

## BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, January 2, 2012 at 4:00 p.m. in Council Chambers at Rouss City Hall, 15 North Cameron Street.

### POINTS OF ORDER

**PRESENT:** Tim Bandyke, Patrick Farris, Tom Rockwood, Don Crigler, Catherine Shore and Bob Pinner.  
**ABSENT:** None  
**STAFF:** Aaron Grisdale

### CONSENT AGENDA

None

### NEW BUSINESS

**BAR-12-23** Request of Scott & Scott Construction, Inc. for a Certificate of Appropriateness to replace windows using same grid pattern and style at 25 North Braddock Street.

Chairman Farris confirmed that the applicant was present and asked if replacement materials would be made to match the design and color of the existing windows, and the applicant responded that the materials will match. The applicant explained the current conditions at the site included the windows are painted shut and many of the seals are cracked. He plans to replace the windows as presented and have a situation that is low maintenance for the property owners.

Chairman Farris inquired as to what the window material is composed of. The applicant responded that the windows are composed of "Fibrex" which is 40% wood and 60% vinyl.

Mr. Bandyke responded that the style of the windows will be an appropriate replacement; however, due to the windows being of partial vinyl construction they are not appropriate for the Historic District.

Mr. Crigler inquired if the manufacturer Anderson has the same windows but of wood construction. The applicant responded that presently they do not.

Chairman Farris added that the Historic District guidelines are clear that vinyl is not an acceptable material for windows within the district, even for new construction. Furthermore he added that the consensus of the Board appeared to not be in favor of approving the application as submitted. Mr. Farris explained that the applicant can withdraw the application and come back with different plans in the future, or can request the Board table the request and come back next meeting with different plans, or the Board can vote on the issue today.

The applicant asked if he withdrew his application and only conducted repairs to the sashes or trim of the windows if he could do that. Chairman Farris responded that he can complete any like for like changes without the need to come before the board, but the repairs must be of same material, color, design, etc. If the repairs would constitute a complete replacement then it will require a COA and to come back before the Board.

Mr. Bandyke added that if there would be a partial replacement of the sash or window trim, it is okay to use a wood filler in rotten areas but it is not okay to use a composite material.

Chairman Farris reiterated that the Board is only concerned with exterior changes to the property. If the applicant needs to conduct repair work on the inside, that work will be outside the purview of the Board.

Mr. Rockwood asked how many windows are going to be replaced. The applicant responded that he believes there are 28 windows to be replaced. Mr. Rockwood asked if all the windows are in the same condition or if some are worse than others. He added that his principle concern is maintaining the appearance of the front façade, and that windows not visible from public view can be replaced with the materials presented.

The applicant asked the Board to table the application so that he can discuss the Board's concerns with the property owners and then come back at the next meeting with more appropriate materials.

Chairman Farris moved, seconded by Mr. Pinner, that the Board table the case until the next BAR meeting to allow the applicant to discuss a change in materials with the property owner. The motion passed unanimously.

### **OLD BUSINESS**

**BAR 11-718** Request of Christopher Eyre for a Certificate of Appropriateness to construct a shed at the rear of the property located at 435 North Braddock Street.

Chairman Farris moved, seconded by Mr. Crigler, to table this request indefinitely until the applicant will be present at the meeting with updating drawings per the Board's request.

### **OTHER DISCUSSION**

None

### **ADJOURN**

The meeting adjourned at 4:30 p.m.