

Architectural Review Committee

January 21, 2020

Call to Order

Members Present: Mike Cousins, Barry Wood, Tom Strayer, Chad Gooding

Members Absent: Shirley Jacobi

Others Present: Tonya Galbraith, Town Manager; Ryan Crum, Planning & Building Director; Jennifer Pack, Administrative Assistant; Amanda Dierdorf, Fischer Homes Representative

Approval of Minutes

Mr. Wood made a motion to approve the minutes from the November 17, 2019 meeting. Mr. Gooding seconded. Motion carried unanimously.

Old Business

None

New Business

Fischer Homes New Models and Elevations for Villages at Brookside

Mr. Crum introduced the petitioner and the two models up for discussion. He stated that in the Staff report he noted that some of the elevations did not have the amount of brick or stone required in the PUD and that the roof pitch on the models did not meet the PUD requirement. He stated that the Committee has made exceptions in the past and that if they decided to make an exception again, it would need to be clearly stated in the motion.

The first issue discussed was the amount of brick/stone on the following elevations: Miles Modern Farmhouse with stone, Miles Nantucket Retreat with stone, Miles Coastal Classic with stone, Wyatt Cambridge Cottage with stone, Wyatt Modern Farmhouse with stone, and the Wyatt Nantucket Retreat with stone.

Mr. Strayer stated that the style and level of details and on the models compensated for the lack of brick or stone masonry. Mr. Strayer confirmed with Ms. Dierdorf that Fischer's expectation is that if there wasn't brick on the front, then fiber would be used. He stated that less than 50% brick or stone is acceptable, but it is not acceptable to not have any brick or stone. He stated that the brick or stone water table was acceptable on these 5 elevations. The other Committee members agreed with Mr. Strayer.

The next issue discussed was pitch of the roof. The pitch for the Miles and Wyatt models is 6:12 and the PUD requires 8:12. Mr. Strayer commented that the houses are deeper, which is causing the difference in the pitch, and he'd hate to make the footprint smaller just to meet the pitch requirement. The other Committee members agreed with him.

Mr. Strayer noted that the bar window on the side of the models may meet the window requirement, but it still creates a monolithic look that the window requirement was attempting to avoid. He made a request that future PUD standards should mandate minimum window size to avoid a monolithic look. Mr. Crum stated that the PUDs that came after Villages at Brookside require more two or more windows and that addresses the concern.

Anti-Monotony Review

Wyatt Modern Farmhouse & Miles Modern Farmhouse: - Committee agrees that these have enough differences that they do not need to be on the matrix.

Charles Modern Farmhouse w/ Brick & Miles Nantucket Retreat w/brick – Committee agrees that these have enough differences that they do not need to be on the matrix.

Quinn Coastal Classic w/Stone & Miles Nantucket Retreat w/brick – Committee agrees that these have enough differences that they do not need to be on the matrix.

Grandin Coastal Classic w/Stone & Miles Nantucket Retreat w/brick – Committee agrees that these have enough differences that they do not need to be on the matrix.

Miles Coastal Classic w/brick & Blair Coastal Classic – Committee agrees that these have enough differences that they do not need to be on the matrix.

Wyatt Cambridge Cottage w/brick & Updated Chase Hyde Park Cottage – Committee agrees that these have enough differences that they do not need to be on the matrix.

Miles Cambridge Cottage w/Included Porch w/brick & Whitman Hyde Park Cottage – Committee agrees that these have enough differences that they do not need to be on the matrix.

Wyatt Cambridge Cottage w/brick & Baker Coastal Classic – Mr. Crum asked Ms. Dierdorf if Fischer would ever put a room over the garage of the Baker Coastal Classic. Ms. Dierdorf said no. Mr. Crum said that he would withdraw these two models from the matrix.

Mr. Woods made a motion to approve the elevations as presented to allow no less than 6:12 roof pitch on the main roof slope on roofs and a minimum water table height of brick and stone on front elevation as presented. Mr. Gooding seconded the motion. The motion passed unanimously.

Adjournment

There being no further business, the meeting was adjourned.