

**MINUTES OF HISTORIC AND ARCHITECTURAL REVIEW BOARD
OCTOBER 11, 2007**

Members Present

Jennifer Norris, Ron Askew, David Heim, Debbie Rountree

Staff Present

Rhonda Smith, Wilfredo Bonilla, Catherine Landlay, Debra Rose

Pre-Meeting

The meeting was called to order at approximately 5:45 p.m. Mr. Bonilla presented a written suggestion for an opening statement to be given at the beginning of the formal review of applications and a way to cast votes. This will prevent any confusion about motions and will make it faster and easier to complete action on approvals, denials and continuations.

Ms. Smith gave the administrative report followed by the zoning report by Ms. Rose. Ms. Rose reported violations at 1124 and 1128 Decatur Street. These two violations are on the current agenda. Violations at 1347 Chesapeake Avenue and 1108 Jackson Avenue are currently in the court system and are in a continued status. 1303 Hull Street has been processed through the court and was given a \$150 fine and 30 days to comply. Ms. Norris reported two violations that she observed at 1117 Rodgers Street (windows) and 1447 Chesapeake Avenue (rear door that can be seen). Ms. Rose said that she will investigate.

Regular Agenda

1405 Seaboard Avenue – After the fact emergency repair and add extension. House is contributing. *Continued item.* The applicant presented additional pictures and a siding sample of the proposal. Ms. Rountree noted that the applicant had done everything the Board requested in the previous meeting. She followed this statement with a motion to approve the application as submitted with the design of the extension to be completed per diagram. Materials (roof shingles, vinyl siding, paint) used will be matched as close as possible. Ms Askew offered a second to the motion. Motion carried 4-0.

1325 Jackson Avenue – After the fact replacement windows and replacement of aluminum wrap. House is non-contributing. The applicant was asked if the previous windows were available. The answer was no; however, there are two remaining windows still in the house. The applicant was advised to take detailed pictures of the remaining windows or consider installing grilles in the new windows that will match the previous six over one style. Mr. Askew made a motion to continue the application so that the applicant can provide

additional information. Ms. Rountree offered a second to the motion. Motion carried 4-0.

1406 Seaboard Avenue – After the fact front door. House is contributing.

The applicant said that the subject house is rental property and the tenant replaced the door without his knowledge. The new door was wood, which was a positive replacement material; however, the window in the new door was different from the previous door and was a new style. The applicant considered replacing this door with a solid six panel style in metal and perhaps replacing the frame as well. Ms. Norris said that the Board approved replacement of doors and frames when evidence was presented that the door and frame was damaged beyond reasonable repair. There was no available evidence to prove that this was the case. Ms. Rose verified that the previous door was in poor condition. Mr. Askew made a motion to continue the application so that the applicant can present his options with additional information. Mr. Heim offered a second to the motion. Motion carried 4-0.

1539 Rodgers Street – Second floor addition. House is contributing.

The proposal for the addition was presented; however, there was not enough detail that the Board to make a decision. The applicant was advised to submit additional information including elevations for the front and side. Mr. Heim made a motion to continue the application for more information. Mr. Askew offered a second to the motion. Motion carried 4-0.

1124 Decatur Street – After the fact driveway. House is contributing.

The applicant was not present to provide additional information for the driveway. Ms. Rountree made a motion to continue the application for more information. Mr. Askew offered a second to the motion. Motion carried 4-0.

1128 Decatur Street - After the fact driveway. House is contributing.

The driveway appears to be shared with the previous application. Ms. Norris was concerned about the large concrete pad in the front yard. The applicant was not present to provide details. Mr. Askew made a motion to continue the application for more information. Motion carried 3-1.

After the meeting, Mr. Bonilla clarified the status of review for non-contributing structures. All structures in the Historic District fall under the guidelines regardless of their status of contributing or non-contributing. The Board has not been as stringent with non-contributing structures, but there is no such language in the guidelines. Mr. Bonilla referenced the Board's review of new residences that would be considered non-contributing. Reviews for these proposals have been detailed so that the new structures will blend in with the older homes.