

Board Questions/ Comments:

- Farris asked the question to Patterson, does our ordinance allow for a stone veneer?
- Patterson responded, no, a full bed only is what is required as stated in our Guidelines.
- Tavakoli stated this clarifies for me that we will need to have a full bed only or continue with a lap siding.
- Duke referenced page 336 of the book, A Field Guide to American Houses asking, is this what you are going for?
- Tavakoli answered, we are looking more at the example on page 147.
- Blackburn commented she is concerned with the amount of material choices. It might be more appropriate to use siding. She asked, what color are you using for the windows, sashes and siding?
- Tavakoli answered, all will be off white. Brick will be painted to match the siding.
- Whitson said the concern for windows seems to have been addressed and is an improvement. If we approve the plans can you tell us if it will be full bed or siding?
- Tavakoli asked, could you approve the plans with the exception of that one item until the next meeting? This would give me time to run some numbers and decide on if it will be a full bed or siding.
- Farris asked what are the materials being used for the chimney's and caps?
- Tavakoli answered they were stucco, but we have converted them to brick to eliminate an extra material there.
- Farris commented he is fine with the chimneys being brick but the caps seem a little underwhelmed and need some alterations to them.

Motion to approve the plans with the contingency that concerns the use of Stone Veneer (which is not allowed) and for applicant to consult with Staff for approval of either a siding replacement or full bed stone. Decision to be made by Staff: Whitson Second: Duke Vote: All aye

New Business:

1. The application for a certificate of appropriateness for Matt Bass (20021), 429 Royal Oaks Drive for the demolition of existing home (Property of Conservation) and construct a new single-family home.

Presentation: John Montgomery with Montgomery Classic Construction stated he is requesting the demolition of the existing house on the lot. The style of the new home will be colonial revival.

Board Questions/Comments:

- Farris asked Patterson if this application has been to the BZA?
- Patterson responded no.
- Farris commented, I am comfortable with the style but what I am not comfortable with is it's grading and presentation of the finished floor to the final grade. The base of the house from the left side to the right side I am worried that the house is going to tower even though it is within the building height. I think its scale and proportion to its grades is going to cause me problems.
- Wall, I sing the same comment. It is a rough lot because it not only breaks right to left it falls front to back.
- Farris, I think the house could be knitted and fitted into the site in a much more sympathetic way. There are also called out materials on here that are not allowed. The use of fypon and limestone foam profiles are not allowed by ordinance and would need to be corrected and resubmitted.

- Duke, I think there is an issue with grading. Decreasing the elevation of the house. It is too far out of the ground.
- Farris, the examples you have submitted shows a finished grade to the first floor of the house at a much closer proximity between the two. I am seeing almost a full height on this left side and quite a bit on the right as well which is causing the stairs at the front entry to be a higher number. My suggestion would be to take a closer look at the examples and bring the grade up.
- Whitson, there is a photo you submitted where they did a retaining wall going into the driveway so they could increase the grade at the front of the house. If you did a retaining wall it would hide the entrance into the garage and bring the grade up which would make the house sit much nicer on the lot.
- Patterson - Inside the building envelope you are allowed to manipulate the grade up to 4 feet with a total of six percent of the total square footage of the lot. Anything above that number or above 4 feet would have to come before the BZA. Given the challenge and topography of this lot I feel the Board may be sympathetic and allow you to come up a little higher.
- Wall, is all of this house inside the building envelope?
- Patterson, the center sections looks over. They would have to go to BZA or bring that height down to 25 feet.
- Montgomery, the main house proper is within the 45 it is just the porch.
- Patterson, the rule for fireplace height is 18 feet. The one shown on the porch is more than 18. This is going to the BZA. It is over due to the firebox being level with the porch.
- Farris, the chimney height on the porch is an issue. The chimney height clearing a roof rule is anything within 10 feet needs to be 3 feet above that point.
- Duke, pilaster description says synthetic. Can you describe synthetic?
- Montgomery, it will be hardie.
- Patterson asked Montgomery if he could expand on the lot regarding the demolition.
- Montgomery, we are requesting a demolition however there is a chance the owners may sell the lot.
- Whitson, house was built in 1949 but I do not see any outstanding characteristics that it is something that we could conserve. I would be inclined to go ahead and grant the demolition.

Motion to approve the demolition: Duke Second: Whitson Vote: All aye

Motion to defer for the re-design: Blackburn Second: Duke Vote: All aye

Montgomery went through the list of items the Commission requested to be address before the next review.

- Raise the grade in front by retaining wall. If it exceeds 4 feet it needs to go to BZA. Making a shorter staircase up below the nine steps.
- Limestone around the window surrounds.
- Wood railing in place of fypon.
- Define the materials used on pilasters.
- Provide a sample or brochure of the asphalt shingle that will be used.
- Balusters

2. Establish Date of next meeting.

The next meeting will be Tuesday, March 10, 2020 at 3:00pm

3. Motion to adjourn at 4:05pm: Whitson Second: Farris Vote: All aye

Patterson addressed the concern to the Commissioners that when they approve to demo a house and then the owners change their mind to build, we have an empty lot. Stormwater EPSC (Erosion, Prevention, Settlement, Control) would have to be in place for a couple of months. You would have exposed dirt and water concerns.

Whitson asked Patterson, in order to get a demo permit you do not have to have any stormwater in place?

Patterson responded you have to have an EPSC plan. This is a simple plan that protects the surrounding neighbors.

Berry commented that Patterson can enforce the stormwater ordinance. The HZC authority is to determine if the existing house is not important enough to save.

Farris commented Patterson's concern is valid.

Chairman Mal Wall

City Recorder Edie Glaser