

COMMISSION OF ARCHITECTURAL REVIEW
May 23, 2013

Members Present

Robert Weir
Susan Stilwell
Michael Nicholas
Robin Crews

Members Absent

Cynthia Castle
Sarah Latham
Richard Morris

Staff

Renee Blair
Christy Taylor
Alan Spencer

Chairman, Susan Stilwell called the meeting to order at 3:30 p.m.

I. ITEMS FOR PUBLIC HEARING

Item 1. Certificate of Appropriateness, PLCAR20130000164, to construct a rear sunroom addition above an existing one story addition at 120 Holbrook Avenue.

Open the Public Hearing.

Present on behalf of the request was Mr. Eugene Stewart. Mr. Stewart stated I started construction without proper documents, unfortunately not knowing that I would have to have them. It was just a misunderstanding. I had been told that I had to have them, but I didn't know that this addition would include such an elevation. The understanding that I reached was that the visual change was improper from the road.

Mrs. Stilwell stated from East Green alley.

Mr. Stewart stated this was just the beginning of the project; therefore the end was not in sight and you could not tell that the completion would not reveal the same view. The road view had not been changed. I had to make that change so that the vision would not change from the area that was designated as a walkway for those who might want to view the back of the homes. After having completed that, I brought a picture over to Renee. She told me I would have to come before the Board.

Mrs. Stilwell stated we have some drawings here. I am going to be the first to admit, I don't have any idea what they are saying. I understand you are building a sunroom above the room that was an addition. Can you tell us, is it going to be tongue and groove wood board siding?

Mr. Stewart responded that is what I had in mind.

Mrs. Stilwell asked would it be stained or painted?

Mr. Stewart responded yes, it would meet the color code that I have. With no reservations, whatever the Council would wish, I will put there.

Mrs. Stilwell asked but you are planning to match the house?

Mr. Stewart responded I had thought that I would match the house in that area.

Mrs. Stilwell stated and you are going to use, it says metal windows. I am trying to figure out where the windows are.

There was discussion about the location of the windows according to the drawings submitted by Mr. Stewart.

Mrs. Stilwell asked what kind of roof?

Mr. Stewart responded at this time, the roofing will be the same thing that was on the bottom.

Mrs. Stilwell asked composition shingle or metal?

Mr. Stewart responded it may be considered composition shingle.

There was discussion about the particular type of shingles that Mr. Stewart plans to use.

Mrs. Stilwell asked do you think it is visible?

Mr. Stewart responded no, it is not.

Mrs. Stilwell asked from Green Street alley?

Mr. Stewart responded no, it isn't.

Mrs. Stilwell stated but it won't give you any insulation or anything like that. It will just keep the rain out.

Mr. Stewart stated it will just keep the rain off of it, yes.

Mr. Weir asked so it is not a heated room, it is just a sunroom?

Mr. Stewart responded it is not a heated room.

There was discussion about the pictures submitted by Mr. Stewart.

Close the Public Hearing.

Mr. Weir made a motion to approve the request as submitted. Mr. Nicholas seconded the motion. The motion was approved by a 4-0 vote.

Item 2. Certificate of Appropriateness, PLCAR2013000165, to reconstruct rear porch at 130 Holbrook Avenue. The rear porch is currently screened and in disrepair. The applicant is requesting to reconstruct as an open covered porch.

Open the Public Hearing.

Present on behalf of the request was Mrs. Kathryn Trakas.

Mrs. Trakas submitted pictures to the Commissioners. There was discussion about them.

Mrs. Stilwell asked so it is going to be completely open and instead of the lap siding there will be balustrades?

Mrs. Trakas responded yes and we will probably screen it in; but it will have the balustrades. We haven't decided on which one yet. Basically it is not going to change anything. It is a little larger. If you look on the first photo which has the older porch, there are two windows to the right. We have extended it to go in between those two windows. It is about 5' wider and about 2' deeper. I know there were several questions when we went for the permits as to whether or not we would need to put the brick back on the bottom columns. We had planned to just put a wooden box around the treated timbers.

Mrs. Stilwell asked you are going to take the brick piers down?

Mrs. Trakas responded we already did. They were crooked.

Mrs. Stilwell asked what is going to hold up the porch?

Mrs. Trakas responded look at the third picture that is the new frame that we had put up. Those are treated timbers. We are going to encase those with a box to make them look heavier.

There was further discussion about the supports for the porch.

Mr. Nicholas asked did you own the house in 1974?

Mrs. Trakas responded no. We have had it about 15 years. We think it was added in the 60's.

Mr. Nicholas stated according to our information, it was added in 1974.

Mrs. Stilwell asked what will the roof material be?

Mrs. Trakas responded it is corrugated metal. It is green. It came already painted.

Mrs. Stilwell stated it is baked on. Have you decided on your balustrades?

Mrs. Trakas responded we haven't. They were some that we had found online. We might look a little further, but they will be something like that.

Mr. Weir asked so it will be one of these four?

Mrs. Trakas responded one of these four or a similar design. We know what the Code is in terms of the height and the distance between them. That will be followed.

There was some discussion about what type of materials were used on the previous porch.

Mrs. Crews asked did the stairs remain in the same footprint?

Mrs. Trakas responded no. They came down straight and they went in front of this window, so we turned them so they would not go in front of that window. This picture shows how they turn.

There was further discussion about the balustrades.

Mrs. Trakas stated it will be a painted porch to match the trim of the house, not stained.

Close the Public Hearing.

Mrs. Crews made a motion to approve the request to reconstruct the rear porch at 130 Holbrook Avenue. Mr. Nicholas seconded the motion. The motion was approved by a 4-0 vote.

Item 3. Certificate of Appropriateness, PLCAR2013000166, install fencing at the rear of the property at 926 Main Street. The fencing proposed is 4' powder-coated aluminum with a wrought iron gate.

Open the Public Hearing.

Present on behalf of the request was Mr. Paul Liepe. Mr. Liepe stated this security fencing is particularly important to us because adjacent properties have had both burglary and vandalism. The fencing is to protect his historic property.

There was discussion about the burglary and vandalism that has occurred.

Mr. Liepe stated we have tried to select materials that are appropriate for the location particularly with using wrought iron on the face of Main Street. As the Commission is aware, the powder-coated aluminum fence is used in many locations throughout the historic district and it has a nice look to it. I would be happy to answer any questions.

Mrs. Stilwell asked so you are going to have a gate at the back of it on Grove?

Mr. Liepe responded right, which will be powder-coated aluminum. It is our intention to leave that locked and then we have a wrought iron gate that we intend to use adjacent to the house across the driveway from Main Street. It will be about 50' from the street. Originally there was a fence at the street line, but we don't want to block that off. We just want to get the security from having it further back.

Mrs. Stilwell stated I am quite aware of the pedestrian traffic from Grove to Main.

Mr. Liepe stated if we don't leave our car in the driveway, they drive through too. We also have the pecan pickers.

Mr. Weir asked is this what the powder-coat will look like?

Mr. Liepe responded it looks like wrought iron as far as I can see. This is the same fencing that was used at the Red Cross house.

Close the Public Hearing.

Mr. Nicholas made a motion to approve the request as submitted. Mr. Weir seconded the motion. The motion was approved by a 4-0 vote.

Item 4. Certificate of Appropriateness, PLCAR2013000167, to reconstruct rear addition that is in a state of disrepair at 871 Pine Street. The reconstruction will require removing an existing door from the addition.

Open the Public Hearing.

No one was present on behalf of the request.

There was discussion about the sale of the house.

Mrs. Crews asked can we see the door on this picture of what he is removing?

Ms. Blair responded no.

Close the Public Hearing.

Ms. Blair stated if you are walking on the sidewalk you can see the outer edge of this addition and you will be able to see the door; but he is putting the addition right back in there will just not be a door access anymore.

Mrs. Crews asked window or nothing?

Ms. Blair responded the only thing I know of is the door change.

Mrs. Stilwell stated this house needs to be secured because I showed it and just opened the front door and walked in.

Mr. Nicholas stated staff has recommended approval.

Ms. Blair stated it is up to the Commission if you want to act or if you want to wait for the applicant you will need to table it.

Mr. Weir stated the house needs to be worked on. This does nothing but improve the house.

There was discussion about the history of the house.

Mr. Nicholas asked is there anything to lead you to believe that this is not appropriate?

Ms. Blair responded no, we are happy to see something being done.

Mrs. Stilwell stated we don't want to get in the demolition role.

Mr. Nicholas made a motion to approve the request as submitted. Mrs. Crews seconded the motion. The motion was approved by a 4-0 vote.

II. APPROVAL OF MINUTES

Mrs. Crews made a motion to approve the minutes from the February 28, 2013 meeting. Mr. Nicholas seconded the motion. The minutes were approved by a unanimous vote.

III. OTHER BUSINESS

There was discussion about the Certified Local Government Status.

There was discussion about grants that are available for training, conference registration, publications, surveys, and other things as a result of obtaining CLG Status.

There was discussion about the next application grant application deadline of June 10, 2013.

There was discussion about creating a brochure for residents and realtors that identifies all five registered districts and their locations, giving a brief history on each district individually and provides information about the CAR regulations, tax credit program, enterprise zone, and real estate tax abatement.

There was discussion about the Preservation Conference and annual CAR training.

There was discussion about applying for grant money to use for the Rental Maintenance Program and some of the current problems with rental properties.

There was discussion about applying for another Cost Share Survey to complete Paxton including a Preliminary Information Form for Grove Street for individual surveys and write-ups on each property looking at the potential to add Grove to the OWE and a final nomination for Mechanicsville as an eligible district.

There was discussion about amending the Design Guidelines using Blight Eradication money.

There was further discussion about the Preservation Conference and contouring CAR training for Commissioners and residents of the OWE.

With no further business, the meeting adjourned at 4:20 p.m.

APPROVED