

**Board of Architectural Review Minutes
January 4th, 2022
Via Zoom Meeting**

Members Present:

Phil Dixon, Chairman
Dr. David Price, Vice Chairman
NancyJean Nettles
Tim Kennedy
Jeff Bowers
Beth Huggins

Members Absent:

Rachel Burton

Staff Present:

Becca Zimmerman, Planner II

Items on the agenda:

Old Business:

1. **212 S. Gum Street** – Addition to existing single-family residence

New Business:

1. **613 S. Magnolia Street**- Conversion of carport to garage
2. **905 S. Main Street**-Renovation and addition
3. **500 W. 2nd South Street**- New construction of a single-family residence
4. **207 S. Gum Street**- Renovation to rear elevation of existing residence

Miscellaneous:

1. N/A

Chairman Dixon opened the meeting at 6:01 pm and asked for consideration of the minutes from the December 7th, 2021 meeting. Dr. Price made a motion to approve the minutes as submitted; Ms. Nettles seconded the motion. The motion passed unanimously.

Old Business:

1. 212 S. Gum Street- This item was moved to the end of the agenda as the applicant wasn't present immediately on the Zoom call. When the item was presented, Mr. Steele went over the revisions that had been made to the plans per comments from the previous meeting. Ms. Zimmerman read a letter from Ms. Healey expressing her concerns about the design and placement of the addition. Mr. Hart, who lives on the property to the right of 212 S. Gum Street, presented his letter to the board regarding his concerns with the proposed addition. Dr. Price stated that he still did not approve of the design in general and that the addition was too big of a makeover for the historic cottage. Mr. Hart explained he was unavailable to attend the previous two meetings, but felt that the addition to the home would be completely out of

character with the district and would be invasive to his property. Mr. Steele voiced his concern about the length of the BAR review process. The board members encouraged Mr. Steele to explore the possibility of expanding the home further to the rear of the property. Dr. Price clarified that the elevation facing 2nd street should provide a historic cottage feel as well. The board members did not feel they could approve the project as submitted as the revised design was not sensitive to the historic value of the home and the streetscape around it. The project was deferred and no vote was taken.

New Business:

1. **1. 613 S. Magnolia Street-** Ms. Eastman presented the work that she had completed on her property at 613 S. Magnolia Street. She explained that she was not aware she needed BAR approval and a permit to raise the roof of her existing carport. Unfortunately, because the carport was in disrepair it collapsed. Ms. Eastman explained that in a panic she had a garage structure erected because the carport that had collapsed was used as storage. Ms. Eastman apologized to the board and confirmed that she understood if she wanted to do work in the future that she would need BAR approval. Mr. Bowers made a motion to approve the project after the fact. Dr. Price seconded the motion; the project was approved unanimously.

2. **905 S. Main Street-** Mr. Buongiorno presented his proposal for the second time to the board for a renovation and addition to his residence. Mr. Buongiorno confirmed that the addition/renovation work would match the existing residence with wood siding and the windows would be simulated divided light. Dr. Price made a motion to approve the project as submitted. Ms. Nettles seconded the motion; the motion passed unanimously.

3. **500 W. 2nd South Street-** New construction of a single-family residence- Mr. Foster and his design consultant, Ms. Lindenmeyer presented a proposal for a new single-family residence that will be located on the lot behind 500 W. 2nd South Street and will have a Hickory Street address. The board members discussed the design of the home. Mr. Dumas, a neighbor, voiced his concerns about the lot in general including the height of the foundation, flooding, and the removal of trees and landscape buffers. Ms. Zimmerman explained that most of these concerns were not in the purview of the BAR and would be handled at the time of permitting by the appropriate parties. Mr. Kennedy made a motion to approve the plans as submitted with the condition that the grade at the front porch maintains a 2ft delta difference to maintain an elevated look, the shutters would be revised to be a raised panel design, and vents within the foundation of the house. Dr. Price seconded the motion, the motion passed unanimously.

4. **207 S. Gum Street-** This applicant was not immediately present so the item was pushed to the end of the agenda after 212 S. Gum Street was presented. Mr. Coker presented the proposal to renovate the rear elevation of the existing single-family residence at 207 S. Gum Street. He explained that they would be removing windows and adding a small transom-like window for the associated room to be used as a bathroom. Mr. Bowers made a motion to approve the project as submitted with the condition that the replacement window has framing and trim to match the rest of the house. Ms. Nettles seconded the motion; the motion passed unanimously.

Miscellaneous: The board members unanimously re-elected Mr. Dixon and Dr. Price to their respective Chairman and Vice Chairman positions.

Adjourn: Chairman Dixon adjourned the meeting at 8:01pm.

Respectfully Submitted,

Becca Zimmerman, Planner II

Date: 1/31/2022

Approved: 
Philip G. Dixon PE, CFM, Chairman Or,
Dr. David Price, Vice Chairman