

Abondale Estates

ARCHITECTURAL REVIEW BOARD

Monday, October 5, 2009
Immediately following HPC Meeting

MINUTES

Members Present: Doug Leckband, Chairman
Chris Kingsbury
Patrick O'Connor
Todd Pullen

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

Item 1 Meeting called to order at 7:48 p.m. by Chairman Leckband.

Item 2 Approval of Minutes
➤ **September 9, 2009 – Regular Meeting**

A motion to approve the minutes as presented was made by Jim Glover, seconded by Patrick O'Connor; passed with all ayes (5-0).

Item 3 Consent Agenda
➤ **3157 Majestic Circle (Adam):** Deck Backyard
➤ **3170 Kensington Road (Lincoln):** Shed Dormer across the back roof of house

Public Comment: None

A motion to approve the consent agenda as presented was made by Jim Glover, seconded by Chris Kingsbury; passed with all ayes (5-0).

Item 4 New Business
➤ **1015 Hess Drive (Palumbo):** Renovation of existing patio, concrete patio addition with fireplace and retaining wall

Public Comment:

Applicant Leslie Palumbo reviewed the site plan for her property.

Jeanne Black, 3033 Majestic Circle reviewed the plans. Ms. Black noted her concerns regarding the trees that were cut down on the property at 1015 Hess Drive and how the cutting down of those trees has devalued her property and there is not much privacy along the back of her yard now that the trees are gone. Ms. Black also noted her concerns over the outdoor fireplace and the embers that can fly out of the fireplace.

Ms. Palumbo noted that they will be planting Cryptomeria Evergreens along the hill and fence.

Ms. Black noted she was very pleased to hear that.

Chris Kingsbury noted that when the county has burn ban the City has to follow and that ban is for controlled burning of leaves and debris and not on outdoor burning of the outdoor fireplaces which don't fall under any of the bans and the embers can blow out and drift 20ft to 30 ft.

Ms. Black noted that the City does not have a policy on outdoor burning such as with an outdoor fireplace.

Ms. Palumbo noted that they already had an outdoor fire pit and the new one will not be used that much and it will be moved further up the hill than where it is now and recessed.

It was the consensus of the board that the fireplace would not be an issue.

A motion to approve the application for 1015 Hess Drive as presented was made by Todd Pullen, seconded by Jim Glover; passed with all ayes (5-0).

➤ **3276 Wynn Drive (Bradley):** Shed replacement

Applicant Neil Bradley noted that the shed will not be on a concrete slab. Board noted this will be considered non-permanent shed due to it not being on a concrete slab.

Public Comment: None

A motion to approve the application as presented for 3276 Wynn Drive was made by Patrick O'Connor, seconded by Jim Glover; passed with all ayes (5-0).

- **1094 Berkeley Road (Shipley/Elmore)** – Replace windows, add skylights

Applicant Jonathan Elmore noted that they are replacing all the windows with 100% vinyl replacement windows by Anderson and adding skylights.

Chairman Leckband noted that the board has a problem with vinyl windows.

Mr. Elmore noted that the vinyl replacement windows profile is more of a wood looking window and they do not have that cheap look and wood windows cost twice as much and that is not in their budget.

Jim Glover noted that one of the major setbacks why the vinyl windows are not on the approved window list is because once you install them you can't paint them as with the higher end windows you can.

Consultant Callahan noted this property is not in the historic district and if the board wanted to entertain some alternative materials that might be appropriate for a test case in the ARB they could without creating the domino effect in the district. Consultant Callahan stated that it is good for the board to entertain different products.

Public Comment: None

A motion to approve the application for 1094 Berkeley Road as a test case without stepping away from the guidelines was made by Jim Glover, seconded by Patrick O'Connor; passed with all ayes (5-0).

Chairman Leckband asked that applicant will bring him a sample of the window.

Jeanne Black, 3033 Majestic Circle spoke about her concerns over the City not have a tree ordinance and that there is no ordinance about the cutting of trees that applies to the residential area. Board noted these items are not in their purview and recommended Ms. Black contact the City Manager with her concerns.

Item 5 Other items deemed appropriate for discussion

➤ **Design Guidelines**

Board reviewed the revised guidelines. It was the consensus of the board for Consultant Callahan to begin the illustrations and finalize page format. Consultant Callahan noted that she will have the illustrations completed before Thanksgiving.

Board discussed items needed from the HPC/ARB for the sign ordinance prior to the meeting on October 19th. Consultant Callahan will have the sign illustrations completed before the October 19th meeting.

Item 6 Adjournment

There being no further business, a motion to adjourn at 8:57 p.m. was made by Patrick O'Connor, seconded by Jim Glover; passed with all ayes (5-0).

The next scheduled ARB meeting will be:

November 2, 2009 at 7:00 p.m.

Applications due Friday, October 9, 2009 at 12:00 Noon