

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, January 4, 2005

Ms. Miller called the meeting to order at 7:30 P.M.

Attendance: Ms. Heidi Miller, Chairman; Mrs. Laverne Stebbins; Mr. James Treffinger; Mrs. Martha Sheley; Mr. Alok Khare; Mr. Charles Graham. Absent: Mr. Jack Gramann. Also present: Mr. Ryan Lee, Planner.

Excuse Absent Members:

MOTION: Mrs. Sheley moved to excuse Mr. Gramann from the meeting. Mr. Graham seconded the motion. The motion was approved unanimously 6-0.

Approval of Minutes:

MOTION: Mrs. Sheley moved to approve the Board of Architectural Review minutes of December 7, 2004, as written. Mr. Treffinger seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Mulay, David - BAR Special Approval (Modification of Exterior Elevations)

Mr. Lee reviewed the Special Approval submitted by David Mulay for property located at 63 and 65 West Franklin Street in the Architectural Preservation District (APD) requesting renovation of the buildings on those properties.

Minor improvements are proposed for the building at 63 West Franklin Street to include framing out a faux chimney with a brick faux finish; replacement of the existing chimney portions which currently are broken and deteriorated, and covered in a stucco finish; and, replace the existing siding with new wood siding. Replacement of the chimney, necessary due to damage suffered from water infiltration, will closely match the original shape and style of the existing chimney.

There are also a number of windows to be replaced with Jeldwen Renovation type replacement sashes with double-hung windows on the first and second floor leaving the existing wood framing in place. Storm windows currently exist on the building. The front bay window has deteriorated due to neglect and has recently fallen off of the building. This window will be replaced with a single unit bay window which will be smaller than the existing window.

The exterior doors are also in need of repair or replacement including existing bilco doors which have holes and are non-securable. Metal replacement doors are being proposed for security and safety reasons. The proposed doors are six (6) panel style with a two (2) panel glass opening.

The exterior of the structure will have a change to the existing color scheme satisfying the approved color standards, and a deck is proposed to cover damaged stairs and provide access to the rear door of the existing structure.

The minor improvements proposed for 65 West Franklin Street include replacing the existing storm windows with aluminum clad replacement windows, paint the exterior doors, trim and a large section of concrete block that is in need in need of maintenance. A steel door replacement is proposed for the door on the east elevation to replace a hollow core interior door.

Resurfacing of the existing parking lot with a two (2) inch cap and restriping, removal of overgrown shrubbery and installation of new decorative plantings, and overall maintenance of the landscaping will be completed as a part of this project.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. The existing sashes shall be replaced with vinyl sashes and the existing wood frames shall be restored subject to approval by the City Planning Department.
2. A final landscaping and lighting plan shall be approved by the City Planning Department.
3. A final grading stormwater drainage, and parking lot plan shall be subject to approval by the City Engineering Department.

Mr. David Mulay, applicant, stated he purchased the property in December, 2004, with the intent of restoring the buildings and leasing each to appropriate users. Interior restoration started on the interior of the building at the time of closing and will be ongoing with the exterior improvements. He stated the exterior portions of the chimney was preserved and, therefore, it will not be necessary to be replaced.

MOTION: Mrs. Sheley moved to approve BAR Special Approval application #BAR-04-69 submitted by David Mulay for properties located at 63 and 65 West Franklin Street subject to the following conditions:

1. The existing sashes shall be replaced with vinyl sashes and the existing wood frames shall be restored subject to approval by the City Planning Department.
2. A final landscaping and lighting plan shall be approved by the City Planning Department.
3. A final grading stormwater drainage, and parking lot plan shall be subject to approval by the City Engineering Department.

Mr. Graham seconded the motion. The motion was approved unanimously 6-0.

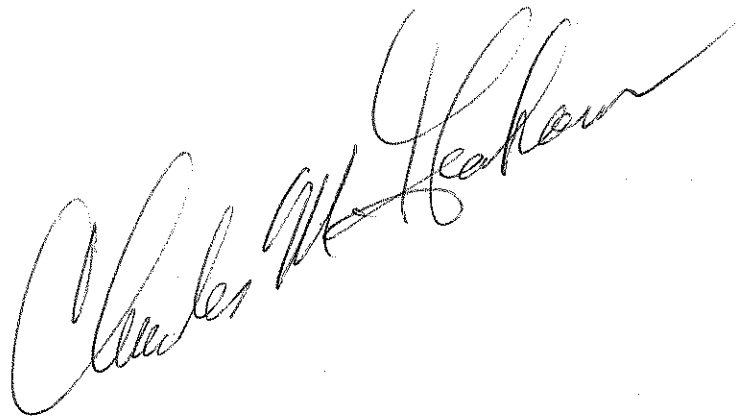
OTHER BUSINESS

Use of Manufactured Imitation Wood Products

Mr. Lee stated the use of manufactured imitation wood products, HardiPlank, i.e., has been proposed for installation on new construction as well as existing buildings in the APD. He stated that staff is currently reviewing a study from Arlington County, Virginia, concerning the use of fiber cement products within historic districts. After completion of that review, staff will prepare a recommendation for use of said products.

Mr. Mulay stated his desire to use a HardiPlank material, but understands it is not permitted for use in the APD. With its character of durability, encapsulation capabilities, and its appearance of natural wood he felt it should be considered as a permitted material within the APD.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, reading "Charles W. Leaker". The signature is written in black ink and is slanted upwards from left to right. The first name "Charles" is written in a large, flowing cursive, followed by "W." and "Leaker" in a similar style.