



**Board of Architectural Review
August Meeting DRAFT Minutes
9/15/21**

Members Present:

Dr. David Price, Vice Chairman
Tim Kennedy
Rachel Burton
Jeff Bowers
Nancyjean Nettles

Members Absent:

Phil Dixon,
Charmain

Staff Present:

Becca Zimmerman, Planner II

Items on the agenda:

Old Business:

N/A

New Business:

- 1. 246 Marion Avenue-** Addition to existing single-family residence
- 2. 418 Central Avenue-** Closure of existing window/door openings on existing single-family residence
- 3. 127 Tupper Lane-** Closure of existing window/door openings on existing single-family residence
- 4. 608 Central Avenue-** Revisions to previously approved new single-family construction
- 5. 215 W. 2nd South Street-** Installation of an exterior staircase at existing business
- 6. 107 Briarwood Lane-** Replacement of bay windows with French doors at existing single-family residence
- 7. 114 S. Walnut Street-** Closing in back porch on existing single-family residence
- 8. 105 Hansberry Lane-** New single-family construction
- 9. 123 W. Richardson Avenue-** Construction of permanent outdoor dining area and addition of roof structure to existing restaurant patio

Miscellaneous:

- 1. N/A**

Chairman Dixon opened the meeting at 6:00 pm and asked for consideration of the minutes from the April 6th, 2021, meeting. Ms. Nettles made a motion to change an incorrect date within the minutes. Mr. Bowers seconded the motion, the motion passed unanimously.

Old Business:

N/A

New Business:

1. 246 Marion Avenue- Mr. Taylor presented his proposal to build an addition to the existing single-family residence. The board members asked if the proposed addition would match the existing home. Mr. Taylor confirmed that the project had received its requested variance from the Board of Zoning Appeals. Mr. Bowers made a motion to approve the project as submitted, Ms. Burton seconded the motion. The motion passed unanimously.

2. 418 Central Avenue- Mr. Hucks presented his proposal to enclose several window and door openings that were currently not in use or not suitable to the design and livability of the house. The board members asked if Mr. Hucks would be sensitive to the surrounding brick and siding and install the new siding and brick in a pattern and with materials that would blend seamlessly with the existing home. Mr. Hucks confirmed that he would and Ms. Zimmerman offered to perform a final inspection if necessary. Mr. Kennedy made a motion to approve the project as submitted with the conditions discussed, Ms. Nettles seconded the motion. The motion passed unanimously.

3. 127 Tupper Lane- Mr. Huggins presented his proposal to remove a door and windows as well as installing cedar shake shingles and new siding to replace the existing vinyl siding. The board members discussed the type of windows on the home, and Mr. Huggins confirmed that the new windows would match because they are reusing existing windows to be removed. Ms. Burton made a motion to approve the project as submitted, Mr. Kennedy seconded the motion. The motion passed unanimously.

4. 608 Central Avenue- Mr. Mise presented the proposed changes to his previously approved new construction of a single-family residence. The board discussed the historical accuracy of some of the changes with Mr. Mise. Ms. Burton made a motion to approve the changes with the exception that the front porch utilizes brick piers with a band at the depth of the deck framing. Ms. Nettles seconded the motion, the motion passed unanimously.

5. 215 W. 2nd South Street- Mr. Hammes presented his proposal to add an exterior stair to access attic space for storage to be used by their office which resides in the same building. The board members discussed the proposal and ultimately did not feel comfortable with the proposal as it was not appropriate for the historic district. Ms. Burton made a motion to deny the request, Mr. Kennedy seconded the motion. The request was denied unanimously.

6. 107 Briarwood Lane- Ms. Leland presented the proposal to replace an existing bay window that does not flow with the house's architecture or livability with a pair of French doors. The board members agreed this would be a better solution to the existing bay window. Ms. Burton made a motion to approve the project as submitted with the condition that Ms. Zimmerman confirmed that she could approve the final details of the doors at a staff level and that the door cannot be fiberglass, must have simulated divided lite glass panes and appropriate trim. Mr. Bowers seconded the motion, the motion passed unanimously.

7. 114 S. Walnut Street- There was no one in attendance to present this item, the board deferred the item for this reason.

8. 105 Hansberry Lane- Mr. Reunion presented his proposal for a new single-family residence. The board members discussed several inconsistencies with the plans as well as certain details. For this reason they asked Mr. Reunion and his contractor to come back to the board with a more complete set of plans and simplify his design to fit within the historic district.

9. 123 W. Richardson Avenue- Representatives from Tupco builders, who will be completing the proposed work, presented the proposal to build a new roof over the existing rear patio and install a new roof for outdoor dining where there is a temporary tent currently. The board members and presenters discussed the appearance of the two new structures at length. For the patio cover behind the restaurant, the roof should match the existing roof on the front overhang of the building. Mr. Kennedy made a motion that

per the discussion of the Board members, the roof of the structure behind the restaurant should be angled so the high end of the roof exposes the rafter tails/ceiling towards the parking lot, and the secondary outdoor dining structure is subject to final review by staff prior to permit release. Mr. Bowers seconded the motion, the motion passed unanimously.

Miscellaneous: N/A