

Architectural Review Board

April 2, 2018

MINUTES

MEMBERS PRESENT: Michael Norton, Dwayne Vernon, Sally Gillespie, Clare Reigart, Linda Abate', Kevin Jayroe, & Lee Padgett

MEMBERS ABSENT: None

OTHERS PRESENT: Rick Martin, Janet Grant, & Debra Grant

- I. **Call to Order**
- II. **Approval of minutes for March 5, 2018 (Regular Meeting) & March 19, 2018 (On-site Meeting);**
Mr. Michael Norton made a motion to approve all minutes as presented, seconded by Ms. Sally Gillespie, the motion carried unanimously.
- III. **Comments:**
 - **Mr. Norton publicly thanked the former Chairman, Mr. Jerry Miller for his service.**
 - **Mr. Jayroe welcomed the newly seated member, Mr. Lee Padgett**
- IV. **Amendment:** The Chairman amended the agenda to add the election of a Vice Chairperson.
- V. **Public Input:** None
- VI. **Old Business:**

1. **Rex & Sabrina Query** are requesting approval for alterations to their garage at 116 St. James Street. **Rick Martin/City Staff** told the Board that the Query's came before the Board at the last monthly meeting and an onsite meeting was done to gather more information on the garage addition.

Mr. Rex Query/Homeowner thanked the Board for the onsite visit and all the input given on the project.

Mr. Wayne Rogers/Architect handed out copies of the new design of the garage (Exhibit A), which will allow the existing building to be preserved and the new addition will have new material (lap siding) on all sides except the front façade, which will remain the same as the material that is currently there. The finished building will be functional and will not expand the footprint of the building.

Mr. Padgett had questions on the conflicting dates of the survey and guidelines. **Mr. Norton** said the survey date is wrong, which makes the structure noncontributing.

Public Input: None

Board Discussion: Mr. Jayroe said he struggled with the approval of changes because of the conflicting dates of construction, however with the newly submitted designs he feels the design and integrity of the building has been preserved.

Motion: Mr. Vernon made a motion to approve the application as submitted, citing Design Standards for Residential Properties Chapter 5; Section 23.0; page 92 (Additions), seconded by Mr. Padgett; the motion carried 7 to 0 by a roll call vote.

VII. Board Discussion

- **Mr. & Mrs. Steve Harms** are seeking input for construction of a wraparound porch and alterations to an existing detached garage to convert it into a carriage house. The owners said they purchased the house in 2017 and would like to do 2 projects; (1) is converting the garage into a carriage house and (2) reattachment of the original wraparound front porch. There will be a meeting with the City Zoning Board to get a variance for the extension that will be needed for the rear of the carriage house.
The front porch was wrapped around to the right side of the house and an architect will be needed to complete the restoration of the porch.
The garage is not usable and has been that way for some time, so renovations will be made to make it a livable space. A fence will be extended to the back of the property and it will merge with the neighbor's fence. There will be an extension to keep yard equipment and other items. The gutter system that is currently there will be extended around the proposed carriage house. The Harms' explained the design and details of the carriage house. **Ms. Abate'** said she would like to see a plot plan with the locations of the carriage house and the proposed extension. The Harms said they will have a plot plan when they bring it before the Board for a formal vote, along with architectural drawings and engineered plans.
- New owners of **701/703 Front St.** wanted to introduce themselves as new citizens of the City and they will be coming before the Board in the near future to present plans to extend their rear deck. **Mr. Vernon** asked that the owners bring detailed drawings when they come back as an applicant. **Mr. Jayroe** suggested that the owners put everything they would like to do on one application.
- **Ms. Linda Abate'** wanted to go on the record about the comments made concerning Board members by the Mayor and City Council; she feels like it was a threat; Ms. Abate' read a portion of an article that was in the papers, and said she volunteers to serve on the Board and doesn't think she or anyone else should be threatened. Rick said he was not aware of the article and expressed the appreciation of the City Staff for the Board members.
- **Ms. Sally Gillespie** handed out copies of exterior light fixtures for the commercial building, as reference material. (pg. 123 of the Design Standards)

VIII. Board Elections

Ms. Gillespie nominated Clare Reigart as Vice Chairperson, seconded by Ms. Abate; the motion carried 7 to 0 by a roll call vote

- IX. **Adjournment:** With there being no other business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*