner or an association that would be prejudicial, it will be revealed at the beginning of the hearing of a particular case. The Commission is a quasi-judicial body and can accept only sworn testimony. Staff will report any additional comments received. While the Commission will not specifically exclude hearsay evidence, it is only given limited weight. Appeal from the Historic District Commission is to the Zoning Board of Adjustment. One has sixty (60) days from the date of the Approval or Denial to appeal. This is in accordance with Section 10.213 of the City Zoning Ordinance. Mr. Egan asked that everyone please turn to silent operation any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. Mr. Egan said that those in the audience must be quiet during the hearings. He will ask once that an audience member be quiet and the need for a second request will result in removal from the room.

Index of Addresses:

**CONSENT AGENDA ITEMS**

401 East Worthington Avenue	Dilworth
311 East Boulevard	Dilworth
530 Hermitage Court	Hermitage Court

**CONTINUED APPLICATIONS**

909 Romany Road	Dilworth
2004 Charlotte Drive	Dilworth
528 East Worthington Avenue	Dilworth
809 Mt. Vernon Avenue	Dilworth

**NEW APPLICATIONS**

1121 Liganore Place	Dilworth
229 E Kingston Avenue	Dilworth
1920 Dilworth Rd E	Dilworth
417 Hermitage Court	Hermitage Court
305 W Park Avenue	Wilmore
409 Grandin Road	Wesley Heights
820 Woodruff Place	Wesley Heights
1001 Mt. Vernon Avenue	Dilworth
536 East Tremont Avenue	Dilworth
812 Lexington Avenue	Dilworth
1400 Pecan Avenue	Plaza Midwood

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**APPLICATION ON RECOMMENDATION AGENDA:** 401 East Worthington Avenue – New Construction was moved to the regular agenda for review.

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**APPLICATION ON RECOMMENDATION AGENDA:** 311 East Boulevard – Roof Replacement was moved to the regular agenda for review.

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**APPLICATION:** 401 E Worthington Avenue – New Construction.

This application was continued from April 9, 2014 to allow the drawings can reflect the building height of the proposed house and show that it is no higher than the adjacent house.

The subject corner lot is vacant and has a flat grade. Following review, a new story and one half house was approved In February with the requirements: (1) that the first floor ceiling height be reduced from 10' to 9', (2) three risers to the front porch, (3) hinge point of shed dormers spring from roof below ridge, (4) rear dormers to be pulled in from rear load bearing wall by at least one foot, (5) garage location will be shifted to be within property lines. Revised plans show changes; however, reducing the ceiling height on the first floor to 9' changes all the proportions and fenestration. This application is for the 10' height dimension to be approved. Height will be lower than the adjacent house.

**STAFF RECOMMENDATION:** All of the guidelines for new construction have been met

**FOR/AGAINST:** Neighborhood Resident Marcia Rouse spoke in opposition.  
Neighborhood Resident Mike Holland spoke in favor.  
Neighborhood Resident Rick Cohan spoke in opposition

**MOTION:** Based on compliance with *Policy & Design Guidelines – New Construction* Ms. Glennon made a MOTION to APPROVE with the height being equal or less than the adjacent house, using the survey as the reference point. Mr. Duffy seconded.

**VOTE:** 9/0 AYES: BENDER, CORBUS, DUFFY, EGAN, GLENNON, LENHART, LUKE, RISTAINO, TITUS

NAYS: NONE

**DECISION:** FIRST FLOOR HEIGHT APPROVED.

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**APPLICATION:** 311 East Boulevard – Roof Replacement.

The property is a 1.5 story Colonial Revival building used for neighborhood businesses. The existing roof is slate and in need of replacement. The structure is a designated local historic landmark.

The proposal is the replacement of the existing slate roof with a synthetic material with the appearance of slate shingles. The project was approved by the Historic Landmarks Commission.

**STAFF RECOMMENDATION:** Staff recommends approval based on prior approval from the Historic Landmarks Commission. The replacement shingle achieves a similar look to slate meeting the guidelines for Materials and Rhythm.

**FOR/AGAINST:** None

**MOTION:** Based on the need for additional information a Ms. Corbus made a MOTION to CONTINUE this application for (1) dimensions,(2)bring existing sample, (3) photographs, Mr. Duffy seconded.

**VOTE:** 9/0 AYES: BENDER, CORBUS, DUFFY, EGAN, GLENNON, LENHART, LUKE, RISTAINO,TITUS

NAYS: NONE

**DECISION:** APPLICATION CONTINUED.

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**APPLICATION:** 909 Romany Road – Addition

Based on the need for additional information this application was continued from the April 9<sup>th</sup> meeting for (1) further design study regarding the massing of the front, (2) window in the front gable, (3) adequate fenestration

The existing home is a one story Colonial style house built in 1951. It is listed as a Non-Contributing structure in the Dilworth National Register survey. The block is a mix of one, one and one half, and two story homes.

The proposal is a second floor addition with new front and rear dormers. The front porch will be larger and move to the right side. The front roof plane will be extended with the new shed roof over the front porch to tie back to the new roof. All porch columns will be wood. New brick will match existing and siding will be lapped wood. The proposed height of the home is approximately 26'-8".

The following changes were made based on comments from April (Massing and Fenestration): (1) Second story windows changed to casement. Change to set of three windows in the front gable. (2) Addition of vents in gables.

**STAFF RECOMMENDATION:** The proposal meets the guidelines for size, scale, setback, fenestration, materials and context. Guidelines for discussion are massing and fenestration.

**FOR/AGAINST:** NONE.

**MOTION:** Based on compliance with *Policy & Design Guidelines – Addition* Ms. Glennon made a MOTION to APPROVE with revised plans for staff review. Plans should note (1) rail details, (2) window and sill section, (3) boxing details to match existing, (4) shingle mold to match existing, (5) vents noted, Mr. Duffy seconded.

**VOTE:** 8/1                    **AYES:** BENDER, CORBUS, DUFFY, EGAN, GLENNON, LENHART, LUKE, RISTAINO, TITUS

**NAYS:** NONE

**DECISION:** APPLICATION APPROVED WITH REVISED PLANS FOR STAFF REVIEW

MR. BENDER ARRIVED AT 6:20 PM AND WAS PRESENT FOR THE REMAINDER OF THE MEETING.

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**APPLICATION:**            528 East Worthington Avenue – Second Floor Addition

Based on the need for additional information this application was continued from the April 9<sup>th</sup> meeting for further design study regarding : (1) massing, (2) fenestration, (3) a lower roof height, (4) accurately drawn plans.

The single family house is listed as a Contributing structure in the Dilworth National Register survey. Built in 1915, it is a single story home on a sloped corner lot which falls to the rear. The home has a “very low hipped roof with a low hipped roof porch which wraps to one side, supported by replacement bungalow posts and piers.” The home has wood siding and 1/1 windows. The character of adjacent homes along the street is a mix of one, one and one half, and two story homes. The applicant has submitted evidence that the home was originally a one and one half story Victorian home with steep gabled roofs.

Applicant Comments: Owner Kate Cole shared her extensive research which proves that a fire destroyed the upper portion and the roof was lowered to the first floor. This is how it has been for several decades. They would like to return the house back to a story and one half. One piece of her evidence is from a 93 year old lady who lived on the street when the fire happened. She remembers the fire and what the house looked like before and how it ended up with the ‘chopped off’ look.

A previous application was denied in August 2013. Denial was based on inappropriate size, scale, massing, and fenestration.

The current proposal is an addition to the rear and second level. The chimneys will be raised and designed in accordance with the addition. The addition to the rear will step down to reflect the natural grade of the lot. The exterior materials will match the existing home. There will be no major impacts to mature trees or significant changes to the existing grade. The height from the existing finished floor is approximately 28'6". Key elements remaining are the front porch, and windows on the left side. Siding materials will be cedar shake and wood with trim and windows to match existing.

The following changes were made based on comments from April (Massing of gable, roof height):

1. The height from FFE to ridge has been reduced to 26'-5"
2. The massing of the front gable is reduced and fenestration details are in proportion with the gable.
3. Gable pitches are 10:12

**STAFF RECOMMENDATION:** The project meets the guidelines for additions. The guideline for setback is not applicable.

**FOR/AGAINST:** NONE

**MOTION:** Based on compliance with *Policy & Design Guidelines – Addition* Mr. Ristaino made a MOTION to APPROVE as DRAWN with the following notes for staff review (1) New materials must match existing and (2) no use of non-traditional materials. Ms. Titus seconded

**VOTE:** 9/0                      **AYES:** BENDER, CORBUS, DUFFY, EGAN, GLENNON, LENHART, LUKE, RISTAINO, TITUS

**NAYS:** NONE

**DECISION: APPLICATION APPROVED**

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Mr. Duffy recused himself from this application

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**APPLICATION:**            809 Mount Vernon Avenue – New Construction.

Based on the need for additional information this application was continued from the April 9<sup>th</sup> meeting for: : (1) setbacks, (2) cross sections, (3) materials with samples, (4) a tree protection plan, (5) wall sections.

The proposal is a new 1.5 story single family home. On the front façade features include a centered front porch and dormer. The rear elevation includes a center chimney flanked by French doors and a centered dormer. Details include cottage style windows, wood lap siding, cedar shake in the gables, and a combination of wood and cementitious trim materials. The overall height is approximately 24'-6".

The following changes were made based on comments from April (Clarify setback, include cross sections, provide material samples and a tree save plan):

1. The setback (42'8" from back of sidewalk) is consistent with the established condition
2. Porch and wall section details have are provided
3. The two oak trees will remain. The front walkway will curve slightly to protect tree roots.

**STAFF RECOMMENDATION:** The project meets the guidelines for new construction

**FOR/AGAINST:** NONE

**MOTION:** Based on compliance with *Policy & Design Guidelines – New Construction* Mr. Ristaino made a MOTION to APPROVE as DRAWN with the following notes for staff review (1) rail details. The garage will not be included. Ms. Glennon seconded

**VOTE:** 8/0                   **AYES:** BENDER, CORBUS, EGAN, GLENNON, LENHART, LUKE, RISTAINO, TITUS

**NAYS:** NONE

**DECISION: APPLICATION APPROVED**

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**APPLICATION:** 1121 Linganore Place – Front door replacement (enclose rear porch Administrative Approval)

The existing home was constructed in 1994 and sits mid-block on Linganore Lane.

The proposal is the replacement of a door on the left side with an oval window to match other on the home.

**STAFF RECOMMENDATION:** The project meets the guidelines for windows and doors. They rhythm of the façade is improved with the placement of an oval window.

**FOR/AGAINST:** No one accepted Mr. Egan's invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on compliance with *Policy & Design Guidelines* Mr. Duffy made a MOTION to APPROVE as submitted. Ms. Corbus seconded.

**VOTE:9/0**                    **AYES:** BENDER, CORBUS, DUFFY, EGAN, GLENNON, LENHART,  
LUKE, RISTAINO, TITUS

**NAYS:** NONE

**DECISION: APPLICATION APPROVED**

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Mr. Ristaino recused himself from this application

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**APPLICATION:**        229 East Kingston Avenue –Close entrance and add new entryway

The existing property is a 2.5 story Foursquare structure listed as contributing in the Dilworth National Register which states the structure has a “Full façade porch with enclosed and bay and replacement brick porch posts.”

The proposal is to close the current doorway (facing the side street) and add a new front door facing East Kingston Avenue.

**STAFF RECOMMENDATION:** The proposal meets the guidelines for garages and new construction.

**FOR/AGAINST:**        No one accepted Mr. Egan’s invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on compliance with *Policy & Design Guidelines* Mr. Duffy made a MOTION to APPROVE as submitted. Mr. Luke seconded.

**VOTE: 8/0**                    **AYES:** BENDER, CORBUS, DUFFY, EGAN, GLENNON, LENHART,  
LUKE, TITUS

**NAYS:** NONE

**DECISION: APPLICATION APPROVED**



**APPLICATION:** 1920 Dilworth Road East – Demolition of shed and construction of new garage.

The principal dwelling is a 1.5 story home with a garage built in 1926 and listed as an contributing structure in the National Register. The site is a corner lot.

The proposal is the removal of the existing accessory building to be replaced with a detached two car garage. The garage will have design and details similar to the principal dwelling and the height will be approximately 20'-8" which is lower than the house. The upper level will be storage, not an ADU.

**STAFF RECOMMENDATION:** A Sanborn map shows the property (213 East Kingston) with openings along the porch wall, but it is not clear which openings are doorways. The proposal to place the door facing the primary street and aligning with the front steps would be an improvement to the streetscape.

**FOR/AGAINST:** No one accepted Mr. Egan's invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on compliance with *Policy & Design Guidelines* Mr. Ristaino made a MOTION to APPROVE as submitted with details to match house. Mr. Duffy seconded.

**VOTE:** 9/0                   **AYES:** BENDER, CORBUS, DUFFY, EGAN, GLENNON, LENHART, LUKE, RISTAINO, TITUS

**NAYS:** NONE

**DECISION: APPLICATION APPROVED**

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Mr. Ristaino recused himself from this application

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**APPLICATION:** 305 W. Park Avenue – New Construction.

The original home was destroyed by fire. It was a one story bungalow constructed in 1931.

The proposal is a 1.5 story house with a full façade porch and even fenestration across the front. The gable roof has a 12:12 pitch with the total height of approximately 32'. Siding will be wood, windows will be Simulated Divided Light.

**STAFF RECOMMENDATION:** The overall design concept is compatible with adjacent homes. However, the massing of the roof should be discussed. The guidelines for Size, Scale, Fenestration, Rhythm, Setback, Materials, Context and Landscaping have been met.

**FOR/AGAINST:** No one accepted Mr. Egan's invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on non-compliance with *Policy & Design Guidelines* Ms. Titus made a MOTION to DENY this application for: Scale, Context and Massing Mr. Luke seconded

**VOTE:** 8/0           **AYES:** BENDER, CORBUS, DUFFY, EGAN, GLENNON, LENHART, LUKE, TITUS

**NAYS:** NONE

**DECISION: APPLICATION DENIED**

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Mr. Lenhart left at 6:15 pm

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**APPLICATION:** 417 Hermitage Court – New siding on dormer

The structure is a 2 story dwelling listed as a contributing structure in the Myers Park National Register. The home was constructed in 1921 and listed as having a stucco exterior.

The proposal is to replace damaged wood siding on the dormers with Hardie Artisan siding.

**STAFF RECOMMENDATION:** The Commission shall determine if the proposed siding is appropriate for this type of application (second story dormers). The proportion of the material in comparison to the wood siding on the main level should be considered.

**FOR/AGAINST:** No one accepted Mr. Egan's invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on non-compliance with *Policy & Design Guidelines* Mr. Duffy made a MOTION to DENY this application for non-traditional materials. Ms. Titus seconded.

**VOTE:** 6/2           **AYES:** CORBUS, DUFFY, EGAN, GLENNON, RISTAINO, TITUS

**NAYS:** BENDER, LUKE

**DECISION: APPLICATION DENIED**

**APPLICATION:** 409 Grandin Road - Addition

The existing home was built in 1927 and listed as a contributing structure in the Wesley Heights National Register. It is a one story bungalow with a combination front and side gabled roof. Porch supports are wood posts standing on stone piers. The chimney exterior is also stone.

The proposal is a second floor addition and expansion to the rear and sides. New exterior finishes and details will match existing. The chimney will be raised per code requirements. The existing window in the front porch will be replaced with an entry door, the existing side facing entry door will be closed. The window arrangement on the side and rear elevations and roof design reflect changes to the interior.

**STAFF RECOMMENDATION:** The proposal meets the applicable guidelines for Additions. However, the Commission shall determine if the level of proposed exterior alterations makes the property non-contributing.

**FOR/AGAINST:** No one accepted Mr. Egan's invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on non-compliance with *Policy & Design Guidelines* Ms. Corbus made a MOTION to DENY this application for Fenestration, Size, Scale and Massing. Mr. Ristaino seconded.

**VOTE:** 6/2                   **AYES:** CORBUS, DUFFY, EGAN, GLENNON, RISTAINO, TITUS  
**NAYS:** BENDER, LUKE

**DECISION: APPLICATION DENIED**

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**APPLICATION:** 820 Woodruff Place – Addition

The existing structure is a two story home constructed in 1941 and listed as a contributing structure in the Wesley Heights National Register. The lot is adjacent to a park. The façade is painted brick. On the right side is an attached garage that has been enclosed.

The proposal is an addition to the side and rear and a new front porch. The rear addition will not be seen substantially visible from the street. The front porch is nearly full width with a hip roof and painted brick columns. The lower level right side addition is one story with a side loading garage. The façade material on the rear and side is wood and painted brick.

**STAFF RECOMMENDATION:** The proposal meets the guidelines for additions.

**FOR/AGAINST:** No one accepted Mr. Egan's invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on compliance with *Policy & Design Guidelines* Mr. Luke made a MOTION to APPROVE as submitted Mr. Duffy seconded.

**VOTE:** 8/0            **AYES:** BENDER, CORBUS, DUFFY, EGAN, GLENNON, LUKE, RISTAINO, TITUS

**NAYS:** NONE

**DECISION: APPLICATION APPROVED**

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Mr. Duffy recused himself from this application

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**APPLICATION:**      1001 Mount Vernon Avenue – Addition

The existing structure is a 2 story home constructed in 1925 and listed as a contributing structure in the Dilworth National Register. The home is on a corner lot.

The proposal is a two story rear addition that will be partially visible from the street. The material is brick and the windows will be 6/1 Simulated Divided Light. Trim details will match the existing home. The addition will not be taller than existing.

**STAFF RECOMMENDATION:** The proposal meets the guidelines for additions.

**FOR/AGAINST:**      No one accepted Mr. Egan’s invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on compliance with *Policy & Design Guidelines* Ms. Glennon made a MOTION to APPROVE as submitted Mr. Bender seconded.

**VOTE:** 7/0            **AYES:** BENDER, CORBUS, EGAN, GLENNON, LUKE, RISTAINO, TITUS

**NAYS:** NONE

**DECISION: APPLICATION APPROVED**

**APPLICATION:** 536 East Tremont Avenue – New Construction.

The vacant parcel is a through lot with frontage on East Tremont Avenue and Dilworth Mews Court. The subdivision ordinance allows a home to be constructed because it meets the street frontage requirements on Dilworth Mews Court. The slope of the lot falls significantly from East Tremont Avenue. The surrounding context is a mix 1, 1.5 and 2 story homes. Setbacks along the subject block are varied. However, the setbacks from the 600-630 side of East Tremont are generally deeper than the 502-528 side.

The proposal is a new two story home fronting East Tremont Avenue with a detached garage on Dilworth Mews Court. Because of the lot configuration the width of the home is 20' and the height is approximately 31' - 8.5". The front porch will be full width. Siding will be wood and cedar shingles in the gables. All windows will be Simulated Divided Light. The setback will be in line with the homes further from the street. The garage will have similar details as the home.

**STAFF RECOMMENDATION:** The Commission should discuss Scale, Massing, Fenestration Rhythm and Context. The guidelines for Size, Setback and Materials are met.

**FOR/AGAINST:** No one accepted Mr. Egan's invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on non-compliance with *Policy & Design Guidelines* Ms. Titus made a MOTION to DENY this application for: Scale and Context Ms. Corbus seconded.

**VOTE:** 7/1                   **AYES:** BENDER, CORBUS, EGAN, GLENNON, LENHART, LUKE, TITUS

**NAYS:** DUFFY

**DECISION: APPLICATION DENIED**

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**APPLICATION:** 812 Lexington Avenue – Addition.

The existing structure is a 1.5 story home constructed in 1929 and listed as a contributing structure in the Dilworth National Register. The home has a large front gable roof.

The proposal is second floor addition within the existing footprint including a second floor balcony over a new rear porch. The second floor will be enclosed in a cross gable and rear shed dormer. The height is approximately 24' - 7" from FFE to the ridge. A new set of paired windows will replace the existing window in the front gable. New windows will match existing. Siding will be wood and the gable will be stucco board and batten.

**STAFF RECOMMENDATION:** The project meets the guidelines for additions.

**FOR/AGAINST:** No one accepted Mr. Egan's invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on the need for additional information Mr. Luke made a MOTION to CONTINUE this application for (1) streetscape, (2) boxing to match on side gable left and right, (3) needs handrails if code requires it., Mr. Ristaino seconded.

**VOTE:** 8/0 AYES: BENDER, CORBUS, DUFFY, EGAN, GLENNON, LUKE, RISTAINO, TITUS

NAYS: NONE

**DECISION: APPLICATION CONTINUED.**

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**APPLICATION:** 1400 Pecan Avenue – Addition

The existing structure is a one story home on a corner lot. The home was constructed in 1925.

The proposal is a small one story addition to the rear right corner. The siding and trim details will match the existing home. A small glass block window and stoop overhang will also be added.

**STAFF RECOMMENDATION:** The proposal meets the guidelines for additions.

**FOR/AGAINST:** No one accepted Mr. Egan's invitation to speak either FOR or AGAINST the application.

**MOTION:** Based on compliance with *Policy & Design Guidelines* Mr. Duffy made a MOTION to APPROVE with revised plan for staff review (1) enlarge window on side or put it in the end gable, (2) use all traditional materials, (3) gable pitch match house if it can't go back push middle in and gable to match the width of the closet. Mr. Ristaino seconded.

**VOTE:** 7/0 AYES: EGAN, DUFFY, GLENNON, RISTAINO, TITUS

NAYS: BENDER, CORBUS, LUKE

**DECISION: APPLICATION APPROVED WITH REVISED PLANS FOR STAFF REVIEW**

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Mr. Bender recused himself from this application

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**APPLICATION:** 2004 Charlotte Drive, - Addition.

Based on the need for additional information this application was continued from the April 9<sup>th</sup> meeting for the following, (1) massing exhibit, (2) streetscape exhibit with new addition plugged in, (3) details of handrails, (4) more detailed wall sections, (5) call out match existing or identify if it is not to match existing and elaborate, (6) remove Hardie notes, (7) shutters removed, (8) accurate drawings, (9) further design study regarding massing.

The existing home is a one story brick ranch with a gable roof over the front porch. The house is identified as a non-contributing structure in the National Register

The proposal is a second floor addition. The addition will be a new front gable that will extend from the front thermal wall to the rear thermal wall. The foot print of the home will not be affected. The front and rear gable ends will have wood siding and 6 over 6 pattern windows. The proposed height of the addition is approximately 23'-6".

The following changes were made based on comments from April (Massing of gable, window in front gable material note of siding):

1. Shutters were removed from front gable window
2. Window in front gable raised, centered
3. Addition of handrail on front elevation
4. Siding note reads '1x6 wood lap

**STAFF RECOMMENDATION:** Applicable design guidelines for the review of this project are scale, massing, and fenestration. The guidelines for rhythm, materials and context are met. The guidelines for size, setback and landscaping are not applicable.

**FOR/AGAINST:** No one accepted Mr. Egan's invitation to speak either FOR or AGAINST the application

**MOTION:** Based on compliance with *Policy & Design Guidelines* Mr. Duffy made a MOTION to APPROVE with 50% of height of gables Mr. Luke seconded

**VOTE:** 7/0                      AYES: CORBUS, DUFFY, EGAN, GLENNON, LUKE, RISTAINO, TITUS

NAYS: NONE

**DECISION: APPLICATION APPROVED**

OTHER BUSINESS:

- Ms. Glennon made a motion to move the current officers for another year, Mr. Luke seconded.
- Ms. Glennon made a motion to approve the February 2013 and April 2014 minutes seconded by Mr. Luke.

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The meeting adjourned at 9:50 pm with a meeting length of six hours and fifty minutes.

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Linda Keich, Clerk to the Historic District Commission