

The Board of Architectural Review

The Board of Architectural Review held its regularly scheduled meeting on Thursday, February 16, 2012 at 4:01 p.m. in Council Chambers at Rouss City Hall, 15 North Cameron Street.

POINTS OF ORDER

PRESENT: Tim Bandyke, Patrick Farris, Tom Rockwood, Catherine Shore, Don Crigler and Bob Pinner.
ABSENT: None.
STAFF: Aaron Grisdale and Paula Le Duigou.

APPROVAL OF MINUTES

Mr. Rockwood moved, seconded by Mr. Crigler, to approve the minutes of January 2, 2012 as presented. The motion passed unanimously.

CONSENT AGENDA

None

NEW BUSINESS

BAR 12-55 Request of Dale Massey for a Certificate of Appropriateness to extend an existing deck located at the rear of 125 East Piccadilly Street.

Dale Massy, applicant, said he wanted to extend the deck on the rear of the restaurant all the way to the adjoining building. The Board reviewed the drawings. Mr. Bandyke asked about the lower portion, which the applicant said is stamped concrete. Mr. Massey and the Board discussed the drawings and the location of different items on them. Chairman Farris stated that the applicant was going to use the same materials as what was already in place with the existing deck. Mr. Bandyke asked about a door in the plan and the applicant said that it would be incorporated because they plan to continue to use it. Chairman Farris asked if the roof would be the same material and color. The applicant said that it would. Mr. Bandyke asked about composite decking. The applicant said that the Board had approved the use of Trex on the existing deck and he would use the same material for the new one as well. Chairman Farris said that the request deemed straightforward to him, with materials and colors being identical to what is there all ready. Mr. Rockwood asked for clarification of the location of a window with the applicant. Mr. Bandyke said that it should be noted that at some point Trex had been approved at an earlier date. He asked if the rail and balusters were Trex as well. The applicant said that everything was Trex. Mr. Bandyke said that this was an excellent example of when a composite material should be used in the historic district. He said that it made absolute sense to him to use these types of materials in a restaurant setting, and he had not realized that the existing work had been done with Trex.

Chairman Farris moved, seconded by Mr. Pinner, to grant a Certificate of Appropriateness to extend an existing deck located at the rear of 125 East Piccadilly Street, utilizing the same materials and color as approved by the Board at a previous meeting.

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.

Mr. Grisdale said that when staff had identified work in progress, they issued a stop work order. The applicant spoke with Mr. Diem and completed an application, however she continued with the installation because the existing windows could not be reinstalled because they were damaged beyond repair when they were removed. The Board and staff had a brief discussion concerning the materials used, the permitting process, and the location of the windows on the structure.

As the applicant did not attend the meeting, Chairman Farris moved, seconded by Mr. Crigler, to table the request and have staff contact the applicant to supply more information about the materials used in the project and to have a representative available to the Board for discussion.

OLD BUSINESS

BAR 12-23 Request of Scott & Scott Construction Inc. for a Certificate of Appropriateness to replace windows using same grid pattern and style at 25 North Braddock Street.

The applicant presented updated material information to the Board for wood windows to be used on the façade of the subject structure. The applicant requested to be able to use Anderson windows on the side and rear of the structure not visible from the street.

Mr. Rockwood asked if the windows were double paned and the applicant stated that they were. The Board discussed the material content and style of the windows with the applicant. The applicant stated that he did not want to change the look of the windows but keep the same style as to what was all ready there. Mr. Bandyke pointed out as an FYI that Pella makes all wood windows as well and they can be purchased from Lowe's.

Chairman Farris said that the windows presented satisfy the Board's guidelines as well as the homeowner's needs. The applicant stated that the owners are all for using wood windows but didn't want to have to put them in the entire house so they could get away from having to paint them. Mr. Bandyke pointed out that the valances were also correct which was important.

Mr. Rockwood moved, seconded by Chairman Farris to grant the Certificate of Appropriateness for wood Jeldwen windows on the east façade of 25 North Braddock Street as submitted, and approve the previous request for composite (Anderson) windows for the other elevations not visible from the street.

BAR 11-718 Request of Christopher Eyre for a Certificate of Appropriateness to construct a shed at the rear of the property located at 435 North Braddock Street.

Mr. Crigler asked if the survey in the packet was of the existing shed and where the new one would be located. The applicant stated that it was and the new one would be in the same location. Mr. Crigler pointed out that it would be encroaching into the alley. The applicant said that it would be on the same line which he was told by the City was all right as long as he wasn't over the line but in the same line. He said that the back would be the same as the existing shed, but the front would be a bit larger as the new shed would be two feet more. Mr. Crigler said that the existing shed encroaches 2-3 feet so wouldn't he want to shift it to the property line. The applicant said that he didn't know that it was encroaching. Chairman Farris said that Mr. Crigler was pointing out an opportunity to correct an oversight. The applicant said that he was told that he could pour the foundation and he all ready had.

Mr. Crigler asked the applicant for clarification of the location and dimension of the doors on the structure. The Board discussed the picture of the door with the applicant. Mr. Bandyke asked if the door was going to slide across the front of the structure. The applicant said that it would and he would use the original hardware. Mr. Rockwood asked if there would be gutters, and the applicant said that there would not. Chairman Farris suggested to the applicant that he check with the City concerning the encroachment as it wasn't the Board's jurisdiction.

Chairman Farris thanked the applicant for the additional information and reminded him that this was a record of what he intended to do so if he wanted to make changes or alter the plan he would need to speak with staff first and see if they can administratively approve any changes or see if it would need to go before the Board again. He stated that this was a record for future inspections.

Mr. Bandyke said that because the applicant is lacking detail, all of the materials that he intended to use on the structure either have to be wood or Hardi Plank. The Board clarified with the applicant the areas that required wood or Hardi Plank that were not specified on the plans.

Mr. Rockwood asked if it was a public alley, and the applicant said that it was. Mr. Rockwood asked if the Board approves Hardi plank what do we approve it for? Mr. Crigler stated that this was a new accessory structure in the historic district. Chairman Farris stated that it was not a primary elevation on a main structure, but it is visible from a public right of way. Mr. Bandyke asked if the applicant had windows and the applicant stated that he could not acquire old wood windows so he would purchase new wood ones instead. Mr. Bandyke gave the applicant a few ideas on what kind to look at. The applicant said that he would use no grid windows to match the house.

Chairman Farris moved, seconded by Ms. Shore, to grant a Certificate of Appropriateness for BAR 11-702, as presented and to include that all windows be one over one and constructed of wood. The motion passed unanimously.

OTHER DISCUSSION

Chairman Farris requested that staff determine which meetings he and Ms. Shore should attend as their appointment time is ending in April. The Board discussed the appointment process.

Mr. Pinner brought up the property on Clifford Street that had windows replaced and asked if it was required that they come before the Board. Chairman Farris stated that before they made the changes they have to come before the Board to acquire a Certificate of appropriateness. He said that if they replaced like for like with wood, they would not be in violation but if they had changed materials and color it does place them in violation of the City code. He said that even though the work had all ready been done, they were still required to come to get the situation rectified. Mr. Crigler said that they should see if the other windows are visible from the street and if everything was replaced. Mr. Pinner said that he had not checked that and Mr. Crigler said that if they aren't visible then it's not a problem. Mr. Crigler said that the other issue is that they don't know what was there before. Chairman Farris said that the recently completed survey could help with that. Mr. Crigler asked staff to get the photograph from the report. Mr. Rockwood asked staff if the windows found in the dumpster were wood. Mr. Grisdale said that they were and that they had been damaged and were not reusable.

ADJOURN

With no further business, the meeting was adjourned at 4:44 pm.