

Board of Architectural Review Minutes
October 6th, 2020

Members Present:

Phil Dixon, Chairman
Jeff Bowers
Tim Kennedy
Cecile Cothran
Beth Huggins
Rachel Burton

Members Absent:

Dr. David Price, Vice Chairman

Staff Present:

Becca Zimmerman, Planner II

Items on the agenda:

New Business:

1.

Chairman Dixon opened the meeting at 6:00 pm and asked for consideration of the minutes from the September 1st, 2020 meeting. Ms. Burton motioned to approve the minutes; Mr. Bowers seconded the motion. The motion passed unanimously.

New Business:

1. **117 W. 3rd South Street-** Mr. James presented his proposal for an addition to the existing residence at 117 W. 3rd South Street. This would replace a make-shift porch that is currently on the rear of the house. Mr. Kennedy made a motion to approve the plans as submitted, Ms. Cothran seconded the motion. The motion passed unanimously.
2. **210 E. Richardson Avenue-** Ms. Abramson presented the proposal for the interior/exterior renovations with a deck addition at 210 E. Richardson Avenue. She confirmed that none of the work is visible from the right of way. Mr. Bowers asked what would be used for siding, Ms. Abramson confirmed it would be painted board and batten. Ms. Burton made a motion to approve the plans as submitted, Ms. Huggins seconded the motion. The motion passed unanimously.
3. **300 S. Main Street-** Mr. Lucarelli presented his request for conceptual approval to enclose an existing carport to create a garage and to expand the rear footprint of the house. Mr. Lucarelli explained that he understood that this would require further documents to include detailed drawings and consideration from the board. He continued that his reasoning for requesting conceptual approval was to aid in the sale of the property, which only has one restroom. Mr. Tupper, who is selling the house for Mr. Lucarelli, added that the conceptual approval if granted, would aid in the sale of the home. The board members and Ms. Zimmerman discussed the fact that the new owner would need to understand that they would need to return before the board with further details to gain final approval. Mr. Lucarelli confirmed that he understood this information. Ms. Huggins stated that she would not want to see a larger garage structure than the footprint of the existing carport. Ms. Burton made a motion to give conceptual approval subject to design review by the board when the final design is complete. Mr. Kennedy seconded the motion, the motion passed unanimously.

4. **311 W. Carolina Avenue-** Ms. Brooks presented her proposal for a pool house at 311 W. Carolina Avenue. She explained that the structure would not be visible from the right of way and that most of the house is not visible from Carolina Avenue. The board members and Ms. Brooks, along with the contractor discussed the foundation of the structure, including how to create a softer appearance at the base of the pool house, whether it be with trim detail or landscaping, and that this detail would have to be submitted to Ms. Zimmerman for review before a permit is released for the pool house. Ms. Cothran raised a concern that the board normally asks applicants to match the materials from the primary residence with the details of accessory structures, and pointed out the differences between the two structures. Ms. Brooks and Ms. Zimmerman explained that the intent was to also paint the house and brickwork grey to match the pool house, but that Ms. Zimmerman could not approve this at a staff level due to the BAR guidelines discouraging painting brick if it had not been previously painted. The board members discussed the change in the width of the panels on the house vs. the pool house and considered the fact that the siding on the house was not of good quality, and it would be better to try to match the exterior of the house with the pool house in future renovation work. Ms. Cothran stated that she believed the primary residence would look better-painted grey to match the pool house. Ms. Burton and Mr. Kennedy agreed. Ms. Burton suggested that the trim not be painted white, but would match the grey color chosen to go with the mid-century modern style of the house. Ms. Burton moved to approve the design of the pool house with the colors selected with the condition that the home (brick and siding) be painted to match and the pool house to have a band/trim detail that mimicked the detail between the siding and brickwork on the house. The final color of that trim detail will be submitted to Ms. Zimmerman before permit release. Mr. Kennedy seconded the motion. The motion passed unanimously.

Miscellaneous:

1. N/A

Adjourn: Ms. Cothran motioned to adjourn the meeting; Mr. Kennedy seconded the motion. The motion passed unanimously. Chairman Dixon adjourned the meeting at 7:03 pm.

Respectfully Submitted,

Becca Zimmerman, Planner II

Date: 11/2/2020 _____

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