

MINUTES

Architectural Review Board

June 6, 2016

MEMBERS PRESENT: Clare Reigart, Deborah Smith, Dwayne Vernon, Linda Abate', Sally Gillespie, & Jerry Miller

MEMBERS ABSENT: Kevin Jayroe

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

- I. **Call to Order**
- II. **Approval of Minutes: Ms. Smith made a motion to approve the minutes with corrections, seconded by Ms. Reigart; the motion carried unanimously.**
- III. **Public Input: None**
- IV. **New Business:**

1. **Mr. & Mrs. Parker Lumpkin** are requesting the approval to install a new metal roof at 309 St. James Street.

Rick Martin/City Staff told the Board that the request is for a metal roof to be install on the Lumpkin's home, all supporting documents are in packets.

Ms. Susan Lumpkin/Owner told the Board that her husband and herself bought 309 St. James Street and would like to put a metal roof on for longer durability. Ms. Lumpkin said her contractor suggested the profile she was requesting. Mr. Miller asked if the requested design is appropriate to the guidelines, which says standing seam or crimped metal design. Rick said he feels this design will be a crimped metal design, and he feels it fits within the definition. Mr. Miller said he is not saying it is not appropriate, however he wants to make sure they are within the context of the guidelines. Ms. Gillespie said the ridges on the metal roofs are more often seen on industrial buildings but on homes you would see a more simple style. Mr. Miller asked Ms. Lumpkin if she would object to using the standing seam design. Ms. Lumpkin said she would not object at all. Mr. Vernon said the new multi-ribbed design that is requested is very popular and economical. He said it is not traditional and the scale doesn't take on an industrial look, however the standing seam and 5-V crimp are very appropriate and traditional to the historic district. Mr. Vernon said he feels if the metal roof is approved it should be a low profile; standing seam or 5-V crimped metal. Ms. Gillespie stated that the pictures that were submitted seem to indicate that the design is better used on an industrial building and a more simple design would work for the Lumpkin home.

Public Input: None

Motion: Mr. Miller made a motion to approve the application, giving the applicant the option to install standing seam or 5-V crimped metal roofing, citing Residential Guidelines Section 26; page 71 (Roofs), seconded by Mr. Vernon; the motion carried 6 to 0 by a roll call vote.

2. **Sam & Brooks Hamilton** are requesting the approval to screen a portion of an existing porch and change a window to a door for access at 132 St. James Street.

Rick Martin/City Staff told the Board that the request is to remove a window and replace it with a door on the north side of their home and screen a portion of the porch. There was a picture in the packet showing screen on the porch previously. Mr. Miller asked if there is anything in the packet showing where the screened porch will be located. Rick referred to the pictures on the power point.

Ms. Hamilton/Homeowner said she wanted to enclose up to the third column on the north side of her front porch. The window that will be removed will be a door that leads to a breakfast room in her home. Mr. Vernon said that screen will run perpendicular from a column to the house and come between 2 shutters, because to bring it all the way out would lose its intimacy. Mr. Miller said he has a problem understanding what is requested because there is not an elevation drawing showing the design. Ms. Hamilton said the door will replace the window on the back wall and a screen door leading to the porch that will be centered. Mr. Miller asked if the railing would remain. Ms. Hamilton said everything will be on the inside of the railings and all railings would remain the same. Mr. Vernon asked what kind of door would be used to replace the window, Ms. Hamilton said a door with glass on top and wood on the bottom. Mr. Vernon asked the applicant to talk a moment about the design that would hold the screen in place, asking if it would be an aluminum frame or wood frame. Ms. Hamilton said she could not remember if it was metal, and asked Mr. Vernon if he could remember what was discussed. Mr. Vernon said he did suggest something and was trying to help Ms. Hamilton to remember what was being used. Mr. Vernon said he was talking about an aluminum screen frame system that would be 2 x 2 and low profile that could be black which would make it disappear. Mr. Vernon said he is not trying to put words in the applicant's mouth at this point, but feels the design would be traditional and a more appropriate look for the historic district. Mr. Miller told Ms. Hamilton that one requirement the Board has is that an elevation is given so there would not be so many questions, and asked her to pull her application and resubmit at the next meeting. Ms. Hamilton said she wanted to have the project completed to enjoy it for the summer. Mr. Miller said he does not want to punish her because she should have been told that the application was not in sufficient form in a timely manner so she could have all the information for this meeting, and he didn't have a problem calling a special meeting if the rest of the Board would agree. Mr. Vernon said when he talked to Ms. Hamilton he felt like it could be described to the point where it would be clear, but if the Board is struggling with it that is a problem. Mr. Miller said elevations are a requirement of the Board, and told Ms. Hamilton if she could get something to the City Staff a special meeting could be called. Ms. Gillespie said Ms. Hamilton should bring drawings showing the doors and all other details. Rick said the contractor needs to be present at the next meeting also. *(The application was withdrawn)*

3. **Jon & Tanya Sisk** are requesting the approval to expand an existing screen porch on the rear of their house at 316 Screven Street.

Rick Martin/City Staff told the Board that the request for the expansion of a rear screen porch would allow it to go from a 5' x 13' to 16' x 13', using as much trim and detail as possible to the original. The home is contributing to the district.

Mr. Jon Sisk/Homeowner said they have been renovating for many years and now they are working on the rear of the house. They would like to expand it to have a usable space, the porch is not visible from the front of the house. The columns that are existing will be

preserved and reused on the expanded porch. The new roof will be a pitched shingled roof. The porch will have three sections of screen with support post. The pickets on the banister will be 2 x 2 and the steps will be wooden. The screen door will be a simple design. Mr. Miller asked if Mr. Sisk wanted the flexibility to use some brick in his stair design. Mr. Sisk said yes he would like that flexibility. Ms. Reigart asked about the foundation, and Mr. Sisk said it will be post with brick infill, with a 1 x 2 poured footer. Ms. Gillespie asked about the setback and Mr. Sisk said he would be well within the setbacks.

Public Input: None

Motion: Mr. Miller made a motion to approve the application as submitted and gave the applicant the option to use the old brick found in his yard on the stairs, citing the Residential Guidelines Section 1; page 25 (Additions) and Section 24; page 66 (Porches), seconded by Ms. Abate'; the motion carried 6 to 0 by a roll call vote.

V. Board Discussion:

Rick told the Board that the first of July we would be looking forward to completing the new Design Guideline.

Ms. Abate' asked if there was any money added to the budget for demolition. Rick said no there was not, because there was money put aside for the guidelines and the updates on the City Comprehensive Plan.

Ms. Gillespie asked about a house that was demolished on Duke Street, Staff told her that the rear of the house was destroyed by fire. Ms. Gillespie also asked about renovations that are going on at a residence on Duke Street that did not come before the Board. Ms. Janet Grant said it did come before the Board and was approved for alterations (Mr. Melvin Huell).

VI. Adjournment: With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*