

Design Review Committee

Meeting Minutes

September 18, 2019

I. Call to Order

Jonathan Love called to order the regular meeting of the Design Review Committee at 6:00 PM on September 18, 2019 at Hapeville City Hall Conference Room.

II. Roll Call

Jonathan Love conducted a roll call. The following persons were present Brian Gregory, Karl Dufrenne, John Stalvey, and Michael Smith (non-voting). Rick Ferrero, absent (1).

III. Meeting Minutes

The Committee reviewed the minutes from August 21, 2019. Mr. Stalvey made a motion to approve the minutes. Mr. Dufrenne seconded; motion passed 4-0.

IV. Applications

a) 438 Porsche Avenue – not attending

Motion was made by Mr. Love to move the item to the end of the meeting. Mr. Gregory seconded; motion passed 4-0.

b) 219 Maple Street - Daniel Moore attending

Mr. Gregory made a motion to approve the application with the following requirements:

1. Add a 10-inch beam to the drawing on the gable over the front porch on the front and sides;
2. Revise the drawings to show the additional column;
3. Address all comments in the Planner's report (exclude No. 5, included incorrectly).

The following design exceptions are allowed:

4. For the porch width of less than 80% of the enfronting façade due to existing poured concrete porch base;
5. For the porch height to be between 2-feet and 4-feet due to the existing poured concrete porch base;
6. For the column width to be a maximum 8-feet on center due to existing poured concrete porch base.

Mr. Stalvey seconded; motion passed 4-0.

c) 257 Birch Street - David Cook attending

The applicant provided updated plans addressing all issues in the Planner's report except for item 16 regarding window details. Mr. Dufrenne made a motion to approve the application with the following requirements:

1. Keep horizontal slats on front porch as drawn on the supplied plans;
2. Mullions between ganged windows must be 2-inches wider than the trim;
3. Applicant agreed to keep exposed rafter tails;
4. Applicant agreed to update plans to provide window details as defined in Item 16 on the Planner's Report.

The following design exceptions are allowed:

5. For the column width to be a maximum 8-feet on center as the proposed design fits with the intended architectural standard.

Mr. Love seconded; motion passed 4-0.

d) 261 Birch Street - David Cook attending

Mr. Gregory made a motion to approve the application with the following requirements:

1. Mullions between ganged windows must be 2-inches wider than the trim;
2. Add front porch columns to be 8-feet on center;
3. Front porch railings to use vertical picket railings;
4. Brick on chimney and columns;
5. Board and batten on all gables;
6. Add corner boards;
7. Add 1x10 trim board above stucco foundation on all sides

Applicant agreed to all requirements and Mr. Stalvey seconded; motion passed 4-0.

e) 449 Walnut Street - Bernard Vigilance attending

Mr. Gregory made a motion to conditionally approve the application upon staff review of the resubmitted plans addressing all the Planner's Reports items and the following requirements:

1. Increase front porch width from 12-feet to meet 80% minimum front-elevation;
2. Add additional columns to meet 8-feet on center spacing;
3. Update front elevation to add heights from grade to peak.

The committee had the following recommendations:

4. On front porch, gang the two single windows and space columns on either side;
5. Add window(s) to the rear elevation of garage.

The following design exception is allowed:

6. For the windowsill height to more than 2-feet above the finished floor elevation on the first floor.

Mr. Dufrenne seconded; motion passed 4-0.

f) 451 Walnut Street - Bernard Vigilance attending

Mr. Love made a motion to conditionally approve the application upon staff review of the resubmitted plans addressing all the Planner's Reports items and the following requirements:

1. Reduce front porch width from 12-feet to center column between windows;
2. Add additional columns to meet 8-feet on center spacing;

The committee had the following recommendations:

3. Add window(s) to the rear elevation of garage.

The following design exceptions are allowed:

4. For the windowsill height to more than 2-feet above the finished floor elevation on the first floor;
5. For the minimum porch width to be 80% of the front-elevation.

Mr. Stalvey seconded; motion passed 4-0.

g) 591 King Arnold Street - Miller Arnold Developments attending (Danny and Miles)

Mr. Gregory made a motion to table the application until the plans are complete. The applicant agreed to address all the items in the Planner's report. The committee made a recommendation to connect the sidewalks from units 15 and 16 to the brick pathway if reasonably possible. The following design exceptions are allowed:

1. For the minimum first floor height of 12-feet for unit 13-18;
2. For townhouses to have livable space on the first floor for 13-18;
3. For the width of the alley to not exceed 15-feet;
4. For the driveway to be a minimum of 10-feet from the sidewalk on unit 1;
5. For the enfronting façade material of fiber-cement to not be more than 20%;
6. For enfronting sidewalk access for units 14-17;
7. For window shapes to have a vertical height greater than the width on unit 13-18.

Mr. Stalvey seconded; motion passed 4-0.

h) 438 Porsche Avenue – not attending

Mr. Gregory made a motion to table the application until the next scheduled meeting. Mr. Love seconded; motion passed 4-0.

V. Adjournment

Jonathan Love adjourned the meeting at 8:28 PM. Next scheduled meeting is Wednesday, October 16, 2019.

Minutes submitted by: _____
Brian Gregory, Secretary

Minutes approved by: _____
Jonathan Love, Chairman