

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, May 17, 2012 at 4:02 p.m. in Council Chambers at Rouss City Hall, 15 North Cameron Street

POINTS OF ORDER

PRESENT: Tom Rockwood, Don Crigler, Bob Pinner and Patricia Jackson.
ABSENT: Tim Bandyke.
STAFF: Aaron Grisdale and Paula Le Duigou.

APPROVAL OF MINUTES

Mr. Crigler moved, seconded by Mr. Pinner, to approve the minutes of April 19, 2012 as corrected.

CONSENT AGENDA

None

NEW BUSINESS

BAR -12-260 Request of Reader & Swartz, on behalf of the property owner, for a Certificate of Appropriateness for exterior changes to the siding, windows, doors and rear porch located at 101 West Cork Street and 201 South Braddock Street.

Mr. Chuck Swartz stated that this structure was in poor condition, with many repairs done over time by various landlords. He said that his client's intention is to make it into two nice apartments.

Mr. Swartz said that they would essentially need to replace or replace many items on the inside. He said that they would like to replace windows because they are in bad shape. He said that there is no wood left in most windows, so they would be replaced with wood window and come back to the Board later for paint colors.

Mr. Swartz said that they intended to replace the shutters, and that the building is really two structures. He said that the building in the front had a very shallow roof pitch, and the roof lines on both buildings are not connected. He said that the front building different from back section in that the front is stone and the back is brick, and their intention is treat each building as its own by leaving the windows in the front the same and dressing up the rear with shutters.

Mr. Swartz then described the interior layout of the apartments and their exterior access points. He said they intended to split the building into separate, two story apartments.

Mr. Swartz said that they will reverse the staircase on the Cork Street side so that it opens onto the quiet side of the block, rather than onto the front, Braddock Street side of the building.

Mr. Swartz presented shutters to the Board. He said that they initially intended to utilize a non wood shutter, but that there was a question as to whether the Board would allow them to be used.

Mr. Crigler asked what the basement would be used for. Mr. Swartz said that it would continue to be used as commercial and they would be improving the windows there.

Mr. Rockwood asked if the third floor was a full floor. Mr. Swartz said that it had always been a bedroom and bath with a sloping roof, and they intended to leave it that way.

Mr. Rockwood asked if it would have a full kitchen. Mr. Swartz said that it would have one on the first floor with a living room.

Mr. Rockwood asked if the apartment would be two stories and Mr. Swartz said that it would be and that the basement would remain commercial.

Mr. Crigler asked if the door on South Braddock would remain. Mr. Swartz said that it would

Mr. Pinner asked if the front portion would have shutters. Mr. Swartz said that there would not be shutters on the front because they are essentially two different buildings made of different materials. He said that they would eventually come back to the Board with a color scheme in which the two buildings would be different colors as well.

Mr. Swartz said that since the windows on the front structure are different sizes, they wouldn't look right having shutters. He said that there are currently no shutters on the building and they felt that this was a good opportunity to dress up the back of the building.

Mr. Swartz stated that they intended to use real shutters with real hardware.

Mr. Crigler asked if they would be moving the meters off the front wall. Mr. Swartz said yes.

Mr. Rockwood asked if the outside wiring would be going as well. Mr. Swartz said yes.

Mr. Crigler said that if the building were a new building they could use non wood shutters, but on a building of this age they would need to go with the real thing.

Mr. Crigler asked if they were removing the back porch. Mr. Swartz said that they would and showed the Board the drawing of the new porch.

The Board and Mr. Swartz discussed the rendering and the roof line of the structure.

Mr. Crigler asked if the door in the rear would be the entrance to the lower apartment. Mr. Swartz said yes. They discussed the location of the side walk on the Cork Street elevation that leads to the rear of structure.

Mr. Rockwood asked if the glass in the windows was of any particular age. He said that he hated to lose the windows but that they are essentially putty anyway.

Mr. Swartz said the windows have no integrity at this point, especially the ones on the brick side. He said that they sliders at the top have not worked in a long time due to paint and all the windows are really a lost cause.

Mr. Rockwood asked if they could make new windows out of the glass they have. Mr. Swartz said yes.

Mr. Pinner asked if the windows on the front elevation were wood. Mr. Swartz said yes, with a paint finish.

Mr. Crigler asked if the divided lights were true. Mr. Swartz said they were simulated.

Mr. Crigler, referring to the back elevation, asked about what appeared to be drawn as a double hung window. The Board and Mr. Swartz discussed the Cork Street elevation window elements and the need for egress in case of fire.

Mr. Rockwood asked if there would be a central support in the side windows as well. Mr. Swartz stated that they were French casements that would open. He stated that the windows were all going to be built to fit the window hole exactly.

Mr. Rockwood asked if they would be a single panel that would open outward, and Mr. Swartz said yes.

Mr. Crigler moved, seconded by Mr. Pinner, to grant a Certificate of Appropriateness for the plans as submitted with the following note that the shutters be constructed of wood. The motion passed unanimously.

The Board and the Applicant discussed whether the Echo Village sign should be repainted on the side of the building. They also discussed the Barber Shop sign.

OLD BUSINESS

BAR - 12-214 Request of Mike and Elizabeth Elgin for a Certificate of Appropriateness to remove existing steps on the south side of the structure and replace with a wrap around deck, located at 446 North Braddock Street.

Mr. Mike Elgin described the drawing and stated that he wanted to remove the existing steps, add three new ones, and install an L-shaped deck that wrapped around to the rear of the house.

Mr. Rockwood said that then they would need stairs descending into the yard. He said that he had gone by the home to look at the deck and there appeared to be no way to get to the deck from the home directly.

Mr. Eglin and Mr. Rockwood discussed the drawing.

Mr. Rockwood asked if the drawings were to scale. Mr. Elgin said no.

Mr. Rockwood asked what the dimensions of the back deck were. Mr. Elgin stated that it was 13x24.

Mr. Pinner asked how wide the deck was on the portion that came out from the kitchen. Mr. Eglin said it was six feet.

Mr. Crigler said that his only issue was that he needed better drawings than the one from Lowes. He said that they needed a list of materials explaining what was being used.

Mr. Crigler stated that they needed plans that said it would be constructed of pressure treated material, the size of the pickets, and an accurate drawing. He said that the applicant could do the drawing or he could get someone to draft a drawing.

Mr. Crigler said that his only objection was the lack of information.

Mr. Crigler said that he did not believe that the Board had any say in what was going to be constructed behind the house, only the front portion.

The applicant pointed out the photos of the neighbor's deck as an example of what they would do.

Mr. Rockwood said that he believed that the property at 434 came before the Board before.

The applicant and the Board discussed location using the photos provided.
Discussed the location with

Mr. Pinner stated that they still needed the specs.

Mr. Crigler asked if the applicant would be constructing the deck. Mr. Elgin said that he would be doing it himself with the help of his brother.

Mr. Crigler said that they were only concerned with the front portion of the deck that can be seen from the public street.

Mr. Rockwood stated that the Board didn't have issue with the project; they just needed more specifications from the applicant. He asked Mr. Grisdale if they could conditionally approve the request. Mr. Grisdale said that that was an option.

Mr. Crigler moved, seconded by Mr. Pinner, to table the request until the next meeting subsequent on drawings for the side porch with dimensions and materials to be submitted to the Zoning Administrator. The motion passed unanimously.

The Board stated that the applicant did not need to attend the next meeting.

OTHER DISCUSSION

Mr. Crigler discussed the renovation of the Social Services building, offering to update the Board on the project as it is going through the Tax Credit process, as this project would not be brought before the Board.

Mr. Rockwood asked if Mr. Crigler was approved for tax credits at this point. Mr. Crigler said they were not but they had completed the first submission and were getting ready for the second.

Mr. Rockwood stated a separate project that was not submitted to the Board because it was seeking tax credits. After some work has been completed the tax credits for some reason were not granted, with no effective review of those projects in the Historic District.

Mr. Crigler said that the tax credit process is fairly cumbersome.

Mr. Grisdale said that the City's process is to receive an approval letter from the State DHR, denoting that the project is eligible and will be receiving tax credits, and then there is an administrative review process.

Mr. Rockwood stated that this was something that he felt the Board needed to keep an eye on and Mr. Crigler said that that was why he wanted to do the presentation.

ADJOURN

With no further business to discuss, the meeting was adjourned at 4:44 p.m.