

**HISTORIC PRESERVATION BOARD
SUMMARY MINUTES
June 2, 2009**

MEMBERS PRESENT:

**Emily Perkins-Sharp
Eric Reed, Vice Chairman
Eileen Starr, Chairman
Donna Wolbe
Shawn Sinclair**

STAFF PRESENT:

**Sandy M. Clark, Administrative Secretary
Miranda Clements, HP Planner**

Jonathan Britt, CCPC Sr. Planner

Absent:

David Anderson

Mark Hood

Chairman Eileen Starr called the meeting to order at 5:02 p.m. Chairman Starr asked for roll call of the members present.

I. DETERMINATION OF QUORUM

Sandy Clark, Administrative Secretary, conducted roll call and four (4) board members were present at the time of roll call, with three absent. The quorum was determined to be present with four of seven members in attendance at the time of roll call.

II. APPROVAL OF MINUTES

Chairman Starr stated that the next order of business was to approve the Summary Minutes of the Historic Preservation Board meeting of May 5, 2009.

Donna Wolbe entered the meeting at 5:05 p.m.

After discussion about the Minutes, Chairman Starr asked for a Motion.

ACTION: Mr. Sinclair moved to approve the Minutes of the May 5, 2009 meeting and Ms. Starr seconded the motion. All members agreed (5 yeas).

Ms. Clements recused herself from the next case. Jonathan Britt, Senior Planner with the CCPC entered on behalf of the staff.

III. COA - 2009-09 - 1220 State Street:

Chairman Starr announced the first item on the agenda as being a Certificate of Appropriateness request from Architect Brian Clements for the property owner, Naomi Eckhardt for 1220 State Street for the following:

- 1) removal of a vinyl window in front of house with replacement of a wood window;
- 2) repair of columns and bases;
- 3) remove brick/concrete porch with replacement with wooden porch (tongue and groove floor);
- 4) construction of wood hand rails to replace metal hand rail that is there presently;
- 5) repair and replace wood scroll work above the windows known as the window hood;
- 6) reconstruct chimney and open fire place (if approved by State for tax credits and cost);
- 7) a rear addition of a screen porch to the back of the house which cannot be seen from front;
- 8) repair gutters and use raptor tails to match the rest of the house;
- 9) remove upstairs laundry and salvage doors;
- 10) re-open previous opening in master suite and uncover window - place salvaged oval window;
- 11) replace windows and replace with four wooden windows across the back.
- 12) remove the window where the porch is being constructed and place a wooden door in the doorway at that location;
- 13) remove the patio doors and move to the side of the house and use the salvaged patio doors that were removed from the back; and
- 14) wants to construct brick steps.

Mr. Clements noted that one alternative that the applicants would like to do is remove the vinyl siding from the front and back of the house and possibly repair the wood underneath, but if that is not possible, then to replace the vinyl siding with cement board siding (smooth) to match the profile of original wood siding. Also, the applicants would like to do the sides of the house also, but it will depend upon funding. One of the Board members said if the front vinyl siding is removed, and underneath it cannot be repaired, then the applicants should contact Jonathan here at the CCPC and talk with him regarding the siding. It was discussed that hardi-plank is certainly acceptable for new construction and an addition, but the siding should be smooth and not a wood-like look. Mr. Clements said the standards he understands is that if the wood siding itself has not lost the ability to hold paint, then it should try to be saved, or if the wood siding is not severely damaged by rot, termites, or by nails (other work done on top of the wood and wood siding) then it should try to be saved if at all possible.

The Board members then said they felt that vinyl siding should be replaced with vinyl or wood siding, but that the back of the house and/or new construction or an addition could use hardi-plank board. Mr. Clements said he expected to find poplar or pine on the home itself which were pretty typical around here. Mr. Clements then said that there was an addition at some point adding an addition on the right side of the home that breaks the line between two-story and one-story. The Board members said they felt it was alright to use hardi-plank on the sides and back of the house, but they preferred to use wood siding in the front. This house has had several modifications and once the remodeling and construction begins, they are not sure what they will find.

When asked to describe the back porch materials, Mr. Clements explained that the porch will probably be a cedar wood framing (box columns) and screening with screen dike (1¼ inch) to hold the screen in place and then all will be painted white.

The applicants believe there may have been a window on the back porch area and when the reconstruction is done, a replacement wood window will be placed. They have salvaged all the base casings, door frames, doors, transoms, etc., and those pieces will be relocated when possible. Hopefully, most of the interior materials can be used from the salvaged materials.

When researched, it appears the house was built in approximately 1895 and it appears the rear kitchen area was an addition to the original house, possibly a porch that was enclosed and a larger kitchen built.

Mr. Clements confirmed with the Board that the options are for the front of the house that if the vinyl siding is removed and the wood underneath cannot be repaired, then either the vinyl is put back or repair the interface the way it looked previously. Wood siding can be placed if the applicants so want, but it may be hard to match the existing. He noted that some of the old siding is exposed inside of the house at one spot and it looks to be a 4" to 5" exposure. Mr. Britt confirmed that the applicants will not have to come back to the Board and they know what will need to do once the front siding is removed. Wood siding would be the applicants' preference in the front, depending on cost. However, once they get into a situation where they are replacing siding in the rear or sides of the house, the hardi-board can be used. The Board members discussed the sides and noted that some of the upper house can be seen, but okay for the lower areas. One member said that the Guidelines actually say that wood siding should be used whenever property can be seen by the public eye. Mr. Clements said he would advise using two types of siding on the sides of the house.

Mr. Britt read from the Guidelines 3.5.10 - that "Primary and secondary facades of a building that are readily visible to the public". Being no additional comments or questions, Chairman Starr asked for a Motion.

ACTION: Mr. Reed made the motion, seconded by Ms. Wolbe, to approve the application for COA-2009-09 for renovations, replacement of windows in a residence and an addition in the rear of property located at 1220 State Street as presented in the documentation submitted by the applicants. The Motion is based on the findings of fact as presented in the Staff Report and testimony presented in this public hearing and that the proposed work does agree with the adopted Design Guidelines and the proposed work will not adversely affect the structure or other properties within the College Hill Local Historic District. The vote was six (5) yeas.

IV. STAFF APPROVED COAs:

Chairman Starr noted that the next items on the agenda were the staff approved COAs. Ms. Clements noted that she reviewed several COAs over the past couple of months which were shown in a PowerPoint presentation presented to the Board members.

Ms. Clements said that the Staff Approved COAs are as follows:

2009-07: 737 Chestnut Street - minor repairs to roof and guttering to help with water problems; replacement of deteriorated wood window and door surrounds to match existing in dimensions and profile or repair existing; application of window trim to match trim on porch windows; and paint storm window to match trim.

2009-08: 422 East Main Street - Two signs to be installed in existing sign locations to measure two feet by two feet wood frame and plexi-glass covering. Now one sign will be placed on the back of the building.

2009-11: 1324 Chestnut Street – rear addition alterations (waiting on materials)

2009-12: 627 E. Main – Repointing brick (waiting on mortar materials)

2009-13: 904 State Street - Sign for Fluid Night Club, LLC - Vinyl logo to be applied to store front window to measure 4 feet by 3 feet.

V. DEMOLITION REVIEWS:

Ms. Clements showed photos of the demolition permits she reviewed over the past couple of months that included:

- 1158 Vine Street - building was in bad shape and run-down
- 1148 Adams Street - fire damaged and torn down
- 931½ 11th Street - fire damaged
- 1023 Clay Street - building was in bad shape and run-down

VI. OLD BUSINESS:

Chairman Starr and Ms. Clements noted that all of the events for the month of May for Historic Preservation month were successful and pretty well attended by the public. We received several photos of historic places with “***THIS PLACE MATTERS***” signs and they were forwarded to the National Trust for Historic Preservation office.

IX. NEW BUSINESS:

Ms. Clements reported on the widening of 31-W and the Section 106 reported on the documentation of the widening of the highway.

Chairman Starr reported that Landmark Association gave out four (4) Grants in the total amount of \$3,200.

Mr. Britt reported that the City-County Planning Commission staff and City staff have been working on a on-line mapping system that would report when researching a property that if the property were in an historic district, it would indicate which district. This system should be available after July 1, 2009. Also, staff is working toward entering all the COAs in the GIS system so that a person interested in buying a property would know that a COA was established for the property and then the person could call staff and find out the reason for the COA issuance.

When asked about a tie-in to the PVA, the information of the acreage and PVA number. No tax information will be given.

With no further business to come before the Board, the meeting was adjourned at 6:20 p.m., by a motion of Ms. Sharp, second by Mr. Reed. All members concurred.

Eileen Starr, Chairman

Sandy Clark, Administrative Secretary