

Design Review Board Minutes for December 21, 2005

Steve Herlong brought the meeting to order on December 21, 2005 at 6:00 P.M.
Members in attendance were: Steve Herlong, Vice Chairman, acting as Chairman in Pat Ilderton's absence.

Betty Bragg Harmon
Cyndy Ewing
Michael Daly

The Freedom of Information Act requirements have been met for this meeting.
A motion was made by Betty Bragg Harmon, seconded by Michael Daly, to approve the minutes of the November 16, 2005 meeting. A vote was unanimous to approve the motion.

Steve Herlong called for the first application: Rhodes/Haskins. They were not yet in attendance. A motion was made by Steve Herlong, seconded by Betty Bragg Harmon to amend the agenda to defer the application of Rhodes/Haskins to the last item on the agenda. A vote was unanimous to move the application.

Steve Herlong than called the third applicant: Blanchard Residence, 2602 Jasper Blvd. for Demolition and addition. Randy Robinson stated that we had received an application, pictures of the residence since the structure was relocated from 2830 Jasper Blvd. scope of work, Historic Survey, site plan, detail floor plans, elevations of the structures, roof plans showing existing and proposed. They are asking for final review of the structure elevating it to the level of the relocated structure and to take off some of the shed roofs of the additions and to do some additions to the back. Based on what the board has approved the only new request made by the application, is to remove the sheds from the back. Carl Berry who was representing the Blanchard's said that the height of the structure was eight feet at the finished floor, which was allowed and it meets the flood requirements. Discussion than followed on details of the construction. Carl than listed the materials they would like to use: they would be putting a metal 5 v roof over the entire house, use lap siding over the house which was the original siding, replace the windows, vertical lattice panels, none of the railings meet code matching the original railing throughout the whole house. Steve Herlong asked if the 50% rule was an issue. The board members agreed that it looked good. A discussion than took place on the steps. Steve Herlong asked for public comment and there was none. A motion was made by Michael Daly, seconded by Betty Bragg Harmon, to approve the plans dated November 30, 2005, as submitted, to grant, fifteen percent relief on the setbacks for the front stairs, and to allow the design of the two front stairways to run either forward or side to side, so long as the final stair layout, meets the applicable ordinances. The vote was unanimous.

Steve Herlong than called the fourth item: the Polluck Residence. Randy Robinson stated that we received different positions of the lot, this is a highly vegetated lot with small trees, plan of proposed structure, site plan, floor plan, second floor floor plan, elevations, they are asking for the side façade extensions and 1 foot height. Kate Campbell who represented the Pollucks stated that they were asking for an extension on the walls which are 36 feet and the ordinance states they can be 30 feet, and it is only on the first floor. A discussion than followed which included page 18 of the ordinance. Steve Herlong than asked for public comment. Kate stated that there is also a

requirement that the foundation be three feet above base flood we would like to ask for another foot to allow for mechanical and structural issues. The site is, in an A -13 Zone. A discussion than took place. Randy stated that they have placed the house on the back off the road it will not appear higher than the surrounding houses. The ridge of the house is measured from existing grade. A motion was made by Michael Daly, seconded by Cyndy Ewing, for 2808 Jasper to grant the relief requested in the application (1) to exempt the applicant from the requirement of an architectural articulation on the vertical first floor side wall after more than 30 linear feet, because in the estimation of the board there is sufficient articulation on the second floor and (2) to grant the applicant an additional vertical foot for the first finished floor above minimum floor elevation. The. A vote was unanimous.

Steve Herlong than called for the fifth item: Robert Graves Residence. Randy Robinson stated that the board had previously approved the application. He has submitted a scope of work of what he intends to change. The plans for the application previously approved called for, a standing seam roof on the addition. The applicant has recovered enough usable slate from the existing roof to cover the roof of the addition. The applicant is requesting that the board approve the change of roof material on the addition from metal to slate. There was no prior specific determination by the board rejecting slate and requiring metal. A discussion than took place. Steve Herlong than asked for public comment. A motion was made by Betty Bragg Harmon, seconded by Michael Daly to approve the application requesting the change on 1514 Middle Street from standing seam to slate roofing. The vote was unanimous.

Steve Herlong than called the sixth item: Rhodes/ Haskins Development. Randy Robinson stated that Sammy's application had been approved contingent on the exterior treatment and materials. Sammy stated that they were asking for a 5 v crimp metal roof, Anderson windows, window trim, chimney trim quarter trims, stucco chimney, tabby stucco piers, a handrail detail and the bottom beaded hardy plank siding, and wood shiplap siding on the top part and the gables are wooden shake. A discussion followed. A motion was made by Michael Daly, seconded by Betty Bragg Harmon to approve the application for approval of materials for 1908 Middle Street the application of materials as submitted except that the horizontal siding must be wood not Hardi plank as shown on the submitted drawings. The vote was unanimous.
A motion was made by Michael Daly, seconded by Betty Bragg Harmon to adjourn the meeting.