

Avondale Estates

ARCHITECTURAL REVIEW BOARD

Monday, June 7, 2010 – 7:00 p.m.

Immediately following Historic Preservation Commission Meeting

Minutes

Members Present: Doug Leckband, Chairman
Jim Glover
Todd Pullen
Patrick O'Connor
David Sacks

Staff Present: Juliette Sims-Owens, City Clerk
Ken Kocher, Consultant

Item 1. Meeting called to order at 7:09 p.m. by Chairman Leckband.

Item 2. Approval of Minutes
➤ May 3, 2010 – 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
➤ **15 Melford Place (Travis)**- Replace existing fence in backyard.

Public Comment: None

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

Item 4. Old Business: None

Item 5. New Business:
➤ **1059 Lakeshore Drive (Stanback)**- Second floor addition and screened porch to rear.

Applicant explained the project to the board.

Consultant Kocher noted that the new front and side windows need to be wood or synthetic clad wood and SDL or TDL. Consultant Kocher noted for the commission, if this was a brand new construction the guidelines would not allow a garage door in front but in this case this is an existing house with a carport in the front therefore, the commission could determine that as a mitigating circumstance or if the commission feels this is almost like new construction then that would be something that the commission would not generally approved. Consultant Kocher noted that if the board sees this as a mitigating circumstance, then in the past the commission has

looked for the double wide carriage doors that actually make them look like two doors even though they are actually one door.

Jim Glover stated the door would be like the one next door at the Harvey's house and that one faces the front as well.

Todd Pullen stated that the commission has done that for the Historic District and it should be done for the rest of the district so that the board is consistent.

Jim Glover stated that yes, the neighborhood should be consistent.

Todd Pullen stated that he feels since this is a pre-existing condition in this renovation there is nothing unusual about it. Mr. Pullen stated it is a lot better than having him try to tear that off and try to put a garage up.

David Sacks stated it would do great violence to the existing site plan if the board asked the applicant to create a new garage somewhere else, it would not make any sense. Mr. Sacks noted the neighbor has the exact same thing.

Jim Glover stated especially given the lot and how it drops down.

Public Comment:

Alan Harvey, 1051 Lakeshore Drive stated that the plans look wonderful and the garage doors would be consistent with their house. Mr. Harvey stated that he knows the contractor Ed Turner will do a good job but his main concern is with these steep lots they already have drainage rocks working with the runoff between the two homes coming down and he wants to make sure that is taken into consideration otherwise the plans look great.

Camille Harvey, 1051 Lakeshore Drive stated that her main question is where the water is going to go because there is already a lot of water that comes down and will there be any grading done. Ms. Harvey stated that on the other side of their house they already get a lot of water that comes off of Majestic, Berkeley and Lakeshore and she is concerned about where the water is going to go because they have a garden down there and she does not want to see it washed away.

The applicant stated that they are not changing the footprint of the house except for adding a screened porch off of the back so there will only be minor changes as far as the direction of the water flow.

Camille Harvey, 1051 Lakeshore Drive stated that they have a dry stream bed that is on the line coming down next to their garage and a good bit of water comes down the middle of both of the houses. Ms. Harvey asked if they were going to put in any kind of drain or check for that.

Jim Glover stated that the water flow is not going to change at all but his question is, is the existing water evacuation efficient to handle the house. If it is, there should not be a problem because the footprint is going to stay the same.

David Sacks stated that there is a tiny bit of expansion in the backyard but that should not affect anything.

Consultant Kocher stated to the board that they are an Architectural Review Board and they do not deal with water run off.

Ed Turner, Contractor for project stated that the addition on the back is 20 feet off of the ground.

A motion to approve the application for 1059 Lakeshore Drive with the clarification that the windows shall be SDL or TDL if the applicant wants that option, the garage door is to be double doors with a false center post to make them appear as a pair of carriage doors and noting that this is a renovation of an existing condition of the carport and the lot does not bode well for putting a garage anywhere else was made by Todd Pullen, seconded by Patrick O'Connor; passed with all ayes (5-0).

- **3236 Kensington Road (Bollins):** Construction of new two car detached garage, new driveway and patio.

Applicant explained the project to the board. Applicant will put in a carriage garage door that will be appear to be two double doors when it will actually be one. Applicant noted that there are a pair of double hung windows on the attic level of the garage and he is happy make those windows whatever the board recommends except all the house windows on the front of the house that face the street they have internal muntins.

It was the consensus of the board that the applicant would not have to change the windows on the house but the windows in the garage would be SDL.

Applicant stated that there are a number of things that needs to be done to the house and they may come before the board later regarding the windows on the front of the house.

Chairman Leckband recommended that the applicant speak to Bryan Armstead, Director of Public Works about the retaining wall due to the water issues currently on Kensington Road.

Applicant noted that the retaining wall is an existing wall but he would be happy to speak to Mr. Armstead.

Chairman Leckband stated that once the applicant has selected a garage door to please bring the brochure of the selected door to City Hall to City Clerk Owens and Chairman Leckband will stop by to approve the door selected.

Consultant Kocher stated that typically the board does not approve half-timbering on the first floor of any building but the house is that way so that is a unique circumstance for this property therefore, the garage should be executed in a similar manner in order to match the house.

Chairman Leckband stated that because the front is almost all door, you really don't see the half-timbering except on the side and that mitigates the circumstance as well but Consultant Kocher is right it is a condition the board does not normally do but in this case the house has it.

Public Comment:

Phil Feibish, 3230 Kensington Road stated that most of this construction is going to occur on the shared boundary between their properties and Mr. Feibish stated that this property has been an ongoing muddy construction that has gone on for years and he and his wife have walked the property with the new owners and they explained to them what they want to do and they are completely in favor of this project.

A motion to approve the application for 3236 Kensington Road with the condition that the garage door be designed with the appearance of a double door and removing the dog legs in the corner subject to administrative approval of the cut sheet and in order to let the applicant match the house the board excepts the timbering on the first floor and on the condition that the windows are SDL in accordance with the guidelines was made by David Sacks, seconded by Jim Glover; passed with all ayes (5-0).

- **115 Laredo Drive (Savage Pizza – Coxe):** Fence addition and mural of business logo on side of building.

Field Coxe, Owner, Savage Pizza, 115 Laredo Drive stated that they would like to have a fence that would obscure the Marta yard and cut down on the noise. Mr. Coxe noted that they would like to extend the fence southeastwardly towards Clarendon where it would meet an existing fence that runs along North Clarendon that is the same height which would obscure some debris and cut down on the noise. Mr. Coxe stated that they would also like to paint their logo on the side of the building. Mr. Coxe noted that they are not very visible and the logo would help.

Consultant Kocher stated that he has looked at the guidelines and there does not seem to be a height restriction for the fence just that it would have to be a wood or metal fence. Consultant Kocher stated that he is not sure if the fence meets the height restrictions required by the zoning ordinance.

David Sacks stated that the fence height in the Central Business District is 6 feet.

Todd Pullen stated that should not effect the board's decision.

Consultant Kocher stated as far as the sign, the guidelines state to size and place signs so that they are compatible with the buildings architecture and the sign proposed ends up being 131 square feet and it starts to feel more like a billboard than a sign. Consultant Kocher noted that the sign ordinance limits the size of signs to 60 square feet.

Todd Pullen asked if the logo would be painted onto the building

Mr. Coxe stated yes.

Jim Glover stated that a painted sign such as the one presented is appropriate especially in this location.

Todd Pullen stated for the record that he has been disappointed in the sign ordinance and maybe in the guidelines. Mr. Pullen stated that he feels that the Rail Arts District did a great job with the sign that they put on their wall and that will survive for generations and it is very iconic and appropriate for that area.

Consultant Kocher stated that Todd did not need to be disappointed in the guidelines because it just says scaled compatibly so that is Mr. Pullen's interpretation.

Jim Glover stated that he thinks Todd was referring to the sign ordinance.

Consultant Kocher stated that he heard both the sign ordinance and guidelines.

Todd Pullen stated that Consultant Kocher did hear him appropriately but for some reason he thought when the board was writing the guidelines that the board was going to address painted signs specifically and the board never did or it got overlooked or something like that and he would like to add that for future a discussion.

Patrick O'Connor stated that if the board does approve the sign he believes Mr. Coxe would still need to get a variance.

Chairman Leckband asked for the opinion of Code Enforcement Officer Caryl Albarran.

Code Enforcement Officer Caryl Albarran stated that this would be something that the Public Works staff would have to discuss after the board makes their decision as to whether Mr. Coxe would have to go through a zoning variance.

David Sacks asked the applicant what if they made the sign 6' x 10' instead of a 8'-9" x 10' would it still be visible enough and that could eliminate all the potential issues with zoning.

Mr. Coxe stated it would be better than nothing.

Jim Glover stated that he thinks this space begs for something.

The board discussed in detail the scale of the sign.

Patrick O'Connor stated all the board can do is approve the sign or not approve the sign then the powers that be will have decide whether Mr. Coxe has to go through zoning. Patrick stated that he was just throwing that out there so Mr. Coxe did not think once this board approves it that is the end of it.

Chairman Leckband Chairman Leckband stated that the railway mural is much bigger than this sign. Chairman Leckband stated that the question is whether it is considered a painted mural or is it considered a sign.

David Sacks stated that he thinks it is the commercial purpose that makes it a sign and he does not know if you consider the rail district having a commercial purpose and if you do then that is sign too but it is not for a specific business.

Chairman Leckband stated that he feels this image would look good as it is on the wall of Savage Pizza. Chairman Leckband stated the board will let City staff decide whether it is a sign or not and how big it can be.

Consultant Kocher stated that the board does have purview over it and their purview is whether the scale of the sign is appropriate for this building which is a pretty unique building.

Todd Pullen stated that he feels the board should set precedent and give recommendation to the City that these are things the board is looking for and figure out how to include in the sign ordinance.

Board discussed the scale of the sign.

Jim Glover stated that there is unique demographics in this area and their current sign is not sufficient to attract people passing by and they need this visibility.

Todd Pullen stated that their current sign is a great sign but they had to conform to our very strict sign ordinance and it is too small relative to the building and that is disappointing.

David Sacks stated that the size of the sign that Mr. Coxe is proposing is definitely a better scale for this building. The board agreed.

Board discussed the size of the fence. Chairman Leckband stated that the height of the fence is not this boards purview, once the applicant exceeds the zoning limitations then it goes to Code Enforcement to decide whether Mr. Coxe would need a variance or not.

A motion to approve the application for 115 Laredo Drive (Savage Pizza) first for the fence due to extenuating circumstances and the need to obstruct the view from the other side of the fence that it be approved to the height that was submitted in the application and approval for the mural on the wall as submitted was made by Jim Glover, seconded by Patrick O'Connor; passed with all ayes (5-0).

Public Comment: None

Item 6. Other items deemed appropriate for discussion.

It was the consensus of the board to have a Special Called Joint Work Session on Monday, June 21st at 7:00 p.m. regarding the minor and major works checklists and fees. Chairman Leckband asked the board and Code Enforcement Officer Caryl Albarran to send him their suggestions for the checklists before the June 21st meeting.

Item 7. Adjournment

There being no further business, a motion to adjourn at 7:07 p.m. was made by Doug Leckband, seconded by Patrick O'Connor, passed with all ayes (5-0).