

Hamm

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, December 6, 2005

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

Attendance: Ms. Heidi Miller, Chairman; Mr. Charles Graham; Mrs. Laverne Stebbins; and Mrs. Martha Sheley; Mr. James Treffinger; Mr. Alok Khare. There is currently one (1) vacancy on the Board. Also present: Mr. Ryan Lee, Planner.

Approval of minutes:

MOTION: Mrs. Sheley moved to approve the Board of Architectural Review Regular Meeting minutes of November 1, 2005, as written. Mrs. Stebbins seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Sue Ellen Fox (Fox Cottages) - Board of Architectural Review Special Approval

Mr. Lee reviewed the Special Approval application submitted by Sue Ellen Fox seeking approval of existing vinyl replacement windows on her building located at 49 South Main Street in the Architectural Preservation District (APD). The applicant recently had the existing wood windows removed and replaced with vinyl replacement windows with aluminum cladding. The pre-existing windows varied in style having no consistent framing throughout the building, however, they did show the progression of the different additions to the building. Some of the frames and windows were in disrepair which was the reason the applicant replaced the windows.

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

1. The existing sashes shall be approved with vinyl sashes and the wood framing shall be restored subject to approval by the City Planning Department.

Mr. Graham asked if the applicant had contacted the City prior to the installation of the windows.

Ms. Sue Fox, applicant, stated that when she purchased the building some years ago, a representative of the City visited her property to discuss the proposed signage at that time. She indicated she would be interested in replacing the windows in the future and asked if that would be a problem. The representative stated the original building was a barn with no historic significance and replacing the windows would not be a problem. Ms. Fox stated with that previous information, she just had the windows replaced. She stated she was not given an information packet on the APD when she purchased the property and, having experience in preserving historic buildings, would not have gone ahead with any improvements had she been made aware of the review process. Further, Ms. Fox stated she has a severe drainage problem as stormwater pools on her property from adjoining properties and has created moisture to be retained within the building resulting in paint not adhering to the building.

Ms. Miller asked how many windows had been replaced.

Ms. Fox indicated eleven (11) windows were replaced in the main section of the house. She stated the previous owners had replaced windows on the side of the house with clad.

Ms. Miller asked how she was informed the windows should have been approved by the City prior to installation.

Ms. Fox stated approximately three (3) days after installation, the Zoning Inspector visited the property and informed Ms. Fox of the situation.

The members agreed the standards contained in the Ordinance should be upheld and exceptions to each situation of this type should not be made. Ms. Miller stated different kinds of wood, such as cedar and redwood, resist moisture and a contractor should be consulted. As a result, stain and/or paint would adhere to the wood frames. The members asked if the applicant would only be responsible to replace the frames on the windows that were recently installed.

Mr. Lee stated only the windows that were recently replaced could be required to meet the standards in the Ordinance.

MOTION: Mr. Graham moved to approve Application #DD-05-78 submitted by Sue Ellen Fox for property located at 49 South Main Street subject to the following condition:

1. The existing sashes shall be approved with vinyl sashes and the wood framing shall be restored subject to approval by the City Planning Department.

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

Other Business

Mr. Lee stated Burnap Advertising is almost complete. Panera has begun the review process for signage and construction should begin early next year. Vintage Scouts and Jenna Claire Handbags have located at 31 and 33 West Franklin Street.

There being no further business, the meeting was adjourned.

