

**MINUTES OF HISTORIC AND ARCHITECTURAL REVIEW BOARD
FEBRUARY 8, 2007**

Members Present

Jennifer Norris, David Heim, John Kish, John McElroy

Staff Present

Rhonda Smith, Wendy Tabler, Wilfredo Bonilla

Betty Weaver, Planning Commission Liason

Pre-Meeting

The pre-meeting was called to order at approximately 5:40 pm. Mr. Kish made a motion to approve minutes from the January 11, 2007 meeting, followed by a second from Mr. Heim. Motion carried.

Ms. Smith gave the administrative report, followed by a zoning report by Ms. Tabler.

Old Business

Ms. Smith asked Board members to review the guidelines. All original copies have been distributed and before a new one is printed, any changes should be included. Ms. Debbie Rountree was appointed to the Board at the January 23, 2007 City Council meeting.

New Business

Ms. Smith reported that a text amendment has been proposed to eliminate City Council from the appeals process. Appeals would go directly to the Circuit Court. The Board was very concerned about the proposal and did not approve of the text amendment. They questioned how this would impact the Board and citizens who now have a public forum to present their appeals. City Council is the governing body and can make changes to the Ordinance if necessary. Also, citizens will have to navigate the court system and may have to hire an attorney to present their cases. Mr. Bonilla suggested that the Board draft letter to City Council expressing their disagreement to the amendment. Ms. Weaver suggested that civic leagues could get involved in this matter.

Regular Agenda

1108 Jackson Avenue – After the fact replacement windows. House is contributing (*referral from the January 23, 2007 City Council meeting appealing denial*). The applicant appeared with the understanding that the application was referred back to the Board for a compromise. Mr. Bonilla said that there was a misunderstanding of the wording of “compromise”. The Board had guidelines to follow and could not deviate from them. The application had to be added to the agenda per direction from City Council; however, the only option available to the applicant is to proceed to the Circuit Court. Ms. Norris called for a vote to formalize the review. Mr. Heim referred to the original motion and made a motion to deny the application due to the lack of evidence of deterioration of the windows being beyond repair as required by the guidelines. Mr. Kish offered a second to the motion. Motion carried 4-0. The applicant was directed to contact the Clerk of the Circuit Court for instructions to proceed with an appeal.

1321 Jackson Avenue – Replace roof and rake boards, box the edge to add soffit venting and wood beading soffit, apply wood boarded soffit on porch ceiling, extend roof on rear of house. House is contributing. (*Continued item.*) Mr. Kish had concerns about changing the character of the house. The applicant said that he needed provide some type of venting and was willing to do whatever was necessary to do this. After discussion, the applicant proposed another solution to provide venting. Mr. Kish made a motion to approve the new roof in blue asphalt architectural shingles as submitted, replace rake boards like for like, deny box the edge for soffit venting, approve beaded soffit on the porch ceiling, approve the extension of the roof on the back of the house to match the rest of the house with siding extended in the triangle between the ceiling and rake board. Approved items are in keeping with the guidelines of the Historic District. Mr. Heim offered a second to the motion. Motion carried 4-0.

1101 Park Avenue – After the fact replacement windows, siding, fence, install front and rear door, installed plywood where screen was located enclosing room. Replace garage door. House is contributing. (*Continued item.*) The front and rear door were removed from consideration because the current doors were determined to be acceptable. Additional evidence of the existing windows and samples of the siding and garage door was presented. There was discussion about the proposed siding. The applicant had previously stated that he was going to apply hardy plank but was now proposing beaded siding. He was encouraged to use hardy plank rather than the submitted sample of beaded siding. Mr. Kish made a motion to approve hardy plank as submitted at the first review, deny the replacement windows because evidence of deterioration was not sufficient, approve the submitted fence, approve the garage door as submitted because the existing door is not original. Approved items are in keeping with the guidelines of the Historic District. Mr. Heim offered a second to the motion. Motion carried 4-0.

905 Park Avenue – Remove and replace asbestos shingle roof with architectural shingles. House is contributing. Ms. Norris said that she had looked at the house and that there were shingles and a tiny portion of metal on the roof. Mr. Heim made a motion to approve the application as submitted because it is in keeping with the guidelines of the Historic District. Mr. McElroy offered a second to the motion. Motion carried 4-0.

1416 Rodgers Street – Install vinyl siding and three replacement windows. House is contributing. The applicant presented dutch lap siding as the replacement for the existing cedar shake siding. She was advised to amend her choice of siding because this type would not be acceptable. There were concerns about covering the cedar shake with vinyl. Ms. Norris checked the exterior description of the house from the National Register of Historic Places. It was determined that the property was built circa 1890 and the cedar shakes were not original. Mr. Heim made a motion to approve vinyl siding in double four or five in the submitted color, replace three windows – two on the east side, first floor and one on the west side, first floor in white vinyl one over one. Evidence of damaged windows was presented and accepted. Approved items are in keeping with the guidelines of the Historic District. Mr. Kish offered a second to the motion. Motion carried 3-1.

1412 Rodgers Street – Rebuild front porch. House is contributing. The applicant asked to amend the application to replace the entire roof. The applicant provided adequate information to be reviewed. Mr. Kish made a motion to approve the application as submitted because it is in keeping with the guidelines of the Historic District. Mr. Heim offered a second to the motion. Motion carried 4-0.

There being no further business, the meeting was adjourned at 7:15 p.m.