

COMMISSION OF ARCHITECTURAL REVIEW
August 22, 2013

Members Present

Richard Morris
Susan Stilwell
Michael Nicholas
Sarah Latham
Robin Crews
Robert Weir

Members Absent

Cynthia Castle

Staff

Renee Burton
Christy Taylor
Clarke Whitfield
Scott Holtry

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

I. ITEMS FOR PUBLIC HEARING

Item 1. Request for a Certificate of Appropriateness, PLCAR20130000268 to reconstruct the front steps at 832 Pine Street.

Open the Public Hearing.

No one present to speak in favor or against the request.

Close the Public Hearing.

Mrs. Latham stated staff has approved it. My only question is, since she is going back with concrete steps why did she even need to put an application in?

Mrs. Burton responded she wants permission for any changes that are to be made to the property.

Mrs. Latham asked does she anticipate some changes in the way the concrete steps will go back?

Mrs. Burton responded not to my knowledge. I emailed her last week and have tried to contact her just to make sure that this was coming back as it is now. I did not get a response.

Mrs. Stilwell stated she put on her application that she will add bull nose if required.

Mrs. Latham stated it doesn't appear to be one.

Mrs. Burton stated there is confusion. When I spoke with her weeks ago, she and I discussed items to be done to the rear of the property. She was going to do some work on the steps and the rear porch. She believed it was visible. The application came in as you see it. I have been unable to get in touch with her. This is what we have before us. Regardless, she wants to make sure that she does come before the CAR.

Mr. Weir arrived at 3:32 p.m.

Mrs. Latham made a motion to approve the reconstruction of the front steps at 832 Pine Street. Mr. Morris seconded the motion.

Mr. Nicholas stated I don't think this is a proper request. The application is to reconstruct the front steps. It is not something she needs approval for. She is going like with like. She is not asking to change it. I am troubled by the comment you made when you said that she wants approval for any changes that she wants to make.

Mrs. Burton stated I meant in future requests.

Mrs. Crews stated she has had issues in the past.

Mrs. Latham stated you are the lawyer.

Mr. Nicholas stated I am not giving a legal opinion.

Mrs. Stilwell asked should we act?

Mrs. Latham asked can you think of any reason this needed to come before us?

Mr. Whitfield responded it depends. Is she replacing the stairs or is she repairing the stairs?

Mrs. Burton responded she states repair. To that end, there is the potential that is not a requirement, but it is her request that it be heard. I am here to abide by that request.

Mr. Whitfield stated I would think that you set a dangerous precedence if all she is doing is repairing those steps. She clearly does not need a Certificate of Appropriateness to repair the stairs and put them back in the same condition they were before they fell into disrepair.

Mrs. Stilwell stated or to even replace them concrete with concrete.

Mr. Whitfield stated with the same mold. I think the proper thing to do would be to indicate that she does not need a Certificate of Appropriateness. Inform her that she did not need a Certificate of Appropriateness for this, but all future changes she would.

Mrs. Stilwell stated why don't we put that in the motion.

Mrs. Latham stated even making a motion might set a precedence.

Mr. Whitfield stated without a motion you could direct staff to inform her.

Mrs. Stilwell asked do we withdraw the motion?

Mrs. Latham withdrew her motion. Mr. Morris withdrew the second.

Staff was directed to notify the applicant that a Certificate of Appropriateness was not required.

Item 2. Request for a Certificate of Appropriateness, PLCAR20130000274 to replace the variety of incorrect and deteriorating windows, doors, and plywood filler panels installed in the late 1960s at the west rear corner of 926 Main Street.

Open the Public Hearing.

Present on behalf of the request was Paul and Marjory Liepe.

Mrs. Latham stated you say the French doors do not open all the way because of this stair railing. Refresh my memory. Were you going to put a solid door in there with sidelights?

Mr. Liepe responded we are going to put the sidelights on it so the opening is the same size and use a single door.

Mrs. Latham stated and replace the transom so they are appropriate. Some of the windows on the rear, did I see that you wanted the simulated divided light?

Mr. Liepe responded yes. I have not found any source for true divided light. They would have the wood snap in panels on the inside and outside.

Mr. Morris stated these panels are permanent. You can't take them on and off. Simulated divided light is permanently attached to the glass, but you have a little piece between the glass that makes it look like true divided light.

Mr. Liepe stated that is something that could be discussed. I do not yet have a particular window vendor. They have various options.

There was discussion about the differences between simulated divided light and true divided light.

Mrs. Latham asked are these six over six windows?

Mr. Liepe responded the transom windows that are there now, the panes on those are generally in the area of eleven by eleven as are other windows in that part of the house. What I want to try to do is get as close to those sizes as I can.

Mrs. Latham stated it would actually be an eight over eight then.

There was discussion about the window panes.

Mr. Liepe stated the French transoms, I am thinking the individual windows are going to be two wide and four high. That will actually be four by four where those plywood side panels matching the transoms that are there.

Mrs. Latham but your upper sash would have eight panes and where you have the double windows it would be four over four. You've got a one over one here.

Close the Public Hearing.

Mr. Nicholas made a motion to approve the request as submitted. Mrs. Latham seconded the motion. The motion was approved by a 6-0 vote.

II. APPROVAL OF MINUTES

Mrs. Latham made a motion to approve the minutes from the June 27, 2013 meeting. Mr. Nicholas seconded the motion. The motion was approved by a unanimous vote.

III. OTHER BUSINESS

There was discussion about the CLG project approval for the Mechanicsville District boundary extension final nomination.

There was discussion about the approval of cost share funding to complete a PIF for Grove Street and to complete the surveys in the Paxton area.

There was discussion of the possibility of using CLG grants for the Rental Maintenance Program. Mrs. Burton informed the Commissioners that the Rental District is moving forward without CLG money.

There was discussion about the community meeting on September 10, 2013 at 6:30 in the Museum for the Rental District and public hearing prior to going before City Council.

There was discussion about street signage.

Mrs. Burton announced Mr. Morris' reappointment to the CAR.

Mrs. Burton asked Commissioners to review the 2030 Comprehensive Plan draft and the included Historic and Cultural Resource Plan.

Mrs. Latham inquired about the outcome of case withdrawal on the medical building at Main and Rison Street.

There was discussion about 226 Jefferson Avenue and the screen door located on the second story porch.

With no further business, the meeting adjourned at 3:55 p.m.

APPROVED