



CHARLOTTE

HISTORIC DISTRICT COMMISSION MINUTES

December 11, 2013

- MEMBERS PRESENT: Mr. Tim Bender
Dr. Lili Corbus
Mr. Roger Dahnert (arrived at 3:26)
Mr. Don Duffy
Mr. Tom Egan, Chair
Ms. I-Mei Ervin
Ms. Debra Glennon, 2nd Vice Chair
Ms. Karen Labovitz
Ms. Mattie Marshall
Mr. Brad Norvell
Mr. Dominick Ristaino, Vice Chair (arrived at 3:14)
- MEMBERS ABSENT: Mr. Brad Norvell
Ms. 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

Mr. Egan called to order the Regular November meeting of the Historic District Commission at 3:08 pm. He began the meeting by introducing the Staff and Commissioners and explaining the procedure. All interested parties who planned to give testimony – pro or con – must have completed a blue form and must be sworn in. An HDC Staff member will present an outline and description of the proposal and its impact on the subject property and the district's integrity. HDC Staff will then make a Staff recommendation and/or suggestion regarding the application. 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 and adopt Findings of Fact. Interested parties may remain present during the deliberations but may not address the Commission. 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 acting in a quasi-judicial capacity for purposes of the hearing and can accept only sworn testimony. Staff will give a synopsis of 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 issuance or notification of Denial within which to appeal. This is in accordance with Section 10.213 of the City Code. In order to receive a written copy of the decision of the Board, one MUST FILE A WRITTEN REQUEST for a copy of the Commission’s decision by completing the form. This form must be filed with the Commission’s Clerk at the time of the hearing. 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.

Index of Addresses:	1700 Hathcliff Street	Wesley Heights
	1716 Wickford Place	Wilmore
	1917 Wilmore Drive	Wilmore
	315/317 E. Tremont Avenue	Dilworth
	618 North Graham Street	Fourth Ward
	800 East Worthington Avenue	Dilworth
	1936 Park Road	Dilworth
	425 East Worthington Avenue	Dilworth
	723 East Worthington Avenue	Dilworth
	621 East Tremont Avenue	Dilworth
	2309 Dilworth Road West	Dilworth
	2019 Dilworth Road East	Dilworth
	1711 Dilworth Road East	Dilworth
	323 Rensselaer Avenue	Dilworth

Mr. Dominick Ristaino arrived at 3:14 pm

Mr. Roger Dahnert arrived at 3:26 pm

Application: 1700 Heatcliff Street – Demolition

The two story concrete block structure was constructed in 1940 according to tax records. A Sanborn map lists the address as 1700 Westbrook Drive. The structure appears to straddle two parcels and an alley. The structure is not listed in the Wesley Heights National Register, which also specifies the period of significance from 1922 to 1930. The structure is vacant and in poor condition. The location of the structure on the site is inconsistent with other dwellings on the block, thus disrupting the rhythm of the streetscape.

The city's code enforcement department is responding to complaints from adjacent property owners about the condition of the property. They are proposing to demolish the structure.

STAFF RECOMMENDATION: Staff believes code enforcement's request is appropriate given the structure's condition and design. However, the Commission should consider whether the structure has the architectural integrity to warrant relocation consistent with surrounding structures and rehabilitation.

MOTION: Based on compliance with *Policy & Design Guidelines* – Demolition Ms. Glennon made a motion that this is a non-contributing structure. Seconded Mr. Duffy

VOTE: 9/0 AYES: BENDER, CORBUS, DUFFY, EGAN, ERVIN, GLENNON, LABOVITZ, MARSHALL, , RISTAINO,

NAYS: NONE

DECISION: NON-CONTRIBUTING STRUCTURE APPROVED.

MOTION: Based on compliance with *Policy & Design Guidelines* – Demolition Ms. Glennon made a motion that this structure is in poor condition and it is a non-contributing structure and the demolition is approved. Seconded Ms. Labovitz

VOTE: 9/0 AYES: BENDER, CORBUS, DUFFY, EGAN, ERVIN, GLENNON, LABOVITZ, MARSHALL, RISTAINO,

NAYS: NONE

DECISION: DEMOLITION APPROVED

APPLICATION: 1716 Wickford Place – Window/Door Replacement, Addition

The property is a one story duplex, c.1936. The home has a twin gable roof covering the porch supported by thin metal supports.

The proposal is a conversion of the dwelling to a single family home. Changes to the façade include removal of the front doors, replaced by a single main entrance, replacement of existing windows with two sets of paired windows and the addition of a sloped roof that will join the twin gables. The metal supports will be replaced by a traditional porch with a brick base and tapered columns. Siding will be replaced where needed to match the existing wood lap siding.

STAFF RECOMMENDATION: HDC Staff believes the project meets all of the Guidelines for Additions. The Commission should specifically consider the changes in Fenestration and Rhythm.

MOTION: Based on the need for additional information Mr. Bender made a MOTION to DEFER. Revised plans will show 1) window heights, 2) windows centered, 3) detail configuration to match, 4) site plan, 5) cheek wall, 6) brick veneer, 7) how shed works, 8) finished drawings. Ms. Ervin seconded.

VOTE: 9/0 AYES: BENDER, CORBUS, DUFFY, EGAN, GLENNON,
LABOVITZ, MARSHALL, NORVELL, RISTAINO,

NAYS: NONE

DECISION: APPLICATION DEFERRED

APPLICATION: 1917 Wilmore Drive – Window/Door Replacement, Addition

This application was not heard because it was almost identical to the previous application.

Mr. Egan asked the applicant if he would like to withdraw his application and he could come back with better drawings in February along with his previous application.

Mr. Murphy removed himself from the docket.

APPLICATION: 315/317 East Tremont Avenue – Demolition/ New Construction

The subject parcels were previously part of a larger redevelopment plan (HDC 2013-035) that was denied in August. On the block facing East Tremont, adjacent structures include a four story mixed use building, a vacant lot, a single story structure (c.1905) and a 2.5 story multi-family building (c. 1905). Across the street is primarily multi-family. Development to the rear (facing East Worthington) is primarily residential. Existing building setback range along the subject block face is approximately 16 to 35 feet. The subject parcels consist of two structures:

- 315 East Tremont Avenue is identified as a c. 1950 Non Contributing building
- 317 East Tremont Avenue is identified as a c. 1925 Contributing building

The proposed project requires demolition

The proposed project is a 12 unit, three story multi-family building with below grade parking and a center courtyard. The project requires rezoning based on the revised plan. Exterior materials include brick, wood and fiber cement siding. The porch roof is standing seam metal. Windows are composite wood frame. Units facing East Tremont Avenue have entrances and porches on the pedestrian level. The proposed setback to the thermal wall is consistent with the existing older structures and the setback to the porch is consistent with the mixed use building. The overall height, as shown, is lower than the adjacent mixed-use building and taller than the structures on the right side. Multi-family buildings across the street are comparable in height to the proposed structure but are

constructed on a higher elevation. The rezoning also requires the construction of a new sidewalk and planting strip with street trees.

STAFF RECOMMENDATION: Mr. Howard stated the Commission should consider the following Guidelines for new construction:

1. Massing and Fenestration on side elevations
2. Rhythm
3. Materials
4. Landscaping – a tree replacement/protection plan is needed for the site. Street trees will be installed per the zoning code

Staff believes the project meets Guidelines for Size, Scale, Context, Setback, and Landscaping

FOR/AGAINST: Neighborhood Resident Tamara Titus expressed concern about the use of non-traditional materials, and setbacks

Neighborhood Resident Jessica Hindman likes the project and stated it brings life into the neighborhood

Neighborhood Resident Jeff Gerebach stated he came because he spoke against the last project and he stated it was only fair to come and speak in favor of this new project. This is a great outcome for the neighborhood

MOTION: Based on the need for more information on Fenestration and Rhythm Mr. Ristaino made a MOTION to DEFER this application. Seconded by Ms. Marshall

VOTE: 9/1 AYES: BENDER, CORBUS, DUFFY, DAHNERT, EGAN, GLENNON, MARSHALL, NORVELL, RISTAINO

NAYS: LABOVITZ

DECISION: APPLICATION DEFERRED

APPLICATION: 618 North Graham Street – New Construction

The proposal is the final phase of a development that was built in the 1980s. The existing 2.5 story multi-family buildings are contemporary wood sided units with internal parking under the buildings and balconies on the second level. Along Graham Street rear patios are enclosed by a brick wall. There are a few mature trees in the open spaces. A wood fence borders the side and rear of the lot. The subject vacant lot is adjacent to a new 4 story multi-family building with retail on the first level that faces Graham Street. The setback along the street is generally consistent with the three middle units set slightly back.

The proposal is a four story multi-family building with parking on the first level and residential units above. Balconies are located on the second and fourth level. Primary exterior materials include brick and cementitious siding. Secondary materials include metal balcony railings and cementitious soffits and trim. The canopy over the garage is standing seam metal.

STAFF RECOMMENDATION: Given the unique character of the project location the Commission should consider the following Guidelines:

1. Scale
2. Massing
3. Fenestration – Particularly along Graham Street
4. Rhythm – Particularly along Graham Street
5. Materials
6. Context
- 7.

Staff believes the project meets Guidelines for Size, Setback and Landscaping.

FOR/AGAINST: Neighborhood Resident David Roujmaniele concerned that the owner never met with the HOA. He stated this project does not look like anything like the surrounding homes. The proposal will over power what is currently there. He stated tandem parking does not work there.

MOTION: Based on non-compliance with *Policy & Design Guidelines* - New Construction Mr. Ristaino made a motion to DENY this application for Massing, Size, Fenestration, and Rhythm. Mr. Duffy seconded.

VOTE: 10/0 AYES: BENDER, CORBUS, DUFFY, DAHNERT, EGAN, GLENNON, LABOVITZ, MARSHALL, NORVELL, RISTAINO,

NAYS: NONE

DECISION: APPLICATION DENIED

APPLICATION: 800 East Worthington Avenue – Second Story Addition

The subject property is a one story bungalow designed by W.H. Peeps, constructed in 1925. It features a low hipped roof and two chimneys. It is a contributing structure. The site slopes downward from front to rear.

The proposal is a second story addition and partial addition to the rear. From the front façade the upper level starts behind the thermal wall and features a cross gable roof plan. The proposed roof pitch, siding, windows matches the existing pitch. The side elevations feature two gabled dormers on each side. The rear addition introduces a covered porch and chimney. The proposed ridge height measured from the finished floor is approximately 22'.

STAFF RECOMMENDATION: The following Guidelines should be considered for this proposal:

1. Size
2. Scale
3. Massing

The Guidelines for Fenestration, Rhythm, Materials and Context are met. The Setback Guideline is not applicable.

FOR/AGAINST: Neighborhood resident Tamara Titus has concerns about the gables and brackets. Need to pull together the first story to second story.

Neighborhood resident John Phares stated it must reflect, respect, sensitive to character and massing. Original portion to remain prominent. Size, different character puts house in jeopardy of becoming non-contributing.

Neighborhood resident Courtenay Buchan – is in favor of this project she likes the way it respects the original footprint.

MOTION: Based on the need for additional information Mr. Duffy made a MOTION to DEFER the Lennox Street elevation and the front elevation for scale, massing and fenestration. Seconded by Mr. Ristaino.

VOTE: 10/0 AYES: BENDER, CORBUS, DUFFY, DAHNERT, EGAN, GLENNON, LABOVITZ, MARSHALL, NORVELL, RISTAINO,

NAYS: NONE

DECISION: APPLICATION DEFERRED

Debra Glennon recused herself from this application because this is her application

Dominick Ristaino recused himself from this application because he is the builder on this project.

APPLICATION: 1936 Park Road – Porch Addition

The existing structure was constructed in 1905 and identified as a contributing structure in the National Register. The home is described as a two story Victorian with a shed porch on square posts and scalloped frieze boards. It also has polygonal bay windows on the front. The door on the left bay is believed to be an alteration from a window.

The proposed project is a front porch addition, new shingles on the second story, installation of original front door, front fascia extensions on the second floor, and replacement of the right side bay window with an original window from the side elevation. The porch design is full width and wraps around the left side.

STAFF RECOMMENDATION: The following Guidelines should be considered for this proposal:

1. Size
2. Scale
3. Fenestration

The Guidelines for Massing, Rhythm, Materials and Context appear to be met. The Setback Guideline is not applicable and the 4' wide side porch area meets the side yard requirement and serves primarily as a covered walkway from the side entrance.

MOTION: Based on compliance with *Policy & Design Guidelines* - Front Porch Addition Mr. Duffy made a MOTION to APPROVE this application as submitted. Mr. Dahnert seconded.

VOTE: 8/0 AYES: BENDER, CORBUS, DUFFY, DAHNERT, EGAN, GLENNON, LABOVITZ, MARSHALL, NORVELL, RISTAINO,

NAYS: NONE

DECISION: APPLICATION DENIED

Roger Dahnert left the meeting at 7:48

APPLICATION: 425 East Worthington Avenue – New Construction of a Garage

The principal structure is a 1.5 story Bungalow c. 1920 and listed as a contributing structure in the Dilworth National Register. The site has rear yard access via alleyway. The adjacent rear property is non-residential.

The proposal is a two car garage with a dormer addition in a future phase. The exterior material is wood shingles with cornerboards. The garage doors will face the alley. The proposed height of the garage is approximately 22'-4" from ground to ridge. The plan does not identify mature tree removal.

STAFF RECOMMENDATION: The following Guidelines should be considered for this proposal:

1. Size
2. Scale
3. Fenestration
4. Rhythm

Staff believes the project meets Guidelines for Massing, Setback, Materials, Context, and Landscaping.

MOTION: Based on compliance with *Policy & Design Guidelines* - New Construction of a Garage Mr. Ristaino made a MOTION to APPROVE this application with all details to match the house. Ms. Labovitz seconded.

VOTE: 9-0 AYES: BENDER, CORBUS, DUFFY, EGAN, GLENNON,
LABOVITZ, MARSHALL, NORVELL, RISTAINO,

NAYS: NONE

DECISION: APPLICATION APPROVED

APPLICATION: 723 East Worthington Avenue – Rear Porch Enclosure, Addition,
New Construction of a Garage

The subject property is 1.5 story Bungalow with wood shingle siding, cross gabled roof, and decorative joists. The c. 1925 house is listed as a Contributing structure.

The proposed projects are a conversion of the rear screened porch to a liveable space, addition of a mud room, and construction of a new carriage house. The rear porch enclosure is not visible from the street.

The proposed addition of a mud room is located to the side of the rear porch and partially visible from the street. The exterior materials and trim details would match the existing house.

The proposed carriage house/garage possesses details from the principal structure such as exterior materials, post-pier design, window design and cross gable roof. The structure is smaller in scale to the principal dwelling.

STAFF RECOMMENDATION:

- I. Porch Enclosure
 1. The Commission should consider the ability to reverse the porch enclosure.

II. Addition

1. The following Guidelines should be considered for the side addition:

Staff believes the addition meets Guidelines for Size, Scale, Massing, Setback, Materials, and Context.

III. Garage

Staff believes the addition meets all applicable Guidelines.

FOR/AGAINST: Neighborhood Resident Tamara Titus spoke in full support of this application.

MOTION: Based on compliance with *Policy & Design Guidelines* - New Construction of a Garage, Rear Porch Enclosure, and Side Addition Mr. Duffy made a MOTION to APPROVE this application as submitted. Mr. Ristaino seconded.

VOTE: 9/0 AYES: BENDER, CORBUS, DUFFY, EGAN, GLENNON, LABOVITZ, MARSHALL, NORVELL, RISTAINO,

NAYS: NONE

DECISION: APPLICATION APPROVED

APPLICATION: 621 East Tremont Avenue – Second Story Addition

A previous application for this property was denied in July and August of 2013. The application is being accepted based on the initial denial in July.

The subject property is a one story Bungalow c. 1920 and listed as a Contributing structure. The house features clipped gables, chimney, exposed porch rafters, exposed brackets, and 4/1 windows. The rear elevation features two gables on the left and right side.

The proposal is a second story addition, rear addition, and porch redesign. The front porch redesign includes additional living space above. The new foundation would be clad in stone with a raised, enclosed base and tapered columns. The upper level is enclosed by a clipped gable with 3/1 windows and cedar shake siding. A shed dormer is introduced to the left of the gable. The chimney is proposed to be removed and the existing roof raised to accommodate additional living space. Side elevations reintroduce clipped cross gables with 3 and 2/1 windows on the upper story and replacement of one window on the lower story on each side. The right elevation adds a chimney with 3/1 windows on either side. The rear elevation removes the existing pair of

gables, windows, and door. The new addition introduces a single two story clipped gable, new windows, and doors.

STAFF RECOMMENDATION: The following Guidelines should be considered for this proposal:

1. Size
2. Scale
3. Massing
4. Fenestration
5. Rhythm
6. Setback (Due to the addition of heated space above the porch)
7. Context

The Guideline for Materials appears to be met.

FOR/AGAINST: Neighborhood Resident Tamara Titus spoke in opposition of this application

MOTION: Based on compliance with *Policy & Design Guidelines* - Second Story Addition Mr. Duffy made a MOTION to APPROVE this application with the following revisions for staff approval 1) front end gable – tie back. 2) side lites, 3) windows on side to match, 4) change pitch to clips re what happens on the front, 5) full columns of their choice. Mr. Ristaino seconded.

VOTE: 8/1 AYES: BENDER, CORBUS, DUFFY, EGAN, GLENNON,
LABOVITZ, NORVELL, RISTAINO,

NAYS: MARSHALL

DECISION: APPLICATION APPROVED

APPLICATION: 2309 Dilworth Road West – Second Story Addition

The existing home is a one story cottage style home with full brick façade, centralized entrance and balanced window pattern. The home was constructed in 1947 and is not identified as a Contributing structure in the National Register. The setbacks are consistent along the block face with adjacent homes that are 1 and 1.5 stories in height.

The application was denied November 2013. Before deliberating on the current project the Commission must determine if the applicant has made substantial changes from the previous plan. Based on the current submittal the following revisions have been made:

1. Additions have been revised to include a full width front porch and single story addition to the rear. The rear addition is not visible from the street.
2. The right front window is being replaced by French doors.

3. The front chimney and other façade elements are retained.

Based on the changes in response to Commission concerns from November, staff believes this project has met the Substantial Change criteria.

The proposed project for Commission review is a front porch addition and replacement of a window with French doors. The existing gable would be extended over the porch with a hip roof to the left side. Porch piers are stone with squared wood columns and exposed rafter ends under the hip roof. Porch depth is 7 feet. The gable end is clad cedar shake.

STAFF RECOMMENDATION: Staff believes the porch design is appropriate and meets the Guidelines. However, there are details that the Commission may require before granting full approval.

MOTION: Based on the need for additional information Dr. Corbus made a MOTION to DEFER this application for 1) remove stone, 2) lapped siding, 3) Pergola/closed box, 4) Center rear windows, 5) appropriate smaller window in rear, 6) Railings, 7) Front door, 8) Accurate detailed drawings. Ms. Marshall Seconded

VOTE: 8/0 AYES: BENDER, CORBUS, DUFFY, EGAN, GLENNON, LABOVITZ, MARSHALL, NORVELL, RISTAINO,

NAYS: NONE

DECISION: APPLICATION DEFERRED

APPLICATION: 2019 Dilworth Road East – One Story Rear/side Addition

The subject property is a 1.5 story Bungalow c. 1925 and listed as a Contributing structure. The home features a nearly full façade shed dormer and one story side wing engaged porch supported by paired columns. A one car attached garage is located on the right side along Carling Drive.

The proposed project is a one story addition to the rear and side of the existing home. A portion of the left addition will be visible from the front, the right and rear addition will be visible from the street, but will not exceed the existing height. The existing one car garage would be expanded to a two car garage. A new gable roof matches the existing, and the porch adds paired columns similar to the front. The left side addition extends approximately 3 feet from the existing structure with two gables and balanced fenestration. The rear addition features a covered porch with a gable and additional living space to the right with a larger gable roof. A new chimney is proposed near the center of the home. Exterior materials will match existing, roof material over the porch and garage is metal.

STAFF RECOMMENDATION: The following Guidelines should be considered for this proposal:

1. Size
2. Scale
3. Massing
4. Fenestration
5. Rhythm
6. Context (Conversion to a two car garage)

The Guideline for Materials appears to have been met. Setback is not applicable.

MOTION: Based on compliance with *Policy & Design Guidelines* - One Story Rear/Side Addition. Mr. Duffy mad a MOTION to APPROVE as submitted but wanted the applicant to think about putting a hip metal roof on rear, consistent boxing. Mr. Ristaino Seconded.

VOTE: 8/0 AYES: BENDER, CORBUS, DUFFY, EGAN, GLENNON,
LABOVITZ, MARSHALL, NORVELL, RISTAINO,

NAYS: NONE

DECISION: APPLICATION APPROVED

Tim Bender left the meeting at 9:30 pm

APPLICATION: 1711 Dilworth Road East – Garage/Side Addition Coservatory

The subject property was built in 1946 but substantially renovated. It is not listed in the National Register. The Cottage style home has Craftsman elements such as decorative eave brackets supporting wide overhangs. The existing detached garage does not appear to be an original structure (roof pitch, trim, offset door).

The proposed project is a new detached garage and side addition to the principal structure. The one car garage is a 1.5 story structure with cross gable roof and small shed dormer with conditioned space above. The exterior materials are wood siding and cedar shingles. Other details include eave brackets, 2 and 3/1 windows, and exposed rafter tails. Their existing garage would be demolished.

The one story side addition is partially visible from the front. The primary exterior material is glass with SDL windows.

STAFF RECOMMENDATION:

I. Demolition

1. It appears the existing garage is not a contributing structure to the local district and demolition for subsequent improvement is suitable.

II. Garage (New Construction)

The following Guidelines should be considered for this proposal:

1. Fenestration
2. Rhythm

The Guidelines for Size, Scale, Massing, Materials, and Context appear to have been met. Setback and Landscaping are not applicable.

III. Addition

The following Guidelines should be considered for this proposal:

1. Fenestration

The Guidelines for Size, Scale, Massing, Rhythm, Materials, and Context appear to have been met. Setback is not applicable.

MOTION: Based on compliance with *Policy & Design Guidelines* - Garage/Side Addition. Mr. Duffy made a MOTION to APPROVE the demolition of the garage. Seconded Ms. Ervin

VOTE: 8/0 AYES: CORBUS, DUFFY, EGAN, GLENNON, LABOVITZ,
MARSHALL, NORVELL, RISTAINO,

NAYS: NONE

DECSISION: DEMOLITION APPROVED

MOTION: Based on compliance with *Policy & Design Guidelines* - Garage Dr. Corbus made a MOTION to APPROVE the garage as submitted. Seconded by Mr. Ristaino

VOTE: 8/0 AYES: BENDER, CORBUS, DUFFY, EGAN, GLENNON,
LABOVITZ, MARSHALL, NORVELL, RISTAINO,

NAYS: NONE

DECISION: APPLICATION APPROVED

MOTION: Based on lack of information Dr. Corbus made a MOTION to DEFER the Conservatory addition with revised details to match the house i.e. glass and boxing. Mr. Ristaino Seconded.

VOTE: 8/0 AYES: CORBUS, DUFFY, EGAN, GLENNON, LABOVITZ,
MARSHALL, NORVELL, RISTAINO,

NAYS: NONE

DECISION: APPLICATION DEFERRED

APPLICATION: 323 Rensselaer – One Story Rear/side Addition

The subject property is a single story dwelling constructed in 1905 with a gable roof and full width front porch supported by two columns. The site has a significant slope from front to back and is adjacent to an office development and a renovated single family home. The existing siding appears to be wood shingles. Existing homes along the street are 1 and 1.5 story bungalow type designs. Mature trees do not exist on the property. Due to the poor condition of the home the engineering report recommends reconstruction of the foundation.

Proposal – Justification of Substantial Change

The application was denied November 2013. Before deliberating on the current project the Commission must determine if the applicant has made substantial changes from the previous plan. Based on the current submittal the following revisions have been made in response to Massing, Fenestration, and Rhythm:

1. Overall height has been reduced
2. Front gable roof pitch lowered
3. Additional detail to top gable with cedar shakes
4. Revised window pattern in front gable and throughout
5. Removed middle columns on porch and redesigned end columns and posts
6. Added railing to front porch
7. Shifted right shed dormer to front
8. Added windows to either side of chimney
9. Moved side gable to rear with revised window pattern
10. Reduced height of left shed dormers and widened
11. Evened window pattern on lower level
12. Revised window pattern on rear elevation
13. Added top gable detail

Based on the changes in response to Commission concerns from September, staff believes this project has met the Substantial Change criteria.

The proposal is a renovation of the entire home including foundation repair and expansion. Additional interior space will be enclosed within three new shed dormers and a new gable including a small addition to the first floor at the rear. The existing exterior chimney will be repaired and the second chimney removed. The front porch will be redesigned yet retain elements of its existing design. Exterior materials would be cedar shakes to match existing, brick (new and reclaimed), and wood (board and batten).

STAFF RECOMMENDATION: The previous application was denied due to issues with Massing, Fenestration and Rhythm. Staff believes these issues have been addressed in the revised plan.

MOTION: Based on compliance with *Policy & Design Guidelines* - Renovation/Addition. Mr. Duffy mad a MOTION to APPROVE with revised plans for staff approval 1) shed dormers move from lower level, 2) left shed centers over windows below, 3) right shed not centered but can move shed over to side of gable, 4) get rid of window on each side of chimney, 5) can add a window in added space. Mr. Ristaino seconded

VOTE: 8/0 AYES: CORBUS, DUFFY, EGAN, GLENNON, LABOVITZ,
MARSHALL, NORVELL, RISTAINO,

NAYS: NONE

DECISION: APPLICATION APPROVED WITH REVISED PLANS FOR STAFF APPROVAL.

OTHER BUSINESS

- Minutes November were approved unanimously with the usual direction to report any changes or corrections to Ms. Keich.
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The meeting adjourned at 11:40 pm with a meeting length of eight hours and twenty eight minutes.

Linda Keich, Clerk to the Historic District Commission