

COMMISSION OF ARCHITECTURAL REVIEW

June 23, 2016

Members Present

Michael Nicholas
Jeffrey Bond
Robert Weir
Robert Stowe
Susan Stilwell
Sean Davis (entered at 3:37)

Members Absent

Robin Crews

Staff

Renee Burton
Anna Levi
Clarke Whitfield

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

ITEMS FOR PUBLIC HEARING

1. *Request for a Certificate of Appropriateness, PLCAR2016000164, filed by DRHA to rehabilitate the exterior of 838 Green Street that will include the following:*

- *Remove existing exterior lighting from the first and second floor façade*
- *Install new half round gutters and round downspouts*
- *Construct front porch handrails to mimic 1972 photo*
- *Remove handrail from front steps*

Mr. Nicholas opened the Public Hearing.

Mr. Wilson stated when did you all get the agenda?

Mrs. Burton stated they were mailed out last week and put on the website.

Mr. Nicholas closed the Public hearing.

Mrs. Stillwell stated I have a question and a comment. I spoke briefly to Renee. I remember in the 90's when Sharon Carney worked with this. I don't remember exactly what happen she bought this house and she really fixed it up. Then I think she lost her job and left town. It has declined a lot since then. It has been a very sad story to watch what is happening to this house on Green Street.

Mr. Bond entered at 3:37pm.

Mr. Weir stated I think we should just do them together because they meet the guidelines.

Mrs. Stillwell stated I think they meet the guidelines too.

Mr. Nicholas stated the 1972 photo is that historical accurate?

Mrs. Burton stated to my knowledge that is the earliest photo that I have of this property.

Mr. Nicholas stated when was the property built?

Mrs. Burton stated I don't know if I have it.

Mrs. Stillwell stated I believe it was early 20's.

Mr. Nicholas stated I guess what my question is this 1972 photo is this the reflective of the 1972 architectural style or in 1972 did they try to make it look like it did when it was built?

Mrs. Burton stated to my knowledge I think this is how the house was built with that second story porch. I am saying that because of the details I have found in the roof line now that are present.

Mr. Nicholas stated if we are mimicking 1972 we should mimic the way it was built. That's different from mimicking 1972 which mimics 1971.

Mrs. Burton stated right I understand that.

Mr. Nicholas stated so to your knowledge 1972 mimics the same house that was built?

Mrs. Burton stated yes.

Mr. Weir made a motion to approve *PLCAR201600164* that the request meets the guidelines. Mrs. Stillwell seconded the motion. The motion was approved by a 5-0-1 vote (Mr. Bond abstained).

2. Request for a Certificate of Appropriateness, PLCAR20160000172, filed by Julian Bobe, to complete the following at 247 West Main Street:

- Demolish rear concrete deck and stairs*
- Construct a new uncovered rear deck with wooden rails, square pickets and brown Trex flooring*

Mr. Nicholas opened the Public Hearing.

Present on behalf of this request was Julian Bobe. Mr. Bobe stated I submitted an application for putting a deck in the back. Right now there is a small structure made up with concrete; which is very short and very abrupt for kids and elderly people. It is not very secure in my opinion. I would like to destroy that concrete landing and put a deck, which will be very similar to what is on the left and right of the house. It is going to be a wooden structure and only the floor is going to be made out of Trex flooring. The second item is to change the French door and the bay window. The French door and

bay window they have grids. So I would to ask for your consideration to approve me not to put grids. The two windows one has grids and the other window doesn't have any what so ever. This window is new whereas this one, we want to replace. This is going to stay like this. So I kind of really what to buy the new French doors and put in a bay window.

Mrs. Stillwell stated the French door that has no grid in it right?

Mr. Bobe stated it has grid but on the same side.

Mr. Nicholas stated what I would suggest we do. Staff has made a recommendation here that they request to demolish the rear concrete deck and stairs and then to construct a new deck, staff says that does meet the guidelines. Staff recommends that both numbers three and four do not. What I would suggest, which is of course up to you guys, is that we deal with both numbers one and two first. Then we can address three and four.

Mr. Whitfield stated you need to make sure no one wants to speak in opposition of numbers one and two.

Mr. Bobe stated so this is the landing and the deck in the back.

Mr. Nicholas stated staff has made a recommendation to the Commission that the first two bullet points meet the guidelines and that we should approve a certificate. So what I think we are going to do is ask for any public comment from the public.

Mr. Wilson stated what I am concerned about is Trex. Trex is plastic the cousin of vinyl siding related to hardy board and other plastic materials. I know staff said it was allowed but in the guidelines plastic is not. That is my concern. I would appreciate the Commission talking about the use of plastic. There is absolutely no reason not to use wood. It's just plastic wood and so the design of the deck and everything looks fine with me if they were using wood.

Mr. Nicholas stated in your opinion can you tell the difference from the public right-of-way?

Mr. Wilson stated that's exactly what he said about the vinyl siding. Ken Gillie said you can't tell the difference from 50 feet away from vinyl siding and what looks like wood. So that maybe related to it doesn't harm the neighborhood part just because you have plastic decking on the back. However, the guidelines say you can't use plastic.

Mr. Bobe stated it is on the left side of the house. The house on the corner the former Governor's house there is actually a double deck and the entire structure is made out of Trex: including the railing, floor and everything. What I propose is to do the wooden

structure that you are going to see from the street. You would see that the wood of the street only the floor is going to be out of Trex. I don't think it will be visible from the street. So that is what I am proposing. On the left side you clearly can see a double deck which is massive and the entire deck is made up of Trex.

Mr. Nicholas closed the Public Hearing.

Mrs. Stillwell stated I don't have a problem with the decking being in Trex. I owned the house next door and I know how many times I had to replace the boards on that. My deck was very small. I use an iron railing which I felt was much lower maintenance than a wooden railing. I don't know if you have ever noticed on the house to the north of you, 243. An iron railing I just thought that was preferable after 4 or 5 years of staining the deck I just had to spray paint the railing and I was done.

Mr. Nicholas stated I agree with you I don't know if I have a problem with Trex. Mr. Wilson brought up a good point of perhaps doesn't meet the guidelines. Have we ever has a Trex request before?

Mrs. Burton stated not to my knowledge. Specifically we have had Azek which has been used on trim boards. So we have had that discussion and approval.

Mrs. Stillwell stated what's it called?

Mrs. Burton stated an Azek material. It's the same it's just basically different name brands. It is the same material and we have had that approved by this Commission on fascia board.

Mrs. Stillwell stated right behind the gutter?

Mrs. Burton stated right staff's perspective on this was that the Trex is not going to be visible. I wanted to address it because it was in the application. The wood is going to be surrounding that based on the design. We do not believe that that you would even know that it is there.

Mr. Nicholas stated does Commission want to deal with these together or one at a time?

Mrs. Stillwell made a motion to approve items one and two of PLCAR20160000172 that the requests meet the guidelines. Mr. Weir seconds the motion. The motion was denied by a 2-4 vote.

Mrs. Stillwell made a motion that is does not have an adverse effect on the neighborhood or property. Mr. Bond seconded the motion. The motion was approved by a 6-0 vote.

3. *Request for a Certificate of Appropriateness, PLCAR20160000172, filed by Iulian Bobe, to complete the following at 247 West Main Street:*
- *Replace existing 15 light doors with full glass wooden French doors*
 - *Replace grid bay window with new solid glass wooden windows*

Mr. Nicholas opened the Public Hearing.

Mr. Bobe stated I think you have pictures. I would like to start by saying this is an addition to the house. This is not original to the house built in 1912. This addition I think was done sometime in the 70's or 80's.

Mrs. Stillwell stated 70's.

Mr. Bobe stated as you can see there is a French door and a bay window. On left side there is another window and the window on the left side doesn't have any grids. I think it was changed at some point and time. I would like to request two things one is to change the French door and the bay window which are not functional anymore. As you see in the corner the entire pillar is rotten. So that is a hazard to the entire bay window structure. So I would like to change the entire bay window with the same style. The only difference is that I would like not to put grids. The reason for that is the grid you see there are snapping grids and I want to beautify the style of the other window that is on the side. I want them all to look the same. I don't want to change the other window on the side. The window doesn't have the grids so that's why I was thinking I don't want to put grids anywhere. Those grids are plastic.

Mr. Liepe stated if I understand correctly that you just want to remove the plastic grid work and not actually change the window?

Mr. Bobe stated no I want to change the window and I want to change the French door. I want to put in a new window and French door. But the new French door and new window I don't want to put any grids.

Mr. Davis stated is it going to be wood or vinyl?

Mr. Bobe stated I will just keep the same style. I don't know exactly what is available, I didn't do any research.

Mr. Davis stated you're going to keep French doors?

Mr. Bobe stated yes the French doors will stay there. I would like to ask your consideration to not put grids because those are fake.

Mr. Weir stated the back door is not going to have lights in it it's just going to be solid glass?

Mrs. Stillwell stated those panes are colonial this is a 1912 foursquare no other windows in this house have panes. French panes or grids or anything else this is what people did in the 70's. I have been living next door for twenty years everything in that house was from the 70's.

Mr. Weir stated so these are the only windows and doors that have lights in them?

Mr. Bobe stated yes.

Mr. Weir stated everything else is just plain glass?

Mr. Bobe stated yes in the back of the house. In the front of the house it's kind of hybrid, half of the panel doesn't have grids and half of the panel does have grids.

Mr. Nicolas stated can we pull this picture up I think this is what you are proposing to do.

Mrs. Stillwell stated my house does not have any French panes. All of these houses were built by Peter and Charles Booth one right after another. The Grogran house was a little bit more of arts and crafts and it has little toppers that had French panes. But all the rest of those houses all had one over one that's period appropriate for a Prairie style four square house.

Mr. Davis stated the first picture right after his drawing the back of his house has lights.

Mrs. Stillwell stated that's the sleeping porch. This row was a porch that was closed in.

Mr. Davis stated I understand that but I'm just wondering your old house that is next door.

Mrs. Stillwell stated had a sleeping porch and had windows like that. Those were one over one.

Mr. Davis stated all the other windows were one over one I do remember that. I think for a porch it's one over one.

Mrs. Stillwell stated yes. I had forgotten the sleeping did have the panes over the single window on the bottom. That is very typical for a sleeping porch.

Mr. Nicholas closed the Public Hearing.

Mr. Weir stated I'm still a little confused are these wooden windows?

Mrs. Stillwell stated that's what it says. Replace French doors and wooden windows.

Mr. Davis stated on the basis of what your house is the one over one I believe the bottom half with the lights being one over one will fit appropriately.

Mrs. Stillwell stated I agree a sleeping porch needs to stay sleeping porch architecture.

Mrs. Stillwell made a motion that items 3 and 4 meets the guidelines. Mr. Davis seconds the motion. The motion was approved by a 4-2 vote.

APPROVAL OF THE MINTUES

Mr. Bond made a motion to approve the April 28, 2016 minutes. Mr. Stowe seconded the motion. The motion was approved by a unanimous vote.

OTHER BUSINESS

Mrs. Burton stated I don't think that I have anything extra.

Mrs. Stillwell stated will the Housing Authority close the opening of the second story door in the pharmacy building at Five Forks?

Mrs. Burton stated that is the plan.

Mrs. Stillwell stated they took the stairs down and at the top of the building there is a big opening and it's going to let weather in.

Mrs. Burton stated we are currently in the process of obtaining quotes and bids for that work. We will close up those openings and then it's kind of a hodge podge of paint colors back there so we are going to paint them a brick red to make it uniform on the back as well. We are still obtaining quotes for that. But you will see that by the end of summer. Hopefully in the next two months it will be complete.

With no further business the meeting adjourned at 3:47 p.m.

Approved