

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, August 2, 2012 at 4:02 p.m. in Council Chambers at Rouss City Hall, 15 North Cameron Street.

Roll Call

PRESENT: Tim Bandyke, Tom Rockwood, Patricia Jackson, Peter Serafin, and Kevin Walker
ABSENT: Don Crigler and Bob Pinner
STAFF: Aaron Grisdale and Paula Le Duigou.

Approval of Minutes

Mr. Bandyke moved, seconded by Ms. Jackson to approve the July 19, 2012 minutes as amended.

The motion passed unanimously.

CONSENT AGENDA

None

NEW BUSINESS

Mr. Bandyke requested that **BAR 12-375** be moved to the end of the agenda, because he was the contractor for this request and would be presenting.

BAR-12-378 Request of Joyce Bean for a Certificate of Appropriateness to replace the siding with Hardi Plank at 13-15 East Cecil Street.

Mr. Bandyke moved, seconded by Ms. Jackson, to table the request because the applicant was not present.

The request was moved to the next meeting on August 16, 2012.

The motion passed unanimously.

OLD BUSINESS

BAR -12-354 Request of Harold Ostrender of HG, LLC, to seek approval for a façade change to the front and side elevations of the property located at 316 South Cameron Street.

Harold Ostrender, applicant, discussed the resubmitted elevation documents and stated that after considering the use of wood siding, he determined that it was more advantageous to use a color permeated smooth Hardi Plank in order to save on maintenance costs.

The Board reviewed the color sample provided by the applicant.

Mr. Bandyke asked if the applicant if he was going to scrape and paint the fascia and soffit.

Mr. Ostrender said yes.

Mr. Bandyke asked if Hardi Plank would be used for the corner boards.

Mr. Ostrender said yes.

Mr. Bandyke asked if there would be two simple columns to replace the metal ones.

Mr. Ostrender said yes.

Mr. Bandyke suggested that if the applicant was going to use lattice on the porch, to paint the cinder block black so that it couldn't be seen through it.

Mr. Ostrender said that he could do that.

Mr. Ostrender showed a brick veneer sample to the Board that he was considering using on the porch. He said that there was enough reveal on the porch to make the veneer look even.

Mr. Bandyke asked if the steps came out to the edge of the porch.

Mr. Ostrender said that they were offset about 7 inches.

Mr. Bandyke asked how he would terminate the brick on the outside corners.

Mr. Ostrender said that there was an outside corner package that was for making corners, so he will return it at the steps.

Mr. Bandyke asked if there was a riser at the top of the step before the porch landing.

Mr. Ostrender was unsure whether there was or not.

Mr. Bandyke and Mr. Ostrender discussed the construction of the steps and landing of the porch and where he intends to place the brick.

Mr. Ostrender said that he intends not to touch the steps with bricks.

Mr. Ostrender said that his intention was to make this look as close to the 1850 period as possible, but in all honesty, they have no idea what it looked like then, so he is looking to the Board for input about what is appropriate for that time.

Mr. Serafin said that he would like to see the size of the corner boards.

Mr. Ostrender discussed the corner boards with the Board and stated that it would be a two piece corner and will create something for the aluminum side to prevent water from coming out until they complete the next phase.

Mr. Rockwood said that he would use a temporary pine board until the second phase is completed at which time Hardi Plank will replace it.

Mr. Ostrender said yes.

Mr. Rockwood asked the applicant which porch design he preferred. He said that he preferred Choice #2 – wood lattice and concrete steps, because he didn't want to make changes to the steps.

Mr. Rockwood said that he is skeptical about using brick on the porch.

Mr. Ostrender said that if he goes with the brick veneer it will cover the block of the porch completely. He just will not be bricking the steps.

Mr. Bandyke asked if the slab top of the porch would be bricked.

Mr. Ostrender said he couldn't remember what the lip amount was on the porch slab.

The Board and the applicant discussed the lattice option and how it could be finished off.

Mr. Rockwood asked if the applicant would use wood railings and what type of wood it would be.

Mr. Ostrender said that it would be constructed of yellow pine and be built in place.

The Board and applicant discussed the style of the balusters and posts.

Mr. Bandyke said that the Board would need specifications (materials and dimensions) on the porch balusters, rails and window trim at a later date.

Mr. Serafin said that they would need more delineation of the window trim describing the size of the trim and sills.

Mr. Bandyke asked if the sills and window frames would stay.

Mr. Ostrender said no.

Mr. Bandyke asked about the replacement windows on the first floor. Mr. Ostrender said that they would match the second story windows in style, be constructed of wood and be trimmed in flat four inch Hardi board trim, as well as the doors, as well as exterior corners.

Mr. Bandyke asked about the trim on the second story windows.

Mr. Ostrender said that it was brick mold?? He said that the windows on the second floor were not period.

Mr. Bandyke said that they would then all look the same, and Mr. Ostrender said yes.

Mr. Williams asked about the brick on the north elevation and how it would be ended.

Mr. Ostreder said that it would be ended like any standard brick corner would be on a structure.

Mr. Ostreder explained the difference between the brick and stone foundations, as this structure has both, and that the brick would stick out slightly due to the different materials.

Mr. Williams and Mr. Bandyke asked if it would be colored to match the grey foundation. Mr. Ostreder said that he didn't know.

Mr. Ostreder said that there were so many different aspects to this house and that it had years of personal changes done to it, none of it consistent to any particular period, so he was at the Board's mercy as to what he did with it.

Mr. Bandyke acknowledged that while money is of no concern to the Board, it is for the applicant, and that lattice is the less expensive, less fussy way to go. He said that the brick is not a bad idea; he was just concerned that it would give the applicant trouble.

Mr. Ostreder said that at this point he needed to move forward, there was loss of income, exposure to the elements on the work that is already underway, so they were willing to move forward with whatever the Board proposes.

Ms. Jacksons asked what the foundation on the north side was constructed of.

Mr. Ostreder said that it was stone and poured concrete.

Ms. Jackson asked what color it was.

Mr. Ostreder said that the entire foundation was grey. He then explained that the foundation was stone, brick, and concrete. He said that that was why he and his partner were willing to do whatever the Board suggested, and that they would prefer to go with low maintenance materials of possible.

Mr. Rockwood stated that the windows had been approved at the last meeting, that smooth Hardi Plank was ok as there was no original siding to save, and that they have spoken about trim around windows and dimensions of trim on corners.

Mr. Rockwood said that they had spoken about the various options for the porch, and that it was problematic to him, and that he would almost rather let it be considered at a later date.

Mr. Rockwood said that he was open to feedback from the Board concerning the porch and asked if there were other options to be had.

Mr. Rockwood stated that at this time they could approve Hardi Plank on the façade, windows, trim specifications, and wood railing on the front porch.

Mr. Serafin said that the one historic material that may be used is stucco which could be an option to consider.

Mr. Ostreder said that it could be painted as well. He said that he hadn't proposed it because he didn't think that it was allowable.

Mr. Rockwood stated that this was a difficult property because of all the changes made, no real period to refer to, and little or no original materials to salvage. He was all right with the porch being done in stucco.

Mr. Williams stated that the stucco was a lot less fussy than going with the brick or lattice.

Mr. Rockwood said that it would be an easier than the other choices presented.

Mr. Ostreder said that this would be very easily accomplished and more doable than the other options. He asked if the Board needed specifications.

Mr. Bandyke said that they wouldn't need it for the stucco because it has finishes.

Mr. Serafin suggested a smooth finish and color.

Mr. Rockwood asked that the applicant return when he is ready to work on the porch and present a plan for the rails and the stucco color at that time.

Mr. Bandyke asked for a side elevation of the porch rails and balusters with dimensions, and what the newel post will be, possibly a box with a cap.

Mr. Serafin asked that the exposure on the siding be specified.

Mr. Bandyke moved to grant a Certificate of Appropriateness for the west elevation (phase 1) only, to replace existing aluminum siding with smooth Hardi Plank with a 7 inch reveal, the two bottom windows with wood as presented, corner boards, trim boards, and all windows on the west elevation to have 5 1/4 x 4 trim. The applicant will return with suggestions for porch railing, posts, and the block porch foundation.

Mr. Serafin seconded the motion.

The motion passed unanimously.

Mr. Dave Stegmeyer, Representative for Congressman Wolfe, introduced himself to the Board.

BAR-12-375 Request of George & Kim Craft for a Certificate of Appropriateness to remove the non-original widows walk at 407 South Washington Street.

Mr. Bandyke, on behalf of the applicant, presented the request to the Board.

Mr. Bandyke stated that the railing was stock from Lowes, put up by the previous owners, and in a bad state.

Mr. Bandyke said that the widows walk was not period to house. He said that the small raised "ship" is original and acts as a vent and provides light into the attic. Some of the small windows are screened while others are glass.

Mr. Bandyke said that there is a small trap door that gives access to the widows walk. He said that the applicant wants to remove the railing and the four newel posts, and replace over with metal.

Mr. Rockwood asked if there would be any interior access to that area.

Mr. Bandyke said that there would be although they don't go up there.

Mr. Rockwood asked if they would need access and Mr. Bandyke said that there would be a ladder that had been there for some time to allow them access for painting if they needed to.

Ms. Jackson asked if they intended to put the screens back. Mr. Bandyke said that they would.

Ms. Jackson asked if it would be resurfaced with metal. Mr. Bandyke said that it would not, it would be repainted.

Mr. Rockwood asked if roof repair would be needed. Mr. Bandyke said that it would but only in the corners.

The Board and Mr. Bandyke discussed the purpose of the four posts and the best way to make them weatherproof and less visible from the street.

Mr. Rockwood moved to grant a Certificate of Appropriateness to remove the widow's walk as submitted. With four corner posts reduced in height so as to be invisible from the street or removed entirely if the applicant so chooses.

Mr. Serafin seconded the motion.

The motion passed (4-1-2), with Mr. Bandyke abstaining

OTHER DISCUSSION

Mr. Serafin informed the Board that Hardi makes an artisan style siding that may be available as an option for property owners.

ADJOURN

With no further business to discuss the meeting was adjourned at 5:01 p.m.