

COMMISSION OF ARCHITECTURAL REVIEW

JANUARY 22, 2015

**Members Present**

Michael Nicholas  
Sarah Latham  
Robert Weir  
Richard Morris  
Robin Crews  
Jeffrey Bond

**Members Absent**

Susan Stilwell

**Staff**

Renee Burton  
Clarke Whitfield  
Shanta Hairston

Vice Chairman Nicholas called the meeting to order at 3:30 p.m.

**ELECTION OF OFFICERS**

Mr. Whitfield called for nominations for Chairman.

**Mrs. Latham nominated Mr. Nicholas for Chairman. The motion was approved by a 6-0 vote.**

Mr. Whitfield called for nominations for Vice Chairman.

**Mr. Weir nominated Mrs. Latham for Vice Chairman. Mrs. Latham nominated Mrs. Stilwell for Vice Chairman. The motion was approved by a 5-1 vote in favor of Mrs. Latham. Mrs. Latham voted for Mrs. Stilwell.**

Mr. Whitfield called for nominations for Secretary.

**Mr. Davis nominated Mr. Weir for Secretary. The motion was approved by a 6-0 vote.**

**ITEMS FOR PUBLIC HEARING**

- 1. Request for a Certificate of Appropriateness to replace attic dormers with brown clad windows and painted Azek trim at 878 Main Street.*

Mr. Nicholas opened the Public Hearing.

Present in favor of the request was Mr. Richard Morris at 878 Main Street.

Mr. Morris stated what we are doing is basically replacing windows and the trim that was installed in the past fifteen years or so ago. The windows that were replaced fifteen years ago first of all were not two over two as the rest of the house was and as the original photographs were. And they were the wrong size and that was indicated because in the interior of the house, the original window frames were still there and they were boxed down by two by fours and the new windows were installed in place of the old windows. So you can tell what the size of the windows are so we placed the correct

size and we used Azek instead of plywood which was there fifteen years ago. Because of the valleys and the dormers and the steepness of the roof, I don't know if you can tell by the pictures, but they have little tails on the trim and the backside of that plywood was always getting hit with water from the drainage of the roof. Every single one was rotted out so we needed to replace it with something that would not rot. And that was the same thickness that was originally there, but we don't know what was originally there. It was the same thickness based on covering the slates and so forth. So that's the reason we chose it.

Mr. Nicholas asked any questions from the Commissioners.

Mrs. Latham stated the pictures here the first set are older pictures. I can clearly see the two by two of the attic dormers. You stated that the windows in the rest of the house are two over two but these appear to be one over one. These pictures on the lower floors.

Mr. Morris stated the house has one over ones but I think they have two over twos as some kind of variety. They have different profiles in the windows.

Mrs. Latham stated oh okay so originally you believed that the attic dormers were two over twos but they had one over ones in the remaining windows of the house.

Mr. Morris stated yes. It's even an older picture than that which shows the two over twos.

Mrs. Latham stated this one here with the awnings appears to be older. It does show the two over twos in the attic. It's hard to tell what's on the other ones except for that small window is one over one.

Mr. Davis stated I have no issue.

Mr. Nicholas stated I have some questions for staff. Any other questions for the applicant?

Mr. Nicholas closed the Public Hearing.

Mr. Nicholas stated so I see on here what I think is one request. Replace attic dormers with brown windows and paint it with a trim, but staff's recommendation seems to contemplate two requests.

Mrs. Burton stated right because you could approve the Azek as being the substitute material, but determine that they need to go with wood windows. So I just went ahead and broke it down.

Mr. Nicholas stated I see. So you're saying that the Azek trim meets the guidelines, but the vinyl exterior cladding does not in your opinion.

Mrs. Burton stated correct.

Mr. Morris stated the windows that were there were clad.

Mr. Nicholas asked and what are they now?

Mr. Morris stated clad. They are true divided light clad.

Mr. Davis asked vinyl or metal clad?

Mr. Morris stated I guess they are vinyl clad I would think. It's an Anderson window. Is there one or another that's approved and not approved? Have we not approved clad window before?

Mrs. Burton stated we did vinyl replacements in one, but they currently were vinyl. I don't remember clad.

Mr. Morris stated the older ones were clad. And the reason they're clad is because they're on the third floor dormers- you cannot get to it. It's just always an issue up there with rotting. The windows were clad so they weren't rotted but the wood certainly was rotted from the plywood and all of that.

Mr. Bond asked is that from the gutters there?

Mr. Morris stated no the gutters are below the dormers. The reason that the trim was rotting is because it was wood. It's the valley and the dormers and the rain runoff that was doing that. It's actually a poor design, but it's an original design, and they were hitting the back of the wood and every single one was rotting.

Mr. Davis stated I can't even tell the difference from the sidewalk. I can't physically see any differences.

Mr. Nicholas asked do we have any more questions for staff?

Mr. Bond stated I have a question. The original windows were painted black? What color was the original paint?

Mr. Morris stated the original attic window, you mean the one we took out from the 90's?

Mr. Bond stated the original that was ever put in.

Mr. Morris stated oh I don't know they were long gone.

Mrs. Latham stated it appears the original was white from the picture made. It appears that they had not yet been painted white from the picture, but as you know they have been stripped.

Mr. Bond asked and to the best of your knowledge the new window was similar in size to the rest of the house?

Mr. Morris stated yes we actually measured the mountings of the existing windows. We used that same profile.

Mr. Nicholas asked any other questions?

**Mrs. Latham made a motion to approve Azek trim. Mrs. Crews seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Weir made a motion that the brown clad does not meet the guidelines. Mrs. Latham seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Weir made a motion to approve the clad only on the attic dormers because it maintains the historic characteristics of the district although it does not meet the guidelines. Mr. Davis seconded the motion. The motion was approved by a 6-0 vote.**

2. *Request for a Certificate of Appropriateness to replace existing t&g decking on the front porch with pressure treated decking boards at 879 Pine Street.*

Mr. Nicholas opened the Public Hearing.

Present in favor of the request was Mr. Micah Robinson.

Mr. Robinson asked does anybody have the photos that I printed out?

Mrs. Burton stated yes they all have them in there.

Mr. Robinson stated as you know I'm here for the second time, trying to get this similar in appearance flooring done. As you know I didn't go with the local tongue and groove because it's not similar in appearance in my opinion. It doesn't have the same elevation; it's much thinner. Also I think it's very problematic as far as soaking water and rotting and peeling. So what I did is where it says replace with pressure treated decking, as you can see from the photo the decking is ripped down to the same thickness and width as the existing. The only difference is it's not tongue and groove and it's pressure treated, which in my opinion both of those things are good. But in any case it is very similar in appearance much more so than tongue and groove. At least the thin tongue and groove is being approved. In any case I believe this is the best way to go and I would be grateful to get that approved because I'm tying into the existing so I need to go with the same thickness. That's basically it. It's plenty of coatings you can put on it to give it that painted appearance and obviously it won't rot. The homeowner is on a fixed income so he can't get the whole thing replaced but he needs to get this left side replaced and I'm trying to get this thing done. So I believe this is the best solution, but I'm open to suggestions and hoping to get it resolved really soon.

Mrs. Latham stated this photograph here appears to be of the pressure treated decking and there's not a photograph of the original tongue and groove to compare.

Mr. Davis stated there was.

Mr. Robinson stated actually maybe it looks the same, and it should. That photograph you have here on the right side, well you're right. I thought I had a photo in comparison. What I did when I was denied the first time, I went back and screwed on the existing next to it and I put it side by side. I can get it if you want. The only difference is tongue and groove board. I brought it with me but I didn't know if I should lug it up or not.

Mr. Nicholas asked is that something that would be helpful? Do you mind bringing it up for us?

Mr. Robinson left the meeting to obtain the boards for the Commissioners to compare.

Mr. Nicholas recessed the Public Hearing.

## **APPROVAL OF THE MINUTES**

**Mrs. Latham pointed out an error on page twelve of the October 23, 2014 minutes. The word "composed" should be changed to "proposed". Mr. Weir made a motion to approve the October 23, 2014 and November 6, 2014 minutes with amendments. Mrs. Latham seconded the motion. The motion was approved by a unanimous vote. The December 11, 2014 minutes would be carried over to the next meeting.**

Mr. Nicholas reopened the Public Hearing.

Mr. Nicholas stated okay tell us what you have here.

Mr. Robinson stated what I have is the existing right here and then the pressure treated.

Mrs. Latham asked is the plank in the middle wider?

Mr. Davis stated no I just think they're put together that way.

Mr. Robinson stated these planks have been left to season which my opinion is good because there's a little gap between them as the water soaks into the wood. They have a little more gap in between them than when I probably took that photo because they've been sitting for about six months.

Mr. Nicholas asked so the two boards that are to my right, your left are the original tongue and grooves?

Mr. Robinson stated yes they are.

Mrs. Latham asked what size section of the porch are you replacing dimension wise?

Mr. Robinson stated approximately eight feet wide by twelve feet deep. Behind the big bush there.

Mr. Weir asked are they attached to that exactly the way that they'll be on the porch?

Mr. Robinson stated yes unless you have a better recommendation.

Mr. Nicholas asked any other questions for the applicant?

Mr. Bond asked so the new material will be wood and of the same measurement?

Mr. Robinson stated yes sir.

Mr. Bond stated so the issue is of whether or not tongue and groove?

Mr. Nicholas closed the Public Hearing.

**Mrs. Latham made a motion that the pressure treated decking does not meet the guidelines. Mr. Weir seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Weir made a motion to approve the request because it has no adverse effect on the structure or Historic District. Mrs. Crews seconded the motion. The motion was approved by a 6-0 vote.**

## **OTHER BUSINESS**

Mrs. Burton congratulated new officers and welcomed Mr. Jeffrey Bond to the Commission.

Mrs. Burton informed the Commission that there will be a February meeting.

Mrs. Burton announced a violation on 245 Jefferson Avenue that is still outstanding.

Mrs. Burton informed the Commission that the violation on Holbrook Ave has been complete.

Mr. Weir asked for clarification on his Secretary duties.

**Mrs. Latham made a motion that a card be sent to Mr. Carson on behalf of the Commission for his loss. The motion was approved by a unanimous vote.**

With no further business the meeting adjourned at 4:03 p.m.

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Approved