

MINUTES
Architectural Review Board
January 4, 2016

MEMBERS PRESENT: Kevin Jayroe, Clare Reigart, Jerry Miller, & Dwayne Vernon

MEMBERS ABSENT: Linda Abate', Sally Gillespie, & Glenn Roberts

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

- I. **Call to Order**
- II. **Approval of Minutes:** December 7, 2015; **Mr. Kevin Jayroe made a motion to approve the minutes as submitted; seconded by Ms. Clare Reigart; the motion carried unanimously.**
- III. **Public Input: None**
- IV. **New Business:**

- 1. **Mr. & Mrs. Dolphin Overton** are requesting the approval to elevate their home, enclose the bottom for a garage, and extend the existing porch at 12 Saint James St. **Rick Martin/City Staff** told the Board that this request is for the owners to elevate their home, the home is contributing to the historic district, and they would like to go up at least 7 ft. to be able to have a garage under the house. The house was constructed in 1920 and is located in the flood zone (6 inches in the flood zone). The staff's only concern is that the house may lose its contributing status. Archives of History did not have an opinion on the request. The plans submitted shows the wrap around porch and the louvers for the bottom portion. **Ms. Michele Overton/Owner** told the Board that the bottom portion on the plans does show louvers and they do plan on having a few solid walls for storage. It was pointed out that the elevations submitted should be corrected to indicate the left elevation. The picture of the proposed garage door that was submitted shows a solid door, however the owners would like the garage door to have windows without grids if possible. The windows will be 2 over 2 as in the existing house. **Mr. Vernon** asked if the owners were being required to raise the house by FEMA or their insurance company, **Ms. Overton** said no however her insurance is over \$2,000 a year, and they are trying to protect their investment and property. **Ms. Overton** also told the Board that the house was an office and has been moved several times. **Mr. Vernon** said he has found nothing in the guidelines to support this request, there's nothing that says you cannot elevate a house, however it does discourage the changing of the character of the house. **Mr. Jayroe** said he wants to protect the integrity of the house, but since the house has been moved several times and they do not know if it had been elevated or sat flat. **Mr. Vernon** said the guidelines does not give any suggestions on elevating homes, however there are exceptions when someone is in the flood zone. **Rick Martin** said there are some exclusions for historic homes; new construction, if it's over 50%, then the entire structure would have to be elevated. The Guidelines addresses moving homes but nothing on elevating homes. **Mr. Vernon** said he does not have a problem with elevating the home out of the flood zone, however he has a problem with the request altering the character/fabric of the home and the street. **Ms. Overton** said she does not understand how their request would alter the fabric of the street since her neighbor's house is three stories and on the other side of her home is the dry stack building which is very huge. **Ms. Overton** said they have tried to add on to the back of the house and could not do so because of insurance issues, the request is not to change the integrity of the house but

just to get out of the flood zone and have a place to park their cars. **Mr. Vernon** said the character of the Overton's house would be dramatically altered if the house is raised to add a full story underneath and adding garage doors, if the request was for 6 or 12 inches it would be a different conversation. **Ms. Overton** said that is a good thought be it would not serve their purpose. **Mr. Vernon** said even if the Board moves forward with the application there are other issues that needs to be addressed, such as the stair case on the front of the house, new construction should be on the rear; the decking on the side of the house, which should be on the back. This proposal dramatically changes the character of this house. The drawings looks like a beach house, and that is dramatically different from what you see in the district. **Mr. Miller** asked if there is anyway the house could be elevated without changing the front facade'. **Mr. Vernon** said it would be a challenging design problem. **Mr. Miller** asked Rick about the 50% rule by FEMA. **Rick** said the house would exempt the 50% rule because it is the entire structure, however all electrical and plumbing would have to meet code. Rick told the Board that the new flood maps are up to 10 ft. of elevation which might add another foot for her, which would be about at least 3 ½ feet of elevation. **Mr. Johnny Huggins** said he has been helping the Overton's and did the drawings. **Ms. Reigart** asked if there is some way that the stairs could be moved and not be in the front of the house. **Mr. Jayroe** asked if there could possibly be a straight set of stairs coming out. The intent is to make sure that the house is out of the flood zone for insurance purposes. **Mr. Huggins** said he could go back and redraw the project and try to get the issues resolved, and asked for suggestions. **Mr. Vernon** said he could not give any suggestions for this project. **Ms. Overton** said they have seen some pictures with the house having a screened porch so that was a change that was made previously. The request for pickets is because the Overton's have 6 grandchildren and the pickets are needed for safety. **Mr. Vernon** read into the record the guidelines on additions. **Mr. Jayroe** said the request is not to change the house, but just to pick it up. **Mr. Vernon** said the guidelines does not specifically say anything about elevations, but the request is contrary to the guidelines in almost every way, and the chimney will be lost. **Mr. Miller** asked if there is any way to add the garage in the rear, **Ms. Overton** said it would have to be at least 6 feet from the existing structure and that is not possible. **Mr. Jayroe** did not have a problem with the project since the house is not on its original foundation, but does feel there should be some reconstruction of the front stairs. **Ms. Reigart** said she does have a problem with the look of the stairs and the porch on the front of the house, but does understand the need to elevate the home. **Ms. Overton** said she will try to rework the stairs, but there will have to be an entry to the front door. Landscaping will be added and the main house will not be changed.

- V. **Conclusion: The Board asked that Ms. Overton gather more information and try and rework the drawing and come back under old business perhaps next month. The Overton's' agreed to withdrawing their application.**
- VI. **Adjournment:** With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*