

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, March 1, 2012 at 4:02 p.m. in Council Chambers at Rouss City Hall, 15 North Cameron Street

POINTS OF ORDER

PRESENT: Tim Bandyke, Patrick Farris, Catherine Shore, Don Crigler and Bob Pinner.
ABSENT: Tom Rockwood.
STAFF: Vince Diem and Paula Le Duigou.

APPROVAL OF MINUTES – January 19, 2012 & February 16, 2012

Ms. Shore moved, seconded by Mr. Pinner, to approve the minutes of January 19, 2012 as presented. The motion passed unanimously.

Mr. Bandyke moved, seconded by Mr. Pinner, to approve the minutes of February 16, 2012 as presented. The motion passed unanimously.

CONSENT AGENDA

Mr. Bandyke moved, seconded by Mr. Crigler to move **BAR 12-74** to the consent agenda.

Mr. Bandyke moved, seconded by Ms. Shore, to grant a Certificate of Appropriateness to Kenneth Connors on behalf of the property owner to replace front steps brick to match existing brick and mortar on home and rebuild existing iron hand rail at 122 Peyton Street, as presented.

NEW BUSINESS

BAR 12-85 Request of Kenneth Connors on behalf of the property owner for a Certificate of Appropriateness to install Hardy plank siding, paint roof, remove duct work and fence on the north side of 168 North Loudoun Street.

Mr. Crigler asked Mr. Connors about the section of fence that was being removed. Mr. Connors said that he would remove two sections and leave the remaining for security reasons and that eventually it would be removed altogether. Mr. Connors said that the rush to do this work is because the kitchen hood is failing and needs to be replaced. He said the only way to do that is by removing the fence. He said that he suggested to the owner to have the Hardi Plank replaced then as well. Mr. Crigler asked if he would place siding around the corner as well. Mr. Conner confirmed that he would turn the corner at the east side as well with new siding. Mr. Bandyke asked if the siding would be permanent, and Mr. Connors stated that it would. Mr. Bandyke asked Mr. Connors if he had given any thought to smooth Hardi Plank siding rather than cedar milled. He said that he hadn't thought about it but he was open to using it. Mr. Bandyke said that he did not believe that the Board had given approval for that style of siding because it wasn't very authentic. Mr. Connors said that the reason he had chosen this style was to match the existing siding on the upper section of the building. Mr. Bandyke said that his only objection would be to using cedar milled siding. He suggested leaving the upstairs as it was and that when that section is replaced the Board could address it then. Mr. Connors stated that he had no issue with doing that.

Chairman Farris asked if the fence would be replaced at some point, Mr. Connors stated that it would. Chairman Farris clarified with the applicant that he didn't intend address replacement on this application. Mr. Connors said that he was not addressing the fence at this time, that they owner wanted to leave it for security reasons at this time. He said that they are attempting to clean up the north side of the building only at this time. Mr. Bandyke asked if there were any windows on the wall and Mr. Connors said that there were none.

Chairman Farris moved, seconded by Mr. Crigler, to grant a Certificate of Appropriateness for the application as presented, asking the applicant to change the Hardi Plank siding to smooth. The motion passed unanimously.

Mr. Connors asked the Board for guidance on a metal egress fire door request that he would be presenting to them at a later date. Chairman Farris said that metal is a traditional material for the historic district and that metal doors have been approved for commercial reasons before. He said that once they see the application they can make a formal determination about it at that time.

OLD BUSINESS

BAR 12-70 Request of Susan R.B. Cote for a Certificate of Appropriateness to replace the windows at 10 West Clifford Street.

Staff identified work in progress on February 13, 2012. The applicant was given a stop work order but moved ahead because she had no windows remaining in place. This item was tabled at the February 16, 2012 meeting.

Chairman Farris, addressing the applicant, asked whether she had spoken with Mr. Diem about what the Board is and why she is before them now. Ms. Cote understood that she had not gotten permission from the Board to replace the windows before she did it. Chairman Farris stated that the property is in the historic district and that this is a zoning overlay. He said that this Board oversees the esthetics of the exterior changes that can be made to a property only. He further stated that if changes are made to the exterior that are like for like, or replacing with the same thing, as a general rule you would not need to come to the Board. He said that if you paint your home the same color you do not need to come before the Board. He then encouraged Ms. Cote to contact staff if she ever had questions. Chairman Farris said that Ms. Cote was not the first person to have made changes without coming to the Board; however, it would need to be addressed. He said that typically when this happens, the Board requests that the applicant return the changes to the original materials or as close as can possibly be done. Chairman Farris asked the applicant what types of windows were now on the home and she stated that they were aluminum. Mr. Diem stated that the contractor indicated vinyl to Ms. Cote. Chairman Farris asked Ms. Cote if the original windows were wood, she said that they were. Chairman Farris said that because they were originally wood, the Board would need to retroactively approve the change or ask the applicant to replace the windows with ones that match the original as much as possible.

Chairman Farris asked the Board if they wanted to make a retroactive approval or ask Ms. Cote to replace the windows. Mr. Diem said that he believed that on occasion the Board has accepted wood flashing being installed to cover the synthetic materials to match the existing trim. Chairman Farris said that if it looked the same it would be fine with him. He explained to Ms. Cote that the Board was not attempting to harm her pocketbook with costs; all the Board needed to do was follow their guidelines. He said that if this were feasible to correct the issue in this manner it would be fine with him.

Mr. Bandyke asked if the dormer windows had been replaced as well. Ms. Cote said that they had not been replaced. Mr. Crigler asked if all the windows had been replaced, Ms. Cote said that just the windows in the front had been. Ms. Cote stated that she had no idea that she was in the historic district, that the realtor had not told her, and that she would not have made these changes without coming to the Board had she known. She said that she took great pains to make the new windows replicate the original ones by keeping the same style and matching the color to the original. Chairman Farris said that the Board was not in an accusatorial mood, that this will happen at least once a year. He said that PHW was present in this meeting, and the realtor in good faith, should have told her that the home was in the historic district. He said that as the purchaser she could have delved into the PHW overlay but may not have thought of it. Chairman Farris explained that PHW was Preservation Historic Winchester and that they work with realtors to inform buyers. Chairman Farris stated that the Board had two options, one to retro approve or to cover the trim with wood. Mr. Bandyke said that he did not feel that that was an option. He said that the windows were aluminum with no storms, one over one style, and is the simplest mistake that could be made as far as the quality of the material shown. Mr. Bandyke asked Ms. Cote if she had painted to the trim all ready. She said that she had paid extra to have the aluminum color match the original trim. Mr. Bandyke said that the realtor and the contractor who installed the windows should have told Ms. Cote that she was in the historic district, that ignorance was not an excuse for the Board to allow mistakes by homeowners. He said that the Board does not like having to tell a homeowner that they have to replace work that had been done, but by rights they can do that. Mr. Bandyke said that these windows cannot be clad in wood and make them look good. He said that he is not one to allow people to make mistakes because of ignorance. Mr. Bandyke said that he does not have a big issue with this case, that he had looked at the house from the street and he said that the Board is probably the only ones who will know that the windows are aluminum. He said that Ms. Cote has taken great pains to make the windows look the same, and it is only four windows. Ms. Cote assured the Board that she will come before the Board before she replaces any more windows. Mr. Bandyke said that if it cannot be seen from the street she won't need to do that. Mr. Crigler asked Ms. Cote if she intended to replace the other windows. She said that she may later but not at this time. Mr. Crigler said that if she does replace them at a later time she could use the front windows on a side elevation and put wood on the front. Ms. Cote asked for clarification, Mr. Crigler stated that she could use them wherever they would fit on the structure. He said that wood windows are less expensive than the aluminum ones that she purchased. Chairman Farris stated that Mr. Bandyke does not have a problem allowing the windows as is, which appears to him as retroactive approval. He said that if this had been a dramatic alteration then the Board would be asking the applicant to replace the structure to its original state. Chairman Farris confirmed with Mr. Bandyke that the windows cannot be clad in wood and improve upon what was there. Mr. Bandyke said that it would not make a difference and would be throwing money away. Chairman Farris stated that the Board had only two options, to retroactively approve or to replace the windows with wood. Mr. Pinner said that he had no problem leaving the windows as they were and if Ms. Cote replaces windows later, she could switch them.

Chairman Farris moved to grant a Certificate of Appropriateness as presented, and if the applicant should replace windows on the street side, she should come before the Board first. The motion was seconded by Mr. Bandyke. Mr. Crigler was opposed. The motion passed 4-1.

The Board discussed the need for realtors to disclose when a property is in the historic district and the purpose of the Board in helping to maintain property values by enforcing the guidelines of the district.

OTHER DISCUSSION

Mr. Diem updated the Board on an administrative approval that was granted for painting and signage at a business located at Boscawen and Amherst Street which will be operating as a bakery and farmers market.

Chairman Farris clarified to the Board when he and Ms. Shore would attend their last meetings in April.

Mr. Diem asked the Board about the May 3 meeting of the Board as it coincides with the Apple Blossom Fireman's Parade. The Board decided to cancel that meeting and advertise it on the City website.

ADJOURN

With no further business to discuss, the meeting was adjourned at 4:33 pm.