

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, August 16, 2012 at 4:02 p.m. in Council Chambers at Rouss City Hall, 15 North Cameron Street.

Roll Call

PRESENT: Tim Bandyke, Tom Rockwood, Don Crigler, Peter Serafin and Kevin Walker.

ABSENT: Bob Pinner and Patricia Jackson.

STAFF: Aaron Grisdale and Paula Le Duigou.

Approval of Minutes

Mr. Bandyke moved, seconded by Mr. Serafin, to approve the August 2, 2012 minutes as presented.

The motion passed (4-2-1) Mr. Crigler abstained from the vote.

CONSENT AGENDA

None

NEW BUSINESS

BAR - 12-420 Request of Reader & Swartz, for a Certificate of Appropriateness for utility relocation and color and cornice approval, for 101 West Cork Street and 101 ½ West Cork Street.

Ms. Jackson entered the meeting at 4:03

Mr. Joel Richardson, applicant, stated that they intended to restore the cornice to the style depicted in the 1976 photo. He said that after research they determined that it was the egg and dart style and that was what they wanted to restore it to.

Mr. Richardson said that they did not intend to make any other changes or take it into any other direction, but to replicate the condition as it was photographed in the historic survey.

Mr. Crigler asked if they were just adding the brackets.

Mr. Richardson said that that was correct, and the configuration and number as indicated.

Mr. Crigler asked if they were wood. Mr. Richardson said that they were.

Mr. Richardson said that the second issue was locating a mechanical unit on the roof. He said that they are situating it as far back as possible so it wouldn't be as visible from the street.

Mr. Richardson added that there are certain advantages to having it placed there, in regards to the ductwork, as well as the fact that the walls are constructed of solid masonry. He said that that makes it difficult to locate any news utility lines through it without compromising it. They believe that this is the best way to handle this with the least amount of difficulty.

Mr. Rockwood asked for the dimensions of the roof unit.

Mr. Richardson said that he did not have them with him but that it was a standard size unit.

Mr. Bandyke asked if it was a/c and heat.

Mr. Richardson said that it was.

Mr. Bandyke asked the applicant if the highlighted area on the drawings was the proposed height of the unit.

Mr. Richardson said that it was. He said that in that location it would be very difficult to see and that was what he was trying to show in the rendering.

Mr. Richardson said that the third issue was the meter stack relocation. He said that they have an issue with the building as it rests on solid rock which is a disadvantage.

Mr. Richardson pointed out that at the current time all of the utilities are located in the exterior of the building. He proposed moving the utility stack and shifting the distribution to inside the buildings to clean up the façade.

Mr. Crigler asked if there was any way to move the box around the corner.

Mr. Richardson said that they had considered it but the solid rock below prohibited them from doing it.

Mr. Rockwood asked if there were three meters.

Mr. Richardson said that there are two units so there will be two meters.

Mr. Crigler asked if they would have a smaller cabinet.

Mr. Richardson said that they would have to work with Shenandoah to see if that was possible. He asked if they would prefer a smaller profile.

Mr. Crigler said that a smaller cabinet was fine or anything that could be done to minimize it.

Mr. Rockwood asked about color choices.

Mr. Richardson presented his color choices to the Board and indicated that the colors on the back and front structure would differ based on the fact that the materials that each was constructed of were different.

Mr. Richardson and the Board discussed the color schemes.

Mr. Bandyke asked about the location of the shutters.

Mr. Richardson said that they were on the back only.

Mr. Bandyke asked if the shutters were wood.

Mr. Richardson said that they were.

Mr. Rockwood asked if the colors had been finalized with the client.

Mr. Richardson said no.

Mr. Rockwood asked if the existing chimney served only the subject property, as it appeared to be on the adjoined as well.

Mr. Richardson said that it served just the one building and is not functioning.

Mr. Crigler asked if the names of the colors had been submitted to the Board.

Mr. Richardson stated that they were depicted on the elevation drawings.

Mr. Rockwood asked about the green colors that had been suggested for the shutters.

Mr. Richardson said that they choose one light and darker shade of green for the shutters to go with either color scheme. He said that they wanted to stay away from having an extreme color scheme.

Mr. Serafin asked if the west façade would be painted.

Mr. Richardson said yes.

Mr. Rockwood asked if there was a color for the side door.

Mr. Richardson said that they planned to leave the side door bare and plain and repainting the porch. He referred to the plans for further explanation.

Mr. Rockwood asked if all the colors presented would be approved and to have discretion without returning was acceptable.

Mr. Richardson said that that was their hope.

Mr. Crigler moved, seconded by Mr. Serafin, to grant a Certificate of Appropriateness as submitted with the following comments:

- 1. Pursue the smallest possible meter box for the utilities*
- 2. One color only for all shutters*
- 3. Indicate final choice of color to staff for the record*

The motion passed (5-1-1) Mr. Walker abstained.

OLD BUSINESS

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.

Ms. Bean, applicant, stated that she didn't know what to put on the home and she was looking to the Board for guidance from them.

Mr. Rockwood asked what was on the home now, and Ms. Bean said that it was some kind of composite board that would not hold paint. She said that she had had discussions with Lowe's and the Hardi Plank was what was suggested by them based on prior experience with the BAR.

Mr. Rockwood asked what was under the Masonite and Ms. Bean said that it looked like fake brick. She said that it looked like there was wood underneath that but she didn't know if it was on the whole structure.

Ms. Bean said that it looked like a Dutch lath board from the inside but she wasn't sure. She said that the home across the street had it and she assumed that hers did as well but she just didn't know.

Mr. Bandyke asked if she was planning to take the asphalt siding off.

Ms. Bean said yes and they were planning to take the one layer off because it had the same thickness as the Hardi Board.

Mr. Bandyke asked if the existing siding was nailed to the original siding.

Ms. Bean said that she didn't know what they were getting into.

Mr. Bandyke asked Ms. Bean if she would be willing to leave the original siding if it were in decent shape.

Ms. Bean said that she wouldn't because then she would have to paint it and she didn't want to have to do that anymore.

Mr. Crigler said that Hardi plank would have to be painted as well.

Ms. Bean said that there is a product that would have the paint baked into it.

Mr. Crigler said that good quality acrylic paints can last 8-10 years.

Mr. Bandyke said that in other instances around the City that smooth Hardi plank was the preferred type.

Ms. Bean said that she wanted that because it was cheaper and that she didn't have any preference as far as color went.

Mr. Bandyke said that any of the colors would do and that he wasn't sure that they had the right to object to any of them.

Mr. Grisdale said that whatever the Board deems as historically appropriate would be fine.

Ms. Bean said that she would prefer a light color because she was concerned about fading.

Mr. Crigler stated that the Board doesn't usually choose the color and that that it was up to the applicant.

Mr. Crigler asked if the applicant would put shutters back. She said that there had never been shutters on it since she's had it. He said that there was old hardware up and she stated that there had not been shutters since she's owned the home.

Mr. Bandyke said that if Ms. Bean submits colors to Mr. Grisdale he could approve it so the applicant would not have to come back to the Board.

Mr. Rockwood asked of the property were a duplex. Ms. Bean said yes. Mr. Rockwood asked if she lived in one of the units and she stated that she did not, her mother lived in one and her daughter in the other.

Mr. Rockwood said that he was curious as to what was underneath the siding.

Ms. Bean asked if she took it down to original would she have to do something with the windows because they would be out too far.

Mr. Rockwood asked if the windows were original.

Ms. Beans said that some were and that others were replacements.

Mr. Serafin said that the window frames looked original and looked sunken back.

Ms. Bean said that they were that way because of all the siding on the home.

Mr. Rockwood said that that would continue to be the case if they were to take off one layer and replace it with new.

Mr. Bandyke asked about the roof on the front porch.

Ms. Bean said that it was a tar paper.

Mr. Serafin wondered if fixing and painting the original siding, if it were viable, would be less expensive than putting on new.

Ms. Bean said that she was afraid of what she would find if she went down that far.

Mr. Rockwood said that he didn't blame her for feeling that way and that if she did she could then address the Hardi plank issue and the window frames would be back in a proper relationship with the siding.

Ms. Beans said that there are new windows on the sides all ready.

Mr. Rockwood asked if Ms. Bean would be willing to be curious and take the later layers off and see what was there. He said that if it is a mess they could put the Hardi plank up but if it were all right, it could be salvaged.

Ms. Bean asked if there might be a concern about asbestos in the fake brick siding.

The Board stated that they didn't know what was in it.

Mr. Bandyke said that no one knows when or why the newer siding was put on and that he thought that it would have been put on because they were either hiding something or changing it.

Mr. Bandyke said that it was nailed up so whatever is there could have been damaged by that, but keeping the original would be cheaper than Hardi Plank.

Mr. Rockwood stated that the Board didn't know what you would be getting into. He said that it seemed to him that in order to have good proportions on the façade, she would need to remove both the layers because the windows as they are currently are sunken in the siding.

Ms. Bean said she could build the windows out to make it look right.

Mr. Rockwood said that his point was that if the old is removed she could find something to work with or find something that's not salvageable and would then be at the point where Hardi plank could be installed and the window proportions would be correct.

Ms. Bean said that if she did that she would need to come back to the Board to let them know what she found before she could do anything.

Mr. Rockwood said that he would be curious.

Mr. Bandyke said that he didn't know how one could install the Hardi plank without taking off the old in order to get a good look.

Mr. Bandyke said that taking off is the easiest and quickest part.

Mr. Crigler asked Ms. Bean if she would take off a small piece to see what was underneath.

Ms. Bean said that she could in the back.

Mr. Crigler said that the front elevation was more important to them.

The Board and Ms. Bean discussed the attributes of Hardi Plank.

Mr. Crigler said that it would be advantageous to do a little demolition to see what was there and then if it can't be done then come back if the applicant was insistent in using Hardi Plank. He said that he didn't have issue with Hardi plank being used on elevations that are not visible to the public.

Mr. Crigler said that the Board did not historically approve Hardi Plank on original structures, just new construction.

Ms. Bean stated that she needed to figure out what to do to make the home look better. She said that it would have been done by now if she had knew what she could do.

Mr. Bandyke stated that as a builder he would not want to place Hardi Plank over the fake brick siding without knowing what was underneath.

Ms. Bean said that if she were to take the fake brick off and it looks usable she would much rather do that.

Mr. Rockwood said that if it were split, patched or rotted all ready, then obviously it couldn't be salvaged.

Ms. Bean said that she could take a section off from the rear of the house to get a sample.

Mr. Rockwood said that the Board members would go out and take a look at it.

Mr. Bandyke suggested removing the siding on the corners near downspouts or down low on the structure as these are places that will rot before others.

Mr. Serafin said that that would make sense because they would be able to see if the house had corner boards

Mr. Rockwood said that the Board would like Ms. Bean to investigate further before they made a decision.

Mr. Bandyke said that wood siding could be purchased and it did come primed for paint if the applicant and Board found that the original was not usable and it was cheaper than Hardi Plank.

Mr. Rockwood suggested that the request be tabled to the next meeting so that the applicant would have time to investigate and the Board could go out and see what was uncovered. He said that Ms. Bean did not need to attend the meeting on September 6, 2012.

Mr. Crigler moved seconded by Mr. Walker to table the request to the September 6, 2012 meeting.

OTHER DISCUSSION

The Board and staff discussed the Fall training that had been offered by Preservation Virginia in September.

ADJOURN

With no further business to discuss, the meeting was adjourned at 4:46 p.m.