

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, January 3, 2012 at 4:00 p.m. in Council Chambers at Rouss City Hall, 15 North Cameron Street.

POINTS OF ORDER

PRESENT: Chairman (alternate) Tim Bandyke, Patricia Jackson, Bob Pinner, Peter Serafin, Don Crigler, Kevin Walker.

ABSENT: Chairman Rockwood

STAFF: Aaron Grisdale, Catherine Clayton and Irene Terrill

CONSENT AGENDA

NEW BUSINESS

BAR-12-625 Request of Tim Carter requested to make repairs to the mansard of the question property as follows: replace original slate on mansard with a composite slate; replace metal trim with a pre-painted metal – color choice determined by BAR; replace aluminum guttering with new white guttering; replace rotted wood with the same wood, same style and same color; would replace sub-roof if needed. Mr. Carter stated a potential safety hazard of the original slate falling due to being loose.

Questions and concerns raised concerning the materials to be used and the work to be performed were specifically referencing the composite slate, metal and guttering. Board members were resolute that natural/real slate should be used and replaced in the same or similar pattern as the original in order to maintain the architectural integrity and authenticity of the building. Assurance was requested, and given, as it pertains to the finials, windows, trim, and guttering that all items would be restored and replaced.

Applicant was concerned about the significantly increased cost to customer if real slate was required advising that the appearance would be the same. Increased cost was not a significant concern to the Board members but rather the authenticity of the building and its relationship to the neighborhood. Past precedence at 218 S. Washington Street whereby this homeowner was denied the use of a composite/simulated slate was cited and as such the Board cannot take cost into their decision only the material.

The use of modern materials is discouraged and the use of material that is appropriate to the time period of the house should be used since the building façade contributes to the street scape and because the original slate has been viable for the last 100 years or so. Metal was not ruled out as a possibility; however, it was not the first choice of materials.

Alternate guttering colors were requested instead of white with a preference given to black and galvanized instead of aluminum. Additionally, grey or even the original red would be okay for the metal used on the ledge.

Mr. Crigler moved to deny a Certificate of Appropriateness for BAR-12-625 as submitted. Mr. Pinner made a second to that motion. The motion unanimously passed to deny the request by voice vote. Reasons cited were that the Board required the use of real slate with the same design/pattern as original;

must have galvanized guttering and the metal ledge should be grey in color or the original red stating that this would ensure the integrity of the building.

Mr. Carter thanked the Board for their time and advised that he would present Ms. Moore with the decision and options available.

Mr. Bandyke then asked if there was any other discussion to which Mr. Grisdale advised that there should have been a vote for Chair and Vice Chair; however, since Mr. Rockwood is absent, the vote would take place at the next meeting if not a problem with the Board. Mr. Grisdale then introduced Catherine Clayton as the new full time secretary and liaison for the office.

OLD BUSINESS

None stated.

ADJOURN

Motion to adjourn – Mr. Pinner

Second – Mr. Crigler

Chairman Bandyke adjourned the meeting.