

**Board of Architectural Review Board
Regular Meeting – Minutes
December 17, 2013 – 5:30 p.m.
City Council Chambers – City Hall**

Members Present

Mr. William Adams - Chair
Ms. Melanie Miller - Vice-Chair
Mr. Justin Sarafin
Ms. Candace DeLoach
Mr. Brian Hogg
Ms. Laura Knott
Mr. Michael Osteen
Mr. Whit Graves

Members not Present

Mr. Tim Mohr

Staff Present

Ms. Mary Joy Scala

- A. **Matters from the public not on the agenda** - none
- B. **Consent Agenda** – No items (November 19, 2013 Minutes not yet available)
- C. **Projects in Non-Compliance** – No report
- D. **Deferred Items**

2. Certificate of Appropriateness Application

BAR-13-12-01
217 West High Street
Tax Map 33 Parcel 131
Nichola Properties, LLC, Owner/ Byrd Leavell, Applicant
Add residential unit in garage structure

Ms. Mary Joy Scala provided the staff report.

The applicant, Byrd Leavell, was present and did not add anything to the report.

Questions from the public

Mark Kavita announced that he was no longer the president of the North Downtown Neighborhood Association, but he did attend the meeting three years ago, and he believed at that time that the applicant was supposed to make all the railings the same.

Questions from the Board

The Board asked questions about the metal framing. They also had questions concerning the windows, and asked exactly what was the Kebony material that was proposed for the deck.

The applicant stated that the frame is really metal. He also stated that Kebony is baked wood and it is very sturdy.

There were no comments from the public.

Comments from the Board

Mr. Hogg feels this is fine. He feels the big porch is out of character and he does have a problem with that. He is really not bothered by the windows.

Ms. Knott doesn't have a problem with the porch. She feels the upper windows should have a different design as seen in a traditional building.

Mr. Adams feels the horizontal windows are very odd. He feels a double hung window would be better. He feels this needs a little more work. He feels if the porch came out a little more it would blend in with the other buildings.

Mr. Graves sees the porch as being a great advantage. He has concerns with the openings.

Ms. Miller feels the project would be better without the porch.

The applicant asked for a deferral

Mr. Hogg made a motion to accept the applicant request for a deferral.

Ms. Miller seconded the motion

The BAR accepted (8-0) the applicant's request for deferral.

The Chair clarified that the West High Street elevation should be reworked [to be more consistent with outbuildings as secondary structures] as follows:

Remove porch;

Proportions [of windows] should be in keeping with vertical precedents in the district;

There should be alignment between openings on first and second floors.

You could do other things, for example, a covering over the door.

E. New Items

4. Certificate of Appropriateness Application

BAR 13-12-02
617 Park Street
Tax Map 52 Parcel 186
Demolish addition

Ms. Mary Joy Scala provided the staff report.

The applicant Ron Wilcox was present and added that his house was for sale. He said that the rear addition is not as nice as the original structure, and buyers don't like it.

Questions from the public

Mark Kavitt feels it is a beautiful house and blends in well with the neighborhood. He would like to see the demolition and the new plans approvals to be combined in the same application.

Questions from the Board

The Board asked whether the porch was previously a sleeping area and the applicant replied yes.

Comments from the public

Mark Kavitt feels that a plan should be in place before the addition is demolished.

Comments from the Board

Mr. Hogg has a problem with saying the addition could be renovated because someone could put something bigger in its place. He is not willing to hold on to the addition and feels that it doesn't have a great deal of integrity.

Mr. Sarafin feels that before the sleeping addition the house looked very typical for expansion. He would love to see the 1999 addition go.

Mr. Adams he can really see approving the demolition.

Mr. Osteen has concerns with approving demolitions to assist the applicant in marketing the property.

Ms. Knott and Mr. Sarafin are leaning towards approval.

Ms. Miller feels it is a fair point to get the addition demolition approval beforehand.

Ms. DeLoach wanted to know if there would be a timeframe for the demolition approval and Ms. Scala stated a BAR approval would expire in 18 months.

Mr. Hogg said, having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed demolition of the addition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.

Mr. Adams seconded the motion.

The BAR approved (8-0) the applicant's request as submitted to demolish the 1920's addition, the sleeping porch, and the 1999 addition.

G. Other Business

PLACE Task Force update – Tim Mohr, No **report (Mr. Mohr did not attend the place meeting)**

Five Monticello High School students were present as part of a government class project. Ms. Jules Sudol asked questions of the BAR, and there was a short discussion.

H. Adjournment to Holiday Dinner at Zocolo Restaurant (7 pm) 6:45 pm