



HISTORIC DISTRICT COMMISSION
October 30, 2024 | Room 280

MINUTES

MEMBERS PRESENT: Chris Barth (Second Vice Chair)
Shauna Bell
Sarah Curme
Cameron Holtz
Christa Lineberger
Sean Sullivan
Brett Taylor
Heather Wojick
Scott Whitlock

MEMBERS ABSENT: Nichelle Hawkins (Chair)
Kim Parati (Vice Chair)
Vacant, Resident-Owner Hermitage Court
Vacant, Resident-Owner Oaklawn Park
Vacant, Resident-Owner Wilmore

OTHERS PRESENT: Candice Leite, HDC Staff
Elizabeth Lamy, HDC Staff
Jen Baehr, HDC Staff
Marilyn Drath, HDC Staff
JT Faucette, HDC Staff
Erin Chantry, Design & Preservation Division Manager
Jill Sanchez-Myers, Senior Assistant City Attorney
Nicole Hewett, Assistant City Attorney
Joshua Seagondollar, Court Reporter

With a quorum present, Vice Chair Barth called the October 30th Special Meeting of the Historic District Commission (Commission) meeting to order at 1:02 p.m. Vice Chair Barth 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. Vice Chair Barth asked that everyone please silence any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. Vice Chair Barth 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. Vice Chair Barth swore in all Applicants and Staff and continued to swear in people as they arrived for the duration of the meeting. In accordance with N.C.G.S. § 160D-947(e), subsections (4) and (5), and UDO Article 14.1.M.1, an appeal of quasi-judicial decisions may be made to the Mecklenburg County Superior Court as provided in N.C.G.S. § 160D-1402 within the time specified in N.C.G.S. § 160D-1405(d).

INDEX OF ADDRESSES:

NEW CASES

HDCRMIA-2022-01157, 317 Westwood Av	Wilmore
HDCRMA-2023-01199, 1433 The Plaza	Plaza Midwood
HDCRMA-2024-00201, 1712 Winthrop Av	Dilworth
HDCRMI-2024-00210, 1901 Thomas Av	Plaza Midwood
HDCCMA-2024-00211, 424-428 West Bv	Wilmore

NEW CASES

The applicant for case number HDCRMIA-2022-01157 for 317 Westwood Av chose to defer until the November 13, 2024 meeting.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: BELL, HAWKINS, PARATI

APPLICATION:

HDCRMA-2023-01199, 1433 THE PLAZA (PID: 08117117) – NEW CONSTRUCTION – RESIDENTIAL

EXISTING CONDITIONS:

The existing structure is a 1-story, American Small House with Colonial Revival elements constructed c. 1933. Architectural features include a side gable, boxed eave roof with two small gable dormers on the front elevation, a partial width engaged front porch supported by wood square columns (the handrail is not original), and wood double-hung 6/6 windows. Some windows, such as on the dormers, have traditional wood window trim. Some windows have brick mould trim. It appears the large front window is a later replacement. Exterior materials include wood German lap siding with corner boards and a painted brick foundation. Originally a single-family structure, the building is currently divided into three units. Multiple rear additions have been constructed over the years.

A simple, one-story accessory building is located at the rear of the property. The front elevation faces School Street. The left elevation, which faces the house, is constructed on top of a CMU retaining wall. The building has a front gable roof,

6/6 windows with brick mould trim, and German lap wood siding with wood corner boards. The lot is irregular and measures approximately 55' x 132' x 28' with a 10' alley at the rear. Adjacent historic properties are 1, 1.5, and 2-story residential buildings.

On July 10, 2024, the Commission voted to approve demolition of the primary building and accessory building with a 365-day stay under application #HDCRDEMO-2023-01198.

PROPOSAL:

The proposed project is the new construction of a residential building and an accessory structure.

Primary Building:

The tallest height is 27'-4.5" as measured from grade to ridge at the front left corner, and 33'-6" at the rear of the property. The property slopes down both to the right and to the rear. Proposed width is 28'-4" and steps in between 2'-0" and 1'-8" along the right elevation. Setbacks are 35'-4". The proposed exterior materials are Hardie Artisan lap siding with a 9" reveal, cementitious board and batten in the dormers and gable ends, and an unpainted brick foundation. Both asphalt and metal are proposed for the roofs. The windows are proposed to be 2/1 SDL Sierra Pacific Westchester aluminum-clad in both double-hung and casement. Column and trim materials are unknown.

Accessory Building:

At the tallest point, height is 21'-1 1/2" as measured from grade to ridge. The overall dimensions are 20'-8" x 14'-0". Setbacks are not provided. The proposed exterior materials are Hardie Artisan lap siding with a 9" reveal, unpainted brick foundation, and asphalt roof. The single garage door details are unknown. Windows proposed to be 2/1 SDL Sierra Pacific Westchester aluminum-clad casement, and the man door is proposed to be wood.

Site Work:

Both a retaining wall and fence are proposed. The fence is wood and 3'-0" tall. The retaining wall is unpainted brick, and the height is unknown. Staff can approve true retaining walls and fencing.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Front Elevation (The Plaza):
 - a. Massing, height, rhythm, roof form, doors and windows.
2. Right and Left Elevations:
 - a. Massing, height and width, scale, roof forms, doors and windows, size, and rhythm.
3. Roof Form and Materials:
 - a. Metal roofs on front elevations are incongruous with the Craftsman-style and district.
 - b. Dormer design.
 - i. Location of windows.
 - ii. Ratio of siding to windows is incongruous with the Craftsman-style and district.
 - iii. Dormers that break the eave lines are incongruous with the Craftsman-style and district.
4. Cornices and Trim:
 - a. Bracket size – Rear entrance bracket is too large and incongruous with the Craftsman-style and district.
 - b. Provide trim material.
5. Doors and Windows:
 - a. Mullion trim for ganged windows is too narrow.
 - b. Inconsistent window light proportions.
 - c. Window placement and window style (2/1) is incongruous with the Craftsman-style and district.
6. Accessory Building:
 - a. Massing, height, rhythm, doors and windows, and rhythm.
 - b. Siding and foundation ratio is incongruous with the Craftsman-style and district.
 - c. Provide garage door material.
7. Siding – Main Building and Accessory Structure:

- a. Shiplap siding proposed. Shiplap is incongruous with the Craftsman-style and district.
 - b. Board and batten is incongruous with the Craftsman-style and district.
 - c. Provide examples of board and batten used in other Craftsman-style homes in Plaza Midwood.
8. Details Needed:
- a. Ganged window detail.
 - b. Handrail detail for porches
9. Stair Handrails:
- a. Continuing the rear yard fence down the stairs, as shown on A-4.2, is incongruous with the district.
 - b. Provide a handrail detail for the stairs to the accessory structure.

SPEAKERS [FOR | AGAINST]:

No one accepted Vice Chair Barth's invitation to speak.

MOTION: CONTINUE

1st: WOJICK 2nd: WHITLOCK

Ms. Wojick moved to continue the application. She requested a restudy of the following: context, asking the applicants to reference other historic properties in the district and to not consider any properties that have been modified or renovated, citing Standard 6.2; massing and complexity of form as it concerns the relationship between the new structure and its historic neighbors, citing Standard 6.8; a reduction in height, citing Standard 6.9; use of scale reducing techniques, citing Standard 6.10; roof form and materials, citing Standard 6.13; materials in general and the use of shiplap and board and batten siding and metal roofs specifically, citing Standard 6.18; window design, citing Standard 6.15, number 1, letters A through D; rear yard permeability percentages and suggestions for alternative impervious materials, if necessary, citing Standard 8.4, number 7; dormer window design, citing Staff Analysis notes, number 3B, numbers 1 through 3.

Ms. Wojick stated that they were not reviewing the accessory structure at this time.

Mr. Whitlock seconded the motion.

Mr. Barth suggested the amendment that the motion require the applicant to address Staff's comments on page 2 and 3 of the memo for the case.

Ms. Wojick and Mr. Whitlock both accepted the amendment.

VOTE: 8/0

AYES: BARTH, CURME, HOLTZ, LINEBERGER, SULLIVAN, TAYLOR, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR CONSTRUCTION – RESIDENTIAL – CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: HAWKINS, PARATI

ARRIVED: BELL

APPLICATION:

HDCRMA-2024-00201, 1712 WINTHROP AV (PID: 12308410) – ACCESSORY STRUCTURE UNIT (ADU)

EXISTING CONDITIONS:

The existing building is a 2.5-story Victorian with Colonial Revival elements constructed c. 1910. Architectural details include a cross gabled roof with small gabled front dormer vent, pent eaves on all gables, dentil cornices on the front

elevation, central chimney, and 1/1 double-hung wood windows. The full width front porch is supported by Doric columns, and there are transom windows above the large picture window on the first floor and front door. The exterior is lap siding on the first level and shake siding on the second level. The lot size is approximately 50' x 190'. Adjacent historic structures are 1, 1.5, and 2-story residential buildings and institutional structures.

PROPOSAL:

The project is the addition of a new accessory structure. The existing garage is to be demolished. Two trees are proposed to be removed: species unknown. The new structure's proposed footprint is approximately 28'-4.5" x 29'-3", with a 11'-0" x 21'-2.5" covered patio. The overall height, as measured from grade to ridge, is approximately 27'-4.25". The proposed materials are individually applied wood shake and wood lap siding with 4.5" exposure, an unpainted brick foundation, and an asphalt roof, all to match the primary structure. The proposed windows are to be Jeld-Wen wood double-hung in a 1/1 pattern to match the primary structure. The project also includes a new concrete driveway, concrete parking pad, and brick wall fence, all of which can be approved by Staff. The post-completion rear yard impermeable area will be approximately 47.18%.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. Accessory Structure
 - a. Massing, height, width, and size.
 - b. Two-story and coplanar walls.
 - c. Provide information about neighboring gambrel roof accessory structure (height, footprint, etc.).
 - d. Provide detail page to include window trim, beam and column, handrails, and lighting.
 - e. Provide window and door materials and specifications to HDC Staff for review and probable approval.
2. Site Plan
 - a. Provide brick fence design with dimensions and details.
 - b. Provide size and species of trees to be removed.
 - c. Provide rear yard setbacks information from the alley easement line to the structure.

SPEAKERS [FOR | AGAINST]:

No one accepted Vice Chair Barth's invitation to speak.

MOTION: CONTINUE

1st: WOJICK 2nd: LINEBERGER

Ms. Wojick moved to continue this application and requested that the applicant restudy the footprint of the accessory structure in order to reduce the width and create a better relationship to the principal structure. She also requested that the applicant address the notes in Staff's Analysis, numbers 1, letters D and E, and all of 2, requiring that the applicant provide the following: window trim, beam and column, handrails, and lighting details; window and door material specifications; brick fence design with dimensions and details; size and species of the trees to be removed; and rear yard setback information from the alley easement line to the structure. She cited Standard 8.10, number 3 for accessory structures,.

Ms. Lineberger seconded the motion.

Mr. Barth suggested an amendment that the applicant study adding fenestration to the left elevation, lower floor, and rear elevation, second floor.

Ms. Wojick and Ms. Lineberger accepted the amendment.

VOTE: 9/0

AYES: BARTH, BELL, CURME, HOLTZ, LINEBERGER, SULLIVAN, TAYLOR, WHITLOCK, WOJICK

NAYS: NONE

DECISION: APPLICATION FOR ACCESSORY STRUCTURE UNIT (ADU) – CONTINUED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: HAWKINS, PARATI

APPLICATION:

HDCRMI-2024-00210, 1901 THOMAS AV (PID: 08119333) – DOOR CHANGES

EXISTING CONDITIONS:

The existing structure is a one-and-a-half story Craftsman Bungalow constructed in 1929. Architectural features include a clipped side gable roof, covered front porch, front door with sidelights, vinyl siding, painted chimney and foundation, and 6/1 windows. Lot size is approximately 50' x 150'. Adjacent structures are 1 and 1.5 story single-family structures.

PROPOSAL:

The proposed project is in five parts.

Part 1: Door Change Front Elevation.

The proposal is the removal of the front door entrance on the side of the front bump out, and the restoration of the front elevation to the original 1929 condition. The existing door is proposed to be removed and the wall filled in with vinyl to match existing.

Part 2: Side Door Addition.

The proposal is the removal of the non-original side entrance addition on the left elevation, and the restoration of the left elevation to the original 1929 condition. The addition is proposed to be removed and the wall filled in with vinyl to match existing.

Part 3: Rear Porch.

The proposal is the removal of the rear porch. It is unclear if the existing porch is historic. The 1950s Sanborn Map does show a rear porch in the location of the existing rear porch. The 1929 Sanborn Map shows no rear porch. The existing porch has a shed roof with asphalt shingle, painted brick foundation, and screening with vinyl sided half walls.

Part 4: Window.

The proposal is the removal of the existing windows. The material of the existing window has not been provided but looks to be non-original with grids-between-the-glass (GBG).

Part 5: Siding.

The proposal is the removal of the historic siding. Staff approved the vinyl siding to be removed and the existing historic wood lap siding to be restored under application # HDCADMRM-2024-00059. Information about the historic siding has not been provided. Information on the new siding has not been provided.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

1. The Door Change Front Elevation. Side Door Addition. Rear Porch.
 - a. Provide documentation of original siding conditions.
 - b. Match existing historic materials and details.
 - c. Do not use synthetic siding, such as vinyl or aluminum, to cover existing wood.
 - d. Base the design of reconstructed wood elements on pictorial or physical evidence from historic sources.
2. Window.
 - a. Provide documentation of existing conditions

- b. Provide proposed window specification sheet.
- 3. Siding.
 - a. Provide documentation of original siding conditions.
 - b. Provide proposed siding specification sheet and sample.

SPEAKERS [FOR | AGAINST]:

No one accepted Vice Chair Barth's invitation to speak.

MOTION 1: APPROVE

1st: LINEBERGER 2nd: TAYLOR

Ms. Lineberger moved to approve the application for the removal of the door on the front elevation and the restoration of the front elevation to its original condition, the removal of the non-original side door addition and the restoration of the side elevation to its original condition, and the replacement of non-original windows. She cited Standards 4.14 for windows and 6.15 through 6.16 for doors and windows.

Mr. Taylor seconded the motion.

VOTE 1: 7/2

AYES: BELL, CURME, LINEBERGER, SULLIVAN, TAYLOR, WHITLOCK, WOJICK

NAYS: BARTH, HOLTZ

DECISION 1: APPLICATION FOR DOOR REPLACEMENT, SIDE DOOR ADDITION, & WINDOW REPLACEMENT – APPROVED.

MOTION 2: CONTINUE

1st: LINEBERGER 2nd: SULLIVAN

Ms. Lineberger moved to continue the application for the rear porch removal, requesting that the applicant restudy the original rear porch's condition, providing more details on the existing conditions, and restudy the proposed elevation. Ms. Lineberger also moved to continue the application for the removal of the historic siding and that the applicant provide evidence that the removed historic siding was not salvageable and needed to be replaced and to also provide details, dimensions, and specifications for the existing and proposed replacement siding. . Finally, Ms. Lineberger moved to continue the front door replacement for a restudy that includes specifications for the new door and the details on the design of the previous door. She cited the following Standards: for siding, 6.18; for foundations, 6.12; for front doors and entrances, 4.10; and for historic foundation rehabilitation, 4.4.

Mr. Sullivan seconded the motion.

VOTE 2: 9/0

AYES: BARTH, BELL, CURME, HOLTZ, LINEBERGER, SULLIVAN, TAYLOR, WHITLOCK, WOJICK

NAYS: NONE

DECISION 2: APPLICATION FOR DOOR CHANGE, REAR PORCH REMOVAL, & SIDING REPLACEMENT – CONTINUED

MOTION 3: DENY

1st: LINEBERGER 2nd: HOLTZ

Ms. Lineberger moved to deny the application for the chimney cladding as it is incongruous with the Standards for chimneys, 4.7, numbers 1 and 2. She specified that the Standards require that original chimneys and other decorative features must be retained and repaired with materials that match the original.

Ms. Holtz seconded the motion.

VOTE 3: 9/0

AYES: BARTH, BELL, CURME, HOLTZ, LINEBERGER, SULLIVAN, TAYLOR, WHITLOCK, WOJICK

NAYS: NONE

DECISION 3: APPLICATION FOR CHIMENY CHANGES – DENIED.

ABSENT | RECUSE | LEFT MEETING | RETURNED:

ABSENT: HAWKINS, PARATI

APPLICATION:

HDCCMA-2024-00211, 424-428 WEST BV (PID: 11907801) – MATERIALS & DESIGN DETAILS – NEW CONSTRUCTION

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.

On February 14, 2024, the Commission voted to Approve the Site Plan and both the Townhomes and Gateway (mixed-use) buildings for Context, Setback, Spacing, Orientation, Massing & Complexity of Form, Height & Width, Scale, and Directional Expression, under application #HDCCMA-2023-00283, with the condition of restoring and rehabilitating the historic Wilmore School building. All other aspects of the project were denied.

PROPOSAL:

The proposal is for the materials and design details for the previously approved mixed-use building and townhomes surrounding the historic Wilmore School building under application #HDCCMA-2023-00283. The proposal also includes window and door changes on the existing historic Wilmore School building. The decision letters and previously reviewed project plans are enclosed.

1. Townhomes: 2-3-stories with dormers and front stoops. Proposed materials include:
 - a. Foundation: precast water table
 - b. Siding: 5/8" Hardie Artisan lap siding with fiber cement trim; red/brown modular brick
 - c. Windows and Doors: aluminum-clad windows and doors with simulated divided lite in a mix of 4/1 and 6/1 muntin patterns
 - d. Roof and Dormers: asphalt shingles; standing seam metal roof on front stoop
 - e. Details: wood column with brick base; wood and aluminum powder coated railing with fiber cement trim
2. Gateway Building (mixed-use): 3-4-stories with a corner storefront. Proposed materials include:
 - a. Foundation: precast water table

- b. Siding: glass fiber reinforced concrete; precast band detail; red/brown modular brick with accent coursing; 5/8" Hardie Artisan lap siding with fiber cement trim and parapet; and precast parapet
 - c. Windows and Doors: aluminum-clad windows and doors with simulated divided lite in an 8/8 muntin pattern; and aluminum storefront windows and doors on storefront
 - d. Roof: flat roof details not provided; aluminum canopy over doorways; trellis roof details not provided
 - e. Details: wood and aluminum powder coated railing with fiber cement trim; metal roll up trash door; signage details not provided; lighting details not provided; unit privacy wall details not provided.
3. Wilmore School – proposed changes include:
- a. East Elevation: Create a new window opening and replace windows to match existing.
 - b. West Blvd/Front Elevation: Replace existing doors and frame with new doors to match the original 1948 doors.
 - c. West Elevation: Remove/replace stairs, landing, and railing; details not provided.
 - d. South Elevation: Door and window changes and canopy addition; detail not provided.

STAFF ANALYSIS:

Staff has the following comments about the proposal:

Townhomes and Gateway Building:

- 1. Siding and Trim
 - a. Provide reveal dimensions and details about the fiber cement lap siding.
 - i. Hardie Artisan Smooth?
 - b. Provide brick sample.
 - c. Provide fiber cement trim sample.
 - d. Provide precast specifications and sample.
- 2. Window and Doors specifications.
 - a. Clarify window specifications.
 - i. Are all windows to be Jeld-Wen aluminum-clad?
 - ii. Window light patterns are a mix of square and vertical lights.
 - iii. Window scales are incongruous with historic window patterns.
 - b. Provide window trim detail.
 - c. Provide storefront window specifications.
 - d. Provide door specifications for all doors.
- 3. Roofs
 - a. Provide flat roof specifications and details.
 - b. Provide canopy details.
 - c. Provide trellis details.
 - d. Dormer design.
 - i. Location of windows.
 - ii. Ratio of siding to windows is incongruous with historic dormer design.
- 4. Details
 - a. Provide lighting specifications and details.
 - b. Provide privacy wall specifications and details.
 - c. Provide signage specifications and details.
- 5. Site Plan
 - a. Provide details and screening for any HVAC ground units, dumpsters, backflow preventors, and any other site features per Standards for Site Appurtenances, page 8.9.
 - b. Provide additional information about mature canopy trees to be removed and replanted, including size, species, and location per Standards for Trees, page 8.5.
 - c. Provide information on fencing and retaining walls, per Standard for Fences and Walls, page 8.6-8.8.

Wilmore School Building:

- 1. East Elevation/Right Elevation:

- a. Provide window specifications.
2. West Blvd/Front Elevation:
 - a. Provide door specifications.
3. West Elevation/Left Elevation:
 - a. Provide stair, landing, and railing details for Wilmore School building.
4. South Elevation/Rear Elevation:
 - a. Provide canopy details.
 - b. Provide window and door specifications.

SPEAKERS [FOR | AGAINST]:

No one accepted Vice Chair Barth's invitation to speak.

MOTION: CONTINUE

1st: WOJICK 2nd: LINEBERGER

Ms. Wojick moved to continue the application. She requested the following: samples of the foundation materials, proposed brick and mortar selections, and cast aluminum elements, with profiles, proposed for the railings, handrails, and awnings, citing Standard 7.11; a restudy of the cornices and trim to ensure they match, to evaluate the relationship between the headers and columns, and to re-evaluate the proportions of the columns and ensure there is a plumb cut condition citing Standard 7.13; a restudy of the window size configuration to present a more consistent traditional relationship of window sizes, citing Standard 7.14; a restudy of the relationship between the awnings and the transom windows with a preference to relate back to the proportions of the school, citing Standard 7.15; and a sample of the roof and structure materials, citing Standards 7.12 and 7.16.

Ms. Wojick stated that they were not addressing the Standards outlined in Chapter 8 for private sites at this time.

Ms. Lineberger suggested the friendly amendment that the motion require that the applicant address all items on the staff memo regarding sidings and trim, windows and door specifications, roofs, and details. Ms. Wojick accepted the amendment.

Ms. Lineberger seconded the motion.

Mr. Barth suggested that the applicant be required to refine the drawings in order to increase consistency between elevations and section details. He also requested that the townhome dormers be made to have flat roofs in keeping with the district, that the applicant restudy the larger windows with narrower adjoining windows to be more in keeping with the historic school structure, and that additional detailing be provided for the lights that are attached to the building. He added that the Commission was not reviewing site lighting at this time.

Ms. Wojick and Ms. Lineberger accepted the amendments.

VOTE: 9/0

**AYES: BARTH, BELL, CURME, HOLTZ, LINEBERGER,
SULLIVAN, TAYLOR, WHITLOCK, WOJICK**

NAYS: NONE

DECISION: APPLICATION FOR MATERIALS & DESIGN DETAILS – NEW CONSTRUCTION – CONTINUED.

With no further business to discuss, Vice Chair Barth adjourned the meeting at 6:19 p.m.