



Historic Preservation Board Regular Meeting Minutes

December 13, 2023 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Lee Rambeau, John Skolfield, Lucy Boudet, Wade Miller, and Kelsey Wolfe. Staff: Planning Consultant Jeff Briggs and Recording Secretary Mary Bush.

Absent

Aimee Spencer and Drew Henner.

1. Call to Order

Chairman Wade Miller called the meeting to order at 9:02 a.m.

2. Consent Agenda

- a. Approve the minutes of November 8, 2023.

Motion made by John Skolfield, seconded by Lucy Boudet to approve the November 8, 2023 meeting minutes.

The motion carried unanimously by a 5-0 vote. (Aimee Spencer and Drew Henner were absent from the meeting.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

4. Public Hearings (Public participation and comment on these matters must be in person.)

5. Action Items

6. Non-Action Items

- a. Review of proposal for 1430 Glencoe Road

Mr. Briggs noted to the Board that the agenda item would only be discussed as it was not a public hearing item to be decided on. He indicated that the discussion would

be an opportunity for the applicant to receive Board feedback and design direction before proceeding to a public hearing. He also noted that there was currently not much of the existing home left due to the applicant's ongoing renovations.

The applicant, Carolyn Miller and her interior designer, Julie Lamar of Lamar Design spoke to the Board. Ms. Miller indicated that she specifically chose the Spanish colonial style as it is a predecessor to the current ranch style of the existing home and would add more historical character and charm to the neighborhood. Ms. Lamar then addressed the Board and noted that she and the applicant had looked into the historical documentation of the Spanish colonial style in past years, and determined it to be the dominant style of the surrounding area. She went on to note that the project meets code requirements for the front and rear setbacks, is less than the maximum height allowed, less than the maximum FAR allowed and less than the maximum impervious allowed. She then briefly discussed the parapet height, the impervious coverage for the project, and the design details of the proposed home. Ms. Lamar added that the applicant was proposing to remove a portion of the back wall to create an open living space. She noted that the applicant's goal was to update the home for contemporary use on the inside, while enhancing the historical character of the East Virginia Heights Historic District with a change to the front elevation on the exterior. She went on to discuss the proposed site plan for the home, noting that due to the width of the lot, the applicant was not able to create a front entry garage, so she was proposing a two-car garage at the rear of the home.

The Board inquired about the potential impact of the applicant's proposed plans on the neighboring homes, how far the home and garage would be to the neighboring homes, the type of garage that would be created, if there would be a curb cut near the garage, clarification of the driveway location, preservation of the heritage oak tree in the backyard, and the current architecture and historical style of the home. The Board expressed that the ranch-style has been significant for the neighborhood and allowing a change of it would set a precedent.

The Board then provided some options for the applicant to design the home with what she wanted in it but still keep the ranch-style. Discussion ensued regarding why the applicant decided to do a Spanish colonial style rather than keep with the original ranch-style. The Board members were varied in their opinions on the request. Discussion continued regarding the existing style and the proposed style of the home. Homes in the area that provide an example of the authentic Spanish colonial style were also discussed.

Mr. Briggs noted that if the applicant wanted to move forward, that they would need to create a more detailed request and come back to a formal hearing in front of the Board. The Board expressed that they wanted the applicant to have more details on the site plan as well as the specifics of where the heritage oak tree is located, the window details, and the type of ground cover and pavers to be used.

7. Staff Updates

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 10:09 a.m.

Minutes approved by the Board on March 13, 2024.

ATTEST:

/s/ Mary Bush, Recording Secretary