

## **RALEIGH APPEARANCE COMMISSION**

### **Minutes of the Meeting**

**Thursday, August 21st 2014**

**Members attending:** Brian O’Haver, Julieta Sherk, Bang Le, Dean Rains, Rolf Blizzard, Cari Jones, Damien Graham, Victor Bruinton

**Members excused:** John Koonce, Jedidiah Gant, Tika Hicks, Robby Johnson, Kelli Goss Hopkins, Asa Fleming, Brandy Thompson

**Staff attending :** Elizabeth Alley, Rotonda McKoy, Grant Meacci

### **SITE PLAN REVIEW**

#### **AAD-1-14**

##### **Alternate 1: Build-to Tryon**

The Commission finds that the accessory structures, columns, amenity spaces and plantings meet the intent of the build-to regulations, are harmonious with the architecture of the residential structures, are consistent with the Comprehensive Plan, and establish a positive community character. The signage presented supports pedestrian access, and the amenity area is generous and to be commended. The picnic and gazebo structures should be constructed of compatible materials and harmonious design elements with that of the entry columns so as to not negatively alter the character-defining street wall.

##### **Alternate 2: Build-to Trailwood Hills**

The Commission finds that the accessory structures, columns, amenity spaces and plantings meet the intent of the build-to regulations, are harmonious with the architecture of the residential structures, are consistent with the Comprehensive Plan, and establish a positive community character. The signage presented supports pedestrian access, and the amenity area is generous and to be commended.

##### **Alternates 3 & 4: Street Facing Entrance Building A, Club Building**

The Commission finds that the entry columns draw attention to the building entries, are consistent with the Comprehensive Plan, and render the building entrances easily identifiable. The plaza, columns and landscaping call attention to the Clubhouse entry. A wraparound porch could further call attention to the Clubhouse entry and reinforce the corner. Building A features a recessed entry. All routes are accessible, and there are a number of different entry points to the site, which is commendable.

AAD-1-14 Unanimously approved

Voting: Graham, O’Haver, Sherk, Le, Jones, Rains, Bruinton, Blizzard

#### **SP-45-13 616 Oberlin Rd**

- The Commission commends the improvements to the north elevation, and asks the applicant to deliberately address the placement and grouping of vents on all building façades.

- The Commission suggests the use of additional horizontal siding on the east elevation. The Commission also suggests the addition of landscaped areas adjacent to the retaining wall, drive area, and transit shelter.
- The Commission supports a coordinated approach to consolidating utilities and asks that the poles not be placed in visually impactful locations.

#### **SP-17-14 McNeill Point**

- The Commission recommends that the retaining wall be treated as a prominent and visible site element and that it include:
  - additional patterning and detail be added to the poured in place concrete wall, echoing the materials and scale of the proposed buildings
  - art components for the wall and railing
  - an inset of the wall between buildings, and
  - additional plantings on and in front of the wall, including an evergreen buffer between the sidewalk and wall to camouflage the wall's scale.
- The Commission recommends the use of poured in place concrete wall for all walls on the site to promote a harmonious and layered design.
- The Commission recommends additional landscaping between buildings and in the plaza to create the feeling of a streetscape on the interior drive.

#### **REVIEW OF MINUTES**

As there was not a quorum, review of minutes was postponed to future meetings.

#### **WORKING GROUP REPORTS**

##### Sir Walter Raleigh Awards

The Commission discussed speaking roles for the Awards.

#### **OTHER BUSINESS**

##### Nominations Committee

Nominations are due in two weeks, with elections at the first meeting in September, absentee voting will be allowed.

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 7:30 pm.