

Abondale Estates

HISTORIC PRESERVATION COMMISSION

June 1, 2009 – 7:00 p.m.

Minutes

Members Present: Jim Glover, Chairman
Doug Leckband
Chris Kingsbury
Todd Pullen (Arrived at 7:08 p.m.)
Patrick O'Connor

Staff Present: Juliette Sims-Owens, City Clerk
Monica Callahan, Consultant

Item 1. Meeting called to order by Chairman Glover at 7:06 p.m.

Item 2. Approval of Minutes

- **March 2, 2009 Regular Meeting**
- **April 15, 2009 Regular Meeting**
- **May 13, 2009 Regular Meeting**

A motion to approve the minutes for the regular meetings of March 2nd, April 15th and May 13th was made by Patrick O'Connor, seconded by Doug Leckband; passed with all ayes (5-0).

Item 3. Consent Agenda

- **15 Berkeley Road** (Orth): Patio replacement and Garden Arbor (backyard)
- **35 Berkeley Road** (Lehman): Replace front walkway and driveway

Chairman Glover noted that there was public comment regarding the application for 19 Dartmouth so he asked that this consent agenda item be moved to the regular agenda. Chairman Glover also noted that there were questions about the siding for the application for 56 Lakeshore Drive so he asked that this consent agenda item be moved to the regular agenda.

A motion to approve the consent agenda was made by Todd Pullen, seconded by Doug Leckband; passed with all ayes (5-0).

Item 4. New Business:

- **19 Dartmouth Avenue** (Mahaffey): Change of style of house from Cottage to Craftsman

Carol Reimer of Alma Fuller Realty stated that she was here on behalf of the applicant Jim Mahaffey. Ms. Reimer noted that the board approved the site plan for this home back in October of 2008. Ms. Reimer noted that the reason they are here tonight is because

the applicant would like now to change the style of the house from Cottage to Craftsman.

Board reviewed the style of a home that the application will be mirrored from.

Consultant Callahan noted that the Craftsman style falls within the guidelines.

Doug Leckband noted that the current plans submitted do not meet current zoning in regards to the height.

Carol Reimer noted that the board did not have a copy of the modified site plans which would include the correct zoning height requirements. Ms. Reimer noted that the applicant just wanted the board to give a conceptual review and then they re-submit the modified plans to the board.

Consultant Callahan noted that since the applicant was just here for conceptual review then the application should be tabled until the applicant can bring back a finished set of plans.

Consultant Callahan encouraged the applicant to look at the following that are more expressive to the Craftsman era: Craftsman doors and Craftsman style columns.

Doug Leckband encouraged the applicant to submit the site plans now to Bryan Armstead, Director of Public Works/Code Enforcement for him to review in regards to zoning prior to the certificate of appropriateness approval so it will shorten the approval process from his end.

Public Comment:

Faye Boyd, 23 Dartmouth Avenue asked for clarification on how many times an applicant can come back before the board for approval for another type of house.

Chairman Glover stated that an applicant can come back before the board as many times as they want.

Faye Boyd, 23 Dartmouth Avenue stated that she disagrees with the board that a Craftsman house would be appropriate at 19 Dartmouth Avenue. Ms. Boyd noted that there are mostly cottages in this area and no craftsman style homes.

Bob Boyd, 23 Dartmouth Avenue stated that his biggest concern is the drainage of the water on this property which he noted at previous meetings regarding this application.

Chairman Glover noted that the applicant has underground water system that will be installed for the drainage problem.

Doug Leckband noted that the Historic Preservation Commission cannot rule on stormwater issues. Mr. Leckband suggested that Mr. Boyd speak to Bryan Armstead, Director of Public Works/Code Enforcement regarding his concerns on this issue.

Barbara Boyd, 11 Fairfield Plaza spoke about how large the home is compared to the others in the neighborhood and feels it does not fit in well.

A motion to table the application for 19 Dartmouth Avenue until the July 6, 2009 meeting so the applicant can submit more definitive site plans was made by Todd Pullen, seconded by Doug Leckband; passed with all ayes (5-0).

➤ **56 Lakeshore Drive** (Annan): Garden Shed (backyard)

Board asked for clarification on the siding material. Applicant noted the siding would be plywood. Consultant Callahan noted that plywood is not on the approved list in the guidelines. Consultant Callahan noted to the board that the applicant could modify a T-111 panel to more appropriately match vertical board siding.

Public Comment: None

A motion to approve the application for 56 Lakeshore Drive with the amended redlines to add raise batten strip to the plywood panels to simulate board and batten was made by Todd Pullen, seconded by Patrick O'Connor; passed with all ayes (5-0).

➤ **46 Clarendon Avenue** (Bell & Walker): Fence replacement

Board asked for clarification that the fence is not forward of the gate.

Applicant distributed a revised gate design. Board found the revised gate design keeps within the design of the house.

Public Comment: None

A motion to approve the gate and fence as shown on gate design #3 for the application at 46 Clarendon Avenue and the board finds that the location of the new fence is appropriate for this location due to the fact the existing fence ties in with an existing neighbors fence in the front of the property along the driveway was made by Doug Leckband, seconded by Patrick O'Connor; passed with all ayes (5-0).

➤ **50 Clarendon Avenue** (Tatum): Front and Middle Door Replacement on front of house

Applicant provided the board with a new door design. Board was in agreement on new door design.

A motion to approve the application for 50 Clarendon as presented was made by Chris Kingsbury, seconded by Todd Pullen; passed with all ayes (5-0).

Item 5. Other items deemed appropriate for discussion.

Julie Feely, 2 Dartmouth asked the board to prepare for the upcoming ARC Stakeholder Committee Meeting on June 10th. Ms. Feely noted that it is extremely important for the HPC to identify the geographic areas, types of constraints and where they feel comfortable with flexibility that they can provide to the committee. Ms. Feely also asked what two board members would be attending the LEED Ordinance Joint Work Session on June 11th. Chairman Glover noted that Todd and Doug would be attending that meeting.

Consultant Callahan stated that she will send a list of “no, no’s” that she uses in communities regarding signs that the board could use as a starting point with the revision of the sign ordinance.

Item 6. Adjournment

There being no further business, a motion to adjourn at 8:22 p.m. was made by Todd Pullen, seconded by Chris Kingsbury; passed with all ayes (5-0).

Next scheduled HPC meeting will be July 6, 2009 at 7:00 p.m.

Applications due Friday, June 19, 2009 at 12:00 noon