

Amelia Park

AMELIA ISLAND, FLORIDA



ARB Meeting Minutes

Friday, May 26, 2017 9:00am MacArthur YMCA Hangout Room

Attending ARB Members: John Cotner (Town Architect), Jack Stumpff, Linda Johns, Rusty Footlik, Chairman

Guests: Michele Nielsen, Debra Connelly, Sandy Tramontano

OLD BUSINESS

1854 & 1860 Carnation St. – Jim Ramsey

Garage Remodels – Plan Revision Review

Architect – John Dodd

Garage additions approved with the following comments:

- 1) Break fascia and gutter between units to further break down the union of the garages.
- 2) Provide downspouts (4) at all corners as gutter will be utilized entire alley face.

1619 Geddes Lane – Jan Nordstrom Residence

Porch Renovation/Room Addition

Revised plans approved as submitted.

NEW BUSINESS

Amelia Park Block 5 Lot 5 – Sandy Tramontano

Stucco Screen Wall - submittal to construct a garden wall of 8' cmu with stucco finish on east and south legs of the property contiguous to the city lift station was discussed. It is understood landscaping will consist of fig ivy with drip irrigation to stabilize for the initial year. A plan showing the location of the wall, wall section detail and sample of stucco color prior to implementation to be provided and call for site stake out approval prior to any clearing or excavation.

Town Center Block 1 Lot 4 – Spec Home

Schematic Plan Submittal

Developer – Amelia Park TND LLC, Rick & Susan Wood

Builder – Riverside Homes Architect - Cronk Duch Architecture

- 1) Garage – Consider a break to board and batten for variety and the look of evolution.
- 2) Condenser – Screen adequately when preparing landscape plan.
- 3) Front elevation
 - a. Arbor can probably go away; doesn't seem to add value.
 - b. Explore a single gable extension for porch vs. the shed solution depicted.

- c. Look at square vs. round columns.
- d. Main body over living – express roof as a simple gable and with vault may want to lower a bit.
- e. With entry porch gable solution, a window and possible shutters is worth looking at.
- 4) Finish floor elevation – Note 24” is minimum finish floor to finish grade. This typically has meant 3 – risers at 7” for 24’ + 3” step into house for the minimum 24”. You may go an added riser if you wish however.
- 5) Flood lights – Limit to alley providing access to rear entry only - No front yard.
- 6) Site
 - a. Sidewalk here will hug curb.
 - b. Entry walk should be limited to 4’ width.
 - c. Consider a slight shift toward 15th Street to provide adequate depth behind garage for parking. This may save a few more trees next to rear porch as a 2nd benefit.
- 7) Landscape – Provide a landscape plan with your final submittal.

Town Center Block 1 Lot 6 – Spec Home

Schematic Plan Submittal

Developer – Amelia Park TND LLC, Rick & Susan Wood

Builder – Riverside Homes Architect – TDS

- 1) Color – Adjust field color a bit more to the blue palette to create more contrast with #4 color scheme.
- 2) Site
 - a. Note drainage easement.
 - b. Indicate the front walk (4’ max).
 - c. Dumpster and port-a-let cannot be placed to block alley during construction and indicate drive to alley pavement.
- 3) Garage – Consider transitioning to board and batten for variety of texture.
- 4) Front elevation
 - a. Frieze – Due to wall height, we’d suggest 8” all around.
 - b. Explore gable extension at front porch vs. low pitch solution.
 - c. In doing so, window may be utilized into attic.
 - d. Porch may incorporate fretwork and expression of porch as elevated with piers and skirting is preferred over solid stucco.
 - e. Porch itself can be 3 bays or 1. If double, corner columns would probably be the logical choice.

Town Center Block 1 Lot 3– Spec Home

- 1) For variety from the Advantage version of this model, pursue a 1-bay (2 columns) from porch vs. the 2-bay depicted. Center pier is just newel.
- 2) Again, for variety look at all board and batten with 1 x 4 batten for a more board on board look.
- 3) Provide a landscape plan with final submittal.
- 4) Center entry stair and handrails on brick piers.
- 5) Suggest raising water table up on wood frame vs. cmu for the allusion of being built higher off grade.

1845 Hometown Drive – Judy Mullins Residence

Tankless Water Heater installed without approval. Alternate location for heater should be explored that is not visible to public street, i.e. locate in attic or closet, rear or other side of home.