

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, July 19, 2012 at 3:59 p.m. in Council Chambers at Rouss City Hall, 15 North Cameron Street.

Roll Call

PRESENT: Tim Bandyke, Tom Rockwood, Don Crigler, Bob Pinner and Patricia Jackson.
ABSENT: None.
STAFF: Aaron Grisdale and Paula Le Duigou.

Approval of Minutes

Mr. Crigler moved, seconded by Mr. Bandyke, to approve the July 5, 2012 minutes as presented. The Motion passed unanimously.

CONSENT AGENDA

None

NEW BUSINESS

BAR -12-354 Request of Harold Ostrender of HG, LLC, to seek approval for a two phase façade change to the front and side elevations of the property located at 316 South Cameron Street. The applicant is also seeking conceptual approval for a third and final phase to complete the work at a later date.

Mr. Harold Ostrender, applicant, addressed the Board. He said that the subject property required structural improvements which in turn precipitated the need to change the exterior.

Mr. Ostrender proposed to use Ply Gem windows to replace the 1950 picture window that he had removed. He said that he wanted to replace it with two individual wooden windows as shown in his proposal.

Mr. Ostrender proposed to replace the existing siding with Hardi Plank rather than wood for longevity.

Mr. Ostrender said that originally wanted to replace the concrete block porch with a wooden one as proposed, but he had changed his mind and would like to leave it and face it with brick or stone instead.

Mr. Ostrender said that on the North side of the building he was proposing to also replace the siding with Hardi Plank. He stated that he had not chosen a paint scheme yet but he was planning to use color impregnated Hardi Plank.

Mr. Rockwood asked the applicant to clarify that he was using a color infused Hardi Plank.

Mr. Ostrender said yes.

Mr. Bandyke asked if the windows on the North side would be left where they were.

Mr. Ostrender said that he would eliminate the further most window because it was originally an a/c unit that someone had put in and which had structural damage due to water leakage. He stated that the other window in the rear North area was a bathroom window as well as the one above and they would remain.

Mr. Bandyke asked if those windows would be replaced.

Mr. Ostrender stated that as he is currently unemployed, he was not financially able to do all of the improvements in one shot, so he was proposing to make the changes in phases as money allowed.

He said that the first phase would be to the street façade and in 20-24 months work on the North side alley, replacing the windows there with wooden ones.

Ms. Jackson said that phase one would be the Hardi Plank and change out the windows.

Mr. Ostrender said that the Cameron Street side would be phase one and it would also include the front porch.

Mr. Pinner asked if he was going to eliminate the roof over the porch.

Mr. Ostrender said that it was all ready gone and he was proposing a small roof over the existing porch.

Mr. Rockwood asked if the roof would be as drawn and if the porch would remain the width of the concrete.

Mr. Ostrender said that he wants to maintain the roof over the existing porch as it is now. He said that he did not want to change the porch and should have reflected that in his drawing.

Mr. Pinner asked what type of roof would replace the existing one.

Mr. Ostrender said that it would be a wood frame roof with metal sheeting to match the building. He said that it would be a sloped roof just wider.

Mr. Bandyke asked if he could use the existing railing that was on the porch.

Mr. Ostrender said that he could but would it be period accurate?

Mr. Crigler asked if he would be removing the awnings and leaving the upper windows as is.

Mr. Ostrender said that he would because the windows are wooden.

Mr. Pinner asked Mr. Ostrender to clarify where the porch would be in relation to the windows.

Mr. Rockwood asked if any work would be done on the rear extension of the building.

Mr. Ostrender said that he would address that later, it was not part of the proposal.

Mr. Ostrender said that this building was built in phases and he would need clarification as to what one to take the structure back to.

Mr. Rockwood said that that was a common problem because so many places were built in stages.

Mr. Rockwood asked if the applicant knew what the original siding was on the building.

Mr. Ostrender said that the front half of building in the 1950's took it down to studs and put Celetex material on it.

Mr. Rockwood asked if any of it was original.

Mr. Ostrender said no.

Mr. Pinner asked what kind of column would be used on the front porch.

Mr. Ostrender said that he was open to suggestions but he was thinking that a fluted column be a good choice. He said that he was trying to go back to what was available in 1850.

Mr. Pinner asked the architects on the Board if the applicant would need three columns.

Mr. Crigler said that it would depend on his beams and which direction they were going.

Mr. Crigler said that it would be difficult for the Board to approve this request without revised drawings reflecting what the applicant intended to do.

Mr. Crigler offered a suggestion to the applicant that once he widened the column up, he would need to change the pitch of the roof to prevent the roof from going into the window.

Mr. Crigler suggested running a shed roof back to the house under the windows because it would be simpler.

Mr. Crigler also agreed with Mr. Pinner that more description was needed for the columns. He said that tapered Doric columns were fine

Ms. Jackson asked what the plan was for the front door.

Mr. Ostrender said that he would be replacing the door because of water damage and he would like direction from the Board.

Mr. Rockwood stated that a solid wood door would be sufficient.

Mr. Rockwood asked what the conditions of the sashes were on the first and second floor in the front.

Mr. Ostrender said that they were wooden but not original to the building. He said that they have aluminum tracks on the inside and may have been changed out in the 1960's.

Mr. Rockwood asked if they were built as a unit and put into the space.

Mr. Ostrender said yes.

Mr. Crigler asked if the windows were single glaze with triple track storms.

Mr. Ostrender said yes.

Mr. Crigler asked if the new windows would be all wood, primed windows.

Mr. Ostrender said yes.

Mr. Bandyke asked if the outside of the new windows were wood.

Mr. Ostrender said that they were a paintable grade wood exterior.

Mr. Bandyke agreed that a shed roof would be best on the front porch and the columns would look nice as 6x6 square bottoms with minor turnings or square.

Mr. Bandyke said that facing the concrete block porch with brick would be acceptable and that he may be able to use a brick veneer because of the thickness of the slab overhang. He doesn't know if it has been approved before by the Board.

Mr. Bandyke said that when it comes to the steps, that that is where it would get fussy and difficult.

Mr. Rockwood said that he would encourage the applicant to stick with his original design of a wood porch. He felt that the roof issue would be solved with the shed style roof. He said that he didn't know how difficult it would be to remove the block porch, but he thought that he should give careful thought to putting up a wooden porch.

Mr. Rockwood said that the homes on Cameron Street are brick or frame structures that while not in the best shape, may be at a later date. He said that he would not normally favor Hardi Plank because of the surrounding structures, but because there isn't any original siding underneath there were not many choices.

Mr. Crigler said that good quality wood siding can be less expensive than Hardi Plank and now that there are better quality paints the upkeep is easier as well. He said that he was leaning more toward wood siding.

Mr. Rockwood felt that the windows appeared all right and asked if they were six over six.

Mr. Ostrender said they were one over one.

Mr. Rockwood stated that these were his thoughts on the proposal, and that he would feel more comfortable if they had amended drawings of what the applicant was proposing.

Mr. Crigler stated that the applicant should check the lip on the porch if he decided to add brick and to see if the porch is on his property or in the City right of way.

Mr. Rockwood said that that was a common issue in the historic district and that a lot of them encroach.

Mr. Ostrender said that he had not considered that.

Mr. Crigler suggested that the applicant should have a plat and if it shows that the porch is not in the right of way, he could do whatever he wanted. He said that if it is on the right of way he may need to go to the Zoning Department to find out what he needed to do to add something to the porch.

Mr. Pinner said that he would like to see more detailed plans that included the changes because he's not getting the whole picture. He said that the door, columns and porch roof are important. While the Board has approved Hardi Plank in the historic district before, wood is preferable.

Mr. Crigler asked if the front façade would be his first phase.

Mr. Ostrender said yes and asked if a phased approach with the front façade was acceptable.

Mr. Rockwood said that there was no problem with phasing the project and that he would expect that phase two to be consistent with phase one in materials and construction. He said that then they could approve it and if you wanted to defer parts he wouldn't have a problem with that.

Mr. Rockwood stated that the new plans needed to reflect what he intended to build.

Mr. Rockwood said that if the applicant can have updated drawings ready for the next meeting in two weeks the Board could review it then.

Mr. Bandyke asked if the applicant intended to now have a two phase plan rather than a three phase, completing the front façade in one phase.

Mr. Ostrender said yes.

Mr. Bandyke suggested that the applicant use smooth Hardi Plank rather than wood grain.

Mr. Crigler moved, seconded by Ms Jackson, to continue the request to the next meeting to be held on August 2, 2012.

The motion passed unanimously.

OLD BUSINESS

None

OTHER DISCUSSION

Mr. Grisdale notified the Board that two new members had been appointed and would attend the next meeting.

Mr. Crigler asked Mr. Grisdale about two properties that had changed colors on the exterior of their establishments.

Mr. Grisdale said that letters had all ready been sent to the property owners concerning the changes and that it was being addressed.

The Board discussed a widow's walk at 406 South Washington Street.

ADJOURN

With no further business to discuss, the meeting was adjourned at 4:41 p.m.