

# Architecture Review Committee

May 19, 2020

Held both Live and Virtually through Zoom Meeting App  
due to Covid-19 Precautions

## Call to Order

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

Members Absent:

Others Present: Ryan Crum, Tonya Galbraith, Jennifer Pack

## Approval of Minutes

Mr. Strayer made a motion to approve the Minutes of the March 31, 2020 meeting. Mr. Wood seconded. Motion passed unanimously.

## Old Business

None

## New Business

*Fischer Homes requests approval of new models and elevations for Villages at Brookside*

Amanda Deardorff of Fischer Homes presented the new models and elevations proposed for Villages at Brookside. New elevations are designed to update offerings, add value to existing communities, and bring in new buyers.

Fischer Homes has withdrawn the Urban Modern elevations voluntarily, but there are a number of other models and elevations

Staff Report:

Mr. Crum presented the staff report, noting that many of the elevations do not meet the masonry or roof pitch requirements. He reminded the members that the Commission has waived the requirements when the elevation style lended itself to low masonry.

He noted that the designs submitted for review by Fischer did not show the side or rear elevations and noted that Fischer is responsible for ensuring that the standards against monolithic walls are met. Ms. Deardorff stated that side and rear elevations remain consistent with the standards and what has been approved in the past. Minimum overhang will meet current standards

Mr. Crum stated that over 30 different elevations with a low stone option are being presented and asked the board if they wanted to examine each elevation individually or give general approval. The members agreed that they should look at each elevation individually.

<b>Approved Low-Stone Elevations</b>	<b>Low-Stone Elevations Not Approved</b>
Mercer Modern Farmhouse	Mercer Cambridge Cottage
Mercer Western Craftsman	Miles Coastal Classic
Miles Nantucket Retreat	Avery Cambridge Cottage
Keaton Western Craftsman	Avery Modern Farmhouse
Keaton Modern Farmhouse	Blair Modern Farmhouse
Keaton American Farmhouse	Delaney Modern Farmhouse
Magnolia Hill Country	
Magnolia Western Craftsman	
Magnolia Modern Farmhouse	
Springfield Modern Farmhouse	
Springfield Coastal Cottage	
Avery Costal Cottage	
Avery Western Craftsman	
Charles Pacific Craftsman	
Charles Modern Farmhouse	
Charles Coastal Classic	
Calvin Western Craftsman	
Calvin Coastal Cottage	
Calvin Nantucket Retreat	
Calvin Modern Farmhouse	
Delaney Nantucket Retreat	
Wyatt Cambridge Cottage	
Wyatt American Classic	
Wyatt Modern Farmhouse	
Wyatt Nantucket Retreat	
Quinn American Classic	
Quinn Modern Farmhouse	
Quinn Hill Country	
Grandin Cambridge Cottage	
Grandin Coastal Classic	
Grandin Pacific Craftsman	
Foster Pacific Craftsman	
Foster Hill Country	
Foster Modern Farmhouse	

Members observed that the homes that lend themselves to low stone are homes that have enough other detail that the lack of stone doesn't detract from the home.

Mr. Crum asked if the members were comfortable with the roof pitches, or if those needed to be reviewed. Mr. Strayer stated that the elevations with the non-compliant roof pitch had previously been approved

Mr. Crum noted the time and proposed that the anti-monotony review be moved to next month's meeting. He asked that the board agree to allow Fischer to proceed using Staff recommendations for anti-monotony until that time, noting that Staff is usually more restrictive.

Mr. Strayer moved to allow Fischer to proceed with home sales using Staff's recommended anti-monotony guidelines until the June meeting. Mr. Wood seconded the motion. The motion passed unanimously.

### **Public Comments**

Members of the public were present. While they offered no remonstrance to the proposed designs, there were some questions.

Pete Murphy, Randall Romosor, residents of Villages at Brookside, Mr. Crum, and Ms. Deardorf discussed the size of the new homes, what sections of Villages at Brookside they would be built in, the cost range, and when the new models would be offered for sale.

Mr. Murphy also asked what the plan was for the parcel east of Runway Blvd. Mr. Crum said that is still undetermined, but it is governed by the Commercial Section of the Villages at Brookside PUD, so there is some control over what will be there.

### **Announcements**

No announcements

### **Adjournment**