APPROVED August 8,2018

HISTORIC DISTRICT COMMISSION
July 11, 2018

MINUTES

MEMBERS PRESENT:	Mr. James Haden, Chair Ms. Jessica Hindman, Vice-Chair Ms. Jana Hartenstine Mr. PJ Henningson Ms. Mattie Marshall Mr. John Phares Mr. Damon Rumsch Ms. Tamara Titus, 2nd Vice-Chair Ms. Jill Walker
MEMBERS ABSENT:	Ms. Kim Parati
OTHERS PRESENT:	Mr. John Howard, Administrator of the Historic District Commission Ms. Kristi Harpst, Staff of the Historic District Commission Ms. Wanda Birmingham, Staff of the Historic District Commission Ms. Linda Keich, Clerk to Historic District Commission Ms. Andrea Leslie-Fite, Senior Assistant City Attorney Ms. Candy Thomas, Adkins Court Reporter

---

With a quorum present, Mr. Haden called the regular July meeting of the Historic District Commission meeting to order at 1:04 pm. He 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 Guidelines.*** The Commission and Staff may question the Applicant. The Applicant may present sworn witnesses who will be subject to questioning by the Commission and Staff. The Applicant will be given an opportunity to respond to comments by interested parties. After hearing each application, the Commission will review, discuss, and consider the information that has been gathered and presented. During discussion and deliberation, only the Commission and Staff may speak. The Commission may vote to reopen this part of the meeting for questions, comments, or clarification. Once the review is completed, a MOTION will be made to Approve, Deny, or Continue the review of the application at a future meeting. A majority vote of the Commission members present is required for a decision to be reached. All exhibits remain with the Commission. If an Applicant feels there is a conflict of interest of any Commissioner, or there is an association that would be prejudicial, that should be revealed at the beginning of the hearing of a particular case. The Commission is a quasi-judicial body and can accept only sworn testimony. Staff will report any additional comments received and while the Commission will not specifically exclude hearsay evidence, it is only given limited weight. Appeal from the Historic District Commission is to the Zoning Board of Adjustment.

One has sixty (60) days from the date of the decision to appeal. This is in accordance with Section 10.213 of the City Zoning Ordinance. Chairman Haden 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. Haden said that those in the audience must be quiet during the hearings. An audience member will be asked once to be quiet and the need for a second request will be removal from the room. Mr. Haden swore in all Applicants and Staff, and he continued to swear in people as they arrived for the duration of the meeting.

Index of Addresses:

CASES NOT HEARD JUNE 13TH

HDC 2018-175	2003 Dilworth Road E.	Dilworth
HDC 2018-274	712 E. Tremont Avenue	Dilworth

CONTINUED

HDC 2017-578	517 E Tremont Avenue	Dilworth
HDC 2018-275	300 E Worthington Avenue	Dilworth
HDC 2018-220	409 Rennsalaer Avenue	Dilworth
HDC 2018-212	1539 Merriman Avenue	Wilmore
HDC 2018-241	2015 Dilworth Road E	Dilworth

NEW APPLICATIONS

HDC 2018-329	1000 E Morehead Street	Dilworth
HDC 2018-301	325 Renssalaer Avenue	Dilworth
HDC 2018-019	329 Renssalaer Avenue	Dilworth
HDC 2018-269	708 Mt. Vernon Avenue	Dilworth

APPLICATION: HDC 2018-175, 2003 DILWORTH ROAD E – FENCE/WALL

EXISTING CONDITIONS

The existing site is a corner lot at Dilworth Road East and Ideal Way. The site slopes from front to back approximately 12 feet. The project is a brick retaining wall and metal fence along the side yard which exceeds the height standards in the HDC Design Guideline, Section 8.6.8. A stop work order was issued due to the height of the brick column top, which exceed 6 feet. The applicant is requesting an exception for the height of the columns and fence along the wall.

STAFF RECOMMENDATION

The HDC will determine if an exception should be granted for the height of the wall and fence.

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

MOTION: Based on non-compliance with ***Charlotte Historic District Design Guidelines*** Ms. Titus made a **MOTION** to **DENY** this application for its failure to meet our guideline 8.6 number 8, fences and walls. The guideline states that rear fencing may be a maximum of six feet in height as measured from the outside at grade. On corner lots on residential streets, privacy fences in rear yards must be screened with appropriate landscaping materials on the public side of the fence.

This fence exceeds six feet at all points. The columns are nine to ten feet tall. The grade was altered without permission to require a higher retaining wall. No CofA was ever issued. There is insufficient space on this corner lot to provide the appropriate landscape screening required by our guidelines.
Mr. Rumsch Seconded

VOTE: 8/0 **AYES:** HADEN, HARTENSTINE, HENNINGSON, MARSHALL, PHARES, RUMSCH, TITUS, WALKER
NAYS: NONE

DECISION: **FENCE/WALL DENIED.**

- **MS. HINDMAN HAS NOT JOINED THE MEETING.**

APPLICATION: HDC 2018-254, 712 EAST TREMONT AVENUE - ADDITION

EXISTING CONDITIONS
The existing structure is a one story Bungalow style house constructed in 1925. Design features include a gable roof porch, exposed rafter tails and eave brackets. Adjacent structures are one to two story houses and multi-family dwellings.

PROPOSAL
The proposal is an addition that extends the ridge approximately 3'. The existing right side gable remains and a new gable is extended from the ridge. The right side addition includes a shed dormer and open rear porch. The left side gable is increased and includes a small gabled dormer toward the rear. A bay window is added on the left side first floor. New materials and trim details will match existing. New replacement windows are noted on the plans.

STAFF RECOMMENDATION
1. The proposal is not incongruous with the District and meets the guidelines for additions.
2. Minor revisions may be reviewed by staff.

FOR/AGAINST: Mike Guzek, adjacent property owner spoke in favor of this application.
Cam Herrera, adjacent property owner spoke in favor of this application.

MOTION: Based on compliance with ***Charlotte Historic District Design Guidelines,*** Ms. Walker made a **MOTION** to **APPROVE** this application as drawn.
Mr. Rumsch seconded

VOTE: 8/0 **AYES:** HADEN, HARTENSTINE, HENNINGSON, MARSHALL, PHARES, RUMSCH, TITUS, WALKER
NAYS: NONE

DECISION: **APPLICATION FOR ADDITION APPROVED**

APPLICATION: HDC 2017-578, 517 E. TREMONT AVENUE – ADDITION

The application was continued for the following items:
- Relate massing to those of existing adjacent historic houses
- Use forms for new construction that relate to the forms of the majority of surrounding buildings

EXISTING CONDITIONS
The existing structure is a one story Bungalow house constructed in 1920 and listed as contributing in the Dilworth National Register of Historic Places. Design features include a "side gable roof with a shed porch on paired posts on large piers."

PROPOSAL
An addition was approved by the HDC November 29, 2017. The applicant is requesting to add two shed dormers to the previously approved addition. The dormers are lower than the new addition and partially visible from the street. Materials and trim will match the previously approved addition.

STAFF RECOMMENDATION

- The proposed addition is part of the new roof and toward the rear of the house and secondary to the main house. The proposal meets the applicable guidelines for additions – Roof Form and Materials, 6.10

FOR/AGAINST: Mr. Scott Rea, adjacent property owner spoke in favor of this application.

MOTION: Based on compliance with ***Charlotte Historic District Design Guidelines – Additions,*** Ms. Marshall made a **MOTION** to **APPROVE** this application as drawn based on the guidelines for massing and form:
6.5, #1 - Relate Massing to those of existing adjacent historic houses. For instance, if a street is primarily Colonial Revivial style houses with simple massing, do not introduce a new building with complex massing.
Mr. Phares seconded.

VOTE: 6/2 **AYES**: HADEN, HENNINGSN, MARSHALL, PHARES, RUMSCH, WALKER
NAYS: HARTENSTINE, TITUS

DECISION: ADDITION APPROVED AS DRAWN

- **MS. HINDMAN JOINED THE MEETING AT 2:40 AND WAS PRESENT FOR THE REMAINDER OF THE MEETING.**
- **MS. MARSHALL WAS NOT PRESENT FOR THE NEXT APPLICATION.**
- **MS. WALKER WAS NOT PRESENT FOR THE NEXT APPLICATION.**

APPLICATION: HDC 2018-275, 300 E. WORTHINGTON AVENUE – NEW CONSTRUCTION

The application was continued for the following items:

- Restudy of the turrets (height, massing)
- Restudy of the kitchen window
- Full presentation of materials

EXISTING CONDITIONS
The site is at the edge of the Dilworth Local Historic District and within the South End Transit Overlay District. The existing building is a 1.5 story Bungalow style structure constructed in 1930. The property is zoned B-1 which also allows residential development. The site slopes from front to rear approximately 8-10 feet. Adjacent structures are a mix of 1 and 2 story residential buildings, mixed use and institutional buildings. A 365-Day Stay of Demolition was placed on the structure June 14, 2017.

PROPOSAL
The proposal is a new two story Queen Anne style single family house and detached garage. The height from grade to ridge is approximately 25'.6". Details include wood siding, windows and trim, 8'd. front porch, 16' d. rear porch, round tapered columns and brick foundation. The accessory building is approximately 24' in height and secondary to the house in size and scale with materials and details to match the house. The applicant has provided examples of design precedents in the District and historic references for the proposed architectural style.

STAFF RECOMMENDATION
- The proposal is not incongruous with the District and meets the guidelines for new construction.
- Minor revisions may be reviewed by staff.

FOR/AGAINST: Mr. Scott Rea, adjacent property owner, spoke in favor of the new construction.

MOTION: Based on the need for additional information Ms. Hindman made a **MOTION** to **CONTINUE** this application for further design study on the windows in the turrets with an expression of structure between and more information on the rear elevation.
Mr. Henningson added a friendly amendment to specifically call out more detail on the security enclosure.
Ms. Hartenstine seconded.

VOTE: 7/0 **AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, PHARES, RUMSCH, TITUS,
NAYS: NONE

DECISION: NEW CONTRUCTION CONTINUED.

- **MS. WALKER JOINED THE MEETING FOR THE NEXT APPLICATION AND REMAINED PRESENT FOR THE REST OF THE MEETING.**
- **MS. MARSHALL JOINED THE MEETING FOR THE NEXT APPLICATION AND REMAINED PRESENT FOR THE REST OF THE MEETING.**

APPLICATION: HDC 2018-220, 409 RENSSALAER AVENUE – ADDITION, FENESTRATION AND FAÇADE CHANGES

The application was continued from March for the following :
- Further design study on the rear and side elevation.

EXISTING CONDITIONS
The existing structure is a one story Colonial style house constructed in 1930 and listed as a contributing structure in the Dilworth National Register of Historic Places. The site elevation drops from front to rear approximately 5 to 7 feet. Existing height is approximately 17".

PROPOSAL
The project is an addition to the front and rear. The front addition includes hand rails, porch columns and new porch roof. The rear addition begins at the ridge of the original house and follows the same pitch. Proposed ridge height is +/- 18'-9". Design features of the addition include clipped gables, and trim and widows to match the house. All primary and trim materials are wood. New windows and trim are shown on the elevation.

REVISED PROPOSAL – JULY 11, 2018
The application has modified the rear elevation roof form to address massing, including a revised dormer design on the left and right side.

STAFF RECOMMENDATION

1. The proposed addition meets the guideline for massing, 6.5.
2. The proposed addition is part of the new roof and toward the rear of the house and secondary to the main house. The proposal meets the applicable guidelines for additions - Roof Form and Materials, 6.10.
3. The proposal meets the guidelines for additions, 7.2 and is not incongruous with the District.

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

MOTION: Based on the need for more information Mr. Phares made a **MOTION** to **CONTINUE** this application for the following:

- 6.10 # 2, Consider employing roof dormers if they are commonly used in nearby historic houses. The style of the dormer should relate to the style of the house.
- 6.10 #3, Reflect the pitch and gable orientation of surrounding historic buildings in the design of a new dwelling. For instance, if the context is primarily gable-roofed houses, avoid a shallow hipped roof.
- 7.2 #3, Attempt to attach a new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
- 7.2 #6, Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms, (and materials,) foundation, fenestration, and materials.

Ms. Titus seconded.

VOTE: 9/0 **AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, MARSHALL, PHARES, RUMSCH, TITUS, WALKER

NAYS: NONE

DECISION: ADDITION CONTINUED.

APPLICATION: HDC 2018-212, 1539 MERRIMAN AVENUE– ADDITION

The application was continued for the following items:

- Restudy of the rear elevation
- Increase the dimension of the columns
- Provide a traditional window trim and sill details
- Consider a wraparound porch with one additional column bay at the intersection on the left side.

EXISTING CONDITIONS

The existing structure is a two story house constructed in 1940. Major alterations and additions were made to the house in recent years. The site is a corner lot at Merriman Avenue and Larch Street. Current height is approximately 30' from finished floor to ridge.

PROPOSAL

The proposal is a redesign of the house to improve issues with massing, fenestration, rhythm and other conflicts with the current design guidelines. Features of the redesign include the addition of a new front porch roof and columns, front gable dormer, new side gable roofs, revised window locations on the side and rear elevations, removal of the corner patio and balcony, and new board and batten detail in the gables. Proposed materials are stone and cementitious siding, and wood windows.

Revised Proposal – July 11, 2018

1. The columns on the front and rear have been widened in proportion with the additions.
2. The windows in the rear gable have been moved toward the center to improve the massing of the dormer.
3. Window details have been updated.
4. The side porch was added. The applicant is requesting the option to not add the side porch.

STAFF RECOMMENDATION

- The proposed addition meets the guideline for massing, 6.5.
- The proposal meets the guidelines for additions, 7.2 and is not incongruous with the District.

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

MOTION: Based on compliance with the ***Charlotte Historic Design Guidelines,*** Mr. Henningson made a **MOTION** to **APPROVE** this application for with the following conditions:

- Approve the left elevation both with and without the side porch and restudy the long horizontal window for staff review.

Ms. Walker seconded.

VOTE: 9/0 **AYES**: HADEN, HARTENSTINE, HENNINGSON, HINDMAN, MARSHALL, PHARES, RUMSCH, TITUS, WALKER

NAYS: NONE

DECISION: **ADDITION APPROVED WITH CONDITIONS.**

APPLICATION: HDC 2018-241, 2015 DILWORTH ROAD E. – ADDITION

The application was continued for the following items:

- Determine the existing wood siding dimensions
- Provide accurate drawings of the existing roof and proposed roof, particularly how the new roof transitions to the existing roof
- Proved a correct representation of the gambrel roof
- Provide a window detail and include dimensions and trim for compatibility with wood siding
- Restudy the window arrangement and design on the left side
- Provide a sample of the proposed siding

EXISTING CONDITIONS

The existing structure is a two story Dutch Colonial Revival house constructed in 1926. Materials are brick vinyl over lap wood siding. A screened porch is located on the right side.

PROPOSAL

The proposal is an addition and new porch columns. The left side addition (is on the right side) replaces the side porch. The applicant is applying for fiber cement lap siding. Front porch materials are fiber cement and wood. Windows are wood with exterior muntins.

Revised Proposal – July 11, 2018

1. The applicant has revised the roof detail on the left side and how it transitions from the existing roof.
2. The window pattern and sizes on the left side have been revised.

STAFF RECOMMENDATION

1. The proposed addition is secondary to the main house. The proposal meets the applicable guidelines for additions - Roof Form and Materials, 6.10.

2. The proposal meets the guideline for Doors and Windows, 6.12.
3. The proposal meets the guidelines for additions, 7.2 and is not incongruous with the District.

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

MOTION: Based on compliance with ***Charlotte Historic District Design Guidelines*** Ms. Hindman made a **MOTION** to **APPROVE** the porch and patio extension with porch details to be staff reviewed, with the qualification that the addition is withdrawn from the application at this time due to Section 2.4, HDC Review Process.
Mr. Henningson seconded.

VOTE: 9/0 **AYES**: HADEN, HARTENSTINE, HENNINGSON, HINDMAN, MARSHALL, PHARES, RUMSCH, TITUS, WALKER
NAYS: NONE

DECISION: **ADDITION APPROVED WITH CONDITIONS FOR STAFF APPROVAL.**

APPLICATION: HDC 2018-329, 1000 EAST MOREHEAD STREET- ADDITION

EXISTING CONDITIONS
The existing structure is Covenant Presbyterian Church constructed in 1950 with subsequent additions in the 1990s. The primary façade material is stone.

PROPOSAL
The proposal is an addition to connect the sanctuary and education building. Materials, windows and architectural details match and complement the existing structures. Trees to be removed would be replaced with new trees.

STAFF RECOMMENDATION
The proposal meets the guidelines for additions, 7.2 and is not incongruous with the District.

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

MOTION: Based on the need for further design study***,*** Ms. Hartenstine made a **MOTION** to **CONTINUE** this application for its failure to meet the following guidelines. Revised plans will include changes re:

- Revisit the east elevation or Morehead elevation to further study the fenestration, size, and rhythm as it relates to its roof form and the mass in which the fenestration is located, 6.5 #1, Massing and form, Relate massing to those of existing adjacent historic houses. For instance, if a street is primarily Colonial Revival style houses with simple massing, do not introduce a new building with a complex massing.
- 6.5 # 2, Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.
- 6.10 #1, Roof form and Materials, Use roof forms, such as gable or hipped, or combinations of forms in the design of new residential buildings that relate to existing surrounding examples.
- 6.10 #2, Consider employing roof dormers if they are commonly used in nearby historic houses. The style of the dormer should relate to the style of the house

- 6.10 #3, Reflect the pitch and gable orientation of surrounding historic buildings in the design of a new dwelling. For instance, if the context is primarily gable-roofed houses, avoid a shallow hipped roof.
- 6.10 #4, Proportionally, the new roof should not overwhelm the structure or be out of scale for the style of the house.
- 6.10 #5, Use eave design and materials that complement those frequently found in the block where the new building is being constructed.
- 6.10 #6, Match new roof materials with materials used in the context of the new building.
- 6.11, Cornices and Trim, Historic buildings in Charlotte's historic districts have a variety of applications of cornices and decorative trim. These elements are used to define eave and cornice lines of roofs, articulate areas of openings, and siding on walls, create porch elements, and define the edge of a wall and foundation.
- #1, Take cues from historic buildings on the appropriate use of trim to articulate the design of a new building's style and elements.
- #2, Ensure that the proportion and scale of the trim relates to the scale and proportion of trim on historic buildings within the context of the new building.
- 6.12, Doors and Windows, The size, proportion, rhythms, pattern and articulation of door and window openings help to give a building its individual style and character. The ratio of solid wall to voids created by openings also gives a building its particular style.
- There is a wide variety of style and character of these openings within buildings in the historic districts. Studying these elements of doors and windows of existing buildings, within the context of the proposed new design, will help better define what might be appropriate treatments for a new building.
- Bring precedents from the existing building windows for mutton spacing and then other gothic precedents to support the east elevation as described at the beginning of this motion.

Ms. Hindman seconded.

VOTE: 9/0 **AYES**: HADEN, HARTENSTINE, HENNINGSON, HINDMAN, MARSHALL, PHARES, RUMSCH, TITUS, WALKER
NAYS: NONE

DECISION: **APPLICATION FOR ADDITION CONTINUED.**

APPLICATION: HDC 2018-301 – 325 RENSSALAER AVENUE- SUBSTITUTE MATERIAL

EXISTING CONDITIONS
The existing structure is a 1.5 story Bungalow style home constructed in 1926. The property is an interior lot. A rear deck was approved by staff.

PROPOSAL
The proposal is a deck enclosure on the rear of the property and not visible from public right of way. The framing material is metal and the window screen material is a vinyl product.

STAFF RECOMMENDATION
The HDC will determine if the proposed screen material is an appropriate substitute.

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

MOTION: Based on non-compliance with ***Charlotte Historic District Design Guidelines*** **– Substitute Material,** Mr. Henningson made a **MOTION** to **DENY** this application for its failure to meet the Guidelines 6.12 which states the following:

- #2, Respect the traditional design of openings. For instance, openings are generally recessed on a masonry building while the element is surrounded by raised trim on a frame building. New openings that are flush with the rest of the wall are not allowed.
- #4, Use windows with true divided lights or interior and exterior fixed muntins with internal spacers to reference traditional designs and match the style of the building. Flat muntins, exterior removable grilles and grills between glass are not allowed. The ratio of muntin to glass should be consistent with historic buildings in the context of the new construction and appropriate to the style.

Mr. Phares seconded

VOTE: 9/0 **AYES**: HADEN, HARTENSTINE, HENNINGSON, HINDMAN, MARSHALL, PHARES, RUMSCH, TITUS, WALKER
NAYS: NONE

DECISION: **SUBSTITUTE MATERIAL DENIED**

APPLICATION: HDC 2018-019 – 329 RENSSALAER AVENUE - DEMOLITION

EXISTING CONDITIONS
The existing structure is a one story Bungalow house constructed in 1905. Features include a hipped main roof, cross gables, gabled front porch and lap siding. Adjacent structures are single and multi-family dwellings.

PROPOSAL
The proposal is full demolition of the house.

STAFF RECOMMENDATION
The Commission will make a determination as to whether or not the buildings is determined to have special significance to the Dilworth Local Historic District. With affirmative determination, the Commission can apply up to 365-Day Stay of Demolition. Or if the Commission determines that this property is no longer contributing, then demolition may take place without a delay.

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

MOTION: Based on ***Charlotte Historic District Design Guidelines*** **– Demolition,**
Ms. Titus made **MOTION** to **RECOGNIZE** the structure as having special significance to the Dilworth local Historic District due to the 1905 date of construction, the bungalow style, the historic materials, and the gabled front porch.
Ms. Marshall seconded

VOTE: 9/0 **AYES**: HADEN, HARTENSTINE, HENNINGSON, HINDMAN, MARSHALL, PHARES, RUMSCH, TITUS, WALKER
NAYS: NONE

MOTION: Based on ***Charlotte Historic District Design Guidelines*** **– Demolition,**
Ms. Titus made **MOTION** to **APPROVE** demolition and institute the maximum 365-day stay.
Ms. Marshall seconded

DECISION: **DEMOLITION APPROVED WITH THE MAXIMUM 365 DAY STAY**

- **MR. PHARES LEFT THE MEETING AT 6:19.**
- **MS. HARTENSTINE LEFT THE MEETING AT 6:19.**

Application: HDC 2018-269 – 708 MT. VERNON AVENUE – ACCESSORY STRUCTURE

EXISTING CONDITIONS
The existing structure is a one story Colonial style ranch home constructed in 1947. There is an existing garage in the rear yard.

PROPOSAL
The project is a 1.5 story garage that will reuse a portion of the existing garage. Approximate height is 20'-3" and the footprint is 24'x26'. House height is approximately 23.5'. New siding will match the reveal of the existing vinyl siding. Exterior stair treads are a composite material with wood handrails. Wood trim material is. Other features include new dormers with eave brackets and aluminum clad windows. Existing garage doors will remain.

STAFF RECOMMENDATION
The proposal meets the guidelines for additions, 7.2 and accessory buildings, 8.9. The project is not incongruous with the District.

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

MOTION: Based on compliance with ***Charlotte Historic District Design Guidelines*** Ms. Hindman made a **MOTION** to **APPROVE** this application as an exception to the ridge height based on the increasing grade, and to the mass based on the width of the primary structure. It meets the guidelines, and the way it is physically perceived, it will be secondary and staff will review the style changes to be consistent with the primary structure.
Mr. Rumsch seconded

VOTE: 7/0 **AYES:** HADEN, HENNINGSON, HINDMAN, MARSHALL, RUMSCH, TITUS, WALKER
NAYS: NONE

DECISION: **ACCESSORY STRUCTURE APPROVED.**

- **MS. TITUS MADE A MOTION TO APPROVE JUNE MINUTES WITH REVISIONS. THE VOTE WAS UNANIMOUS.**

The meeting adjourned at 7:20 with a meeting length of 6 hours and 15 minutes.
Linda Keich, Clerk to Historic District Commission