

Historic Preservation Commission

December 13, 2016 Meeting Minutes

A. Call to Order

The meeting was called to order at 5:46 p.m.

B. Roll Call

Present: Chair Pamela Sue Anderson, Commissioner Paul Emerson, and Commissioner Sharon Whitaker

Absent: Vice-Chair Rae Lynn Tipping

Staff present: Principal Planner Joelle Jordan and Planning Technician Kerstin Harding

C. Approval of Minutes

C.1 Consider approval of the minutes of the October 18, 2016 Historic Preservation Commission meeting.

Motion: by Commissioner Whitaker and Second by Commissioner Emerson to approve the minutes of the October 18, 2016 meeting as submitted.

Vote: Aye: Chair Anderson, Commissioner Emerson, and Commissioner Whitaker. Nay: none. The vote was 3-0.

D. Presentations

D.1 Consider a presentation and action concerning a Certificate of Appropriateness for alterations and an addition at 607 E. Main Street.

Principal Planner Joelle Jordan briefly summarized the history of the house at 607 E. Main, its state of repair, and the applicant Mario Rubio's proposal to restore most of the structure, demolish a room in the back, and build a two-story addition behind it. The project architect had been delayed, so Ms. Jordan suggested that the Commission table the item until after he arrived later in the meeting.

Motion: by Commissioner Emerson and Second by Commissioner Whitaker to table further consideration of the item until the applicant's architect arrives.

Vote: Aye: Chair Anderson, Commissioner Emerson, and Commissioner Whitaker. Nay: none. The vote was 3-0.

After voting on Item D.2 the Commission returned to Item D.1 and with questions for architect Joshua Hogan of Maker Architects. The Commission asked for clarification about the room to be demolished. Mr. Hogan responded that the back room was in worse condition than the rest of the house and was probably a later addition, but it was primarily a matter connecting the roof of the addition to the house. They plan to salvage the siding and windows to repair the rest of the historic part of the house.

Because the submittal is a concept plan, Ms. Jordan noted that some items may need to be modified for construction, and asked that the Commission note in its motion those items for which modifications could be approved by staff, provided they meet the intent of the HPC's certificate conditions.

Motion: by Commissioner Emerson and Second by Commissioner Whitaker to approve the Certificate of Appropriateness with the following conditions:

Preservation and appropriate treatment of existing structure:

- Preserve all existing materials, including but not limited to windows, front door and hardware, shingles, and porch spindlework.
- Replace existing roof with a high-quality composite dimensioned shingle. Selection to be reviewed by staff.
- If the porch floor is replaced, it should be replaced with wood.
- If replaced, the skirting should be more historically appropriate material for a Queen Anne house such as wood lattice.

- Conduct maintenance in accordance with definition of "ordinary maintenance and repair."
- Must contact staff if it becomes necessary to modify or recreate architectural details or change materials.

Demolition of back (south) room:

- This portion of the building remain if possible since it is historic in its own right, but the poor condition and the fact that this portion is on the rear may make demolition an acceptable alternative if it cannot be incorporated into the proposed project.
- Staff should be contacted if/when demolition is scheduled to occur.
- Preserve small utility door if possible.
- Three windows, the door, and decorative brackets should be reused, or salvaged and stored onsite.

Addition:

The new rear addition is an appropriate rehabilitation as submitted. Since adjustments may be necessary, the HPC will allow Staff to approve alterations to the CofA that meet the intent of the conditions herein.

- Overall massing/proportion/visibility and roof pitch:
 - Overall mass and volume of the proposed addition appropriate.
 - Viewed from the opposite sidewalk, the addition should not be visible over the roof of the historic structure.
 - Connection between old and new parts is appropriate, as submitted.
- Siding & roofing material
 - Lap siding (wood was requested) with the illustrated profile and application is appropriate.
 - Roof material same as historic portion replacement.
- Architectural features
 - Staff recommends that features on the original structure should not be repeated on the new addition as they would distract from the historic structure.
- Porches/balconies
 - Porch design should relate to the existing porch without replicating the details of it, like a railing with spindles, but that the posts and spindles should specifically not be turned.
 - Staff approval of design details and materials once completed/selected.
- Windows & Fenestration:
 - 2/2 wood windows in the paired window arrangement in the locations depicted.
 - Windows should be made of wood with muntins on exterior of glass.
- Doors:
 - New doors are solid and glass in appropriate locations.
 - Material should be wood or may be composite.
 - Panel design should relate to original structure's doors.
 - Glass door design should relate to the window selection rather than the depicted 15-lite doors.
 - Staff approvals of selections since not presented at the meeting.
- Skirting
 - Staff should confirm material once selected.

Future Staff reviews

- The following items need to be confirmed by Staff:
 - Modifications to the design that become necessary for the stabilization of the historic structure;
 - Review of final design of addition;
 - Final approval of any architectural details as the Commission requires;
 - Materials selections for the new addition: roof shingles and siding, window and door models, etc.
- A number of details are not included in the submittal. Staff has the authority to review these items as they are selected. These include:

- Paint color scheme;
- Hardware;
- Exterior lighting;
- Patio materials;
- Skirting;
- Gutters.

Vote: Aye: Chair Anderson, Commissioner Emerson, and Commissioner Whitaker. Nay: none. The vote was 3-0.

D.2 Consider an update and possible action amending a Certificate of Appropriateness issued May 9, 2016 for façade changes at 113 E. Main Street.

Principal Planner Joelle Jordan gave an update on façade improvements at 113 E. Main Street. The building is a non-contributing structure in the Downtown Historic District (National Register), and in February 2016 the HPC had issued a Certificate of Appropriateness (CofA) for a new façade that included a service window and outdoor bar. In April staff noted some work was completed that was inconsistent with the CofA. The applicant explained to the HPC that structural issues revealed during construction necessitated the addition of two steel columns and a different design to the parapet wall than what the February CofA had specified. On May 9 the HPC modified the conditions of the CofA to allow the new stucco wall treatment, but required additional architectural features that would better complement the other storefronts in the historic district, with a 90-day time limit. The CofA time limit was later extended to six months, expiring November 10, 2016.

During the six month time period the greater part of the items specified in the May CofA were completed satisfactorily: the steel columns were covered, the square stucco “panels” under the windows were redone, and a simple cornice moulding added to the top of the parapet. Other items had been completed unsatisfactorily, and others had not been addressed.

The Commissioners discussed the case, the outstanding CofA items, and the potential precedent that their response would set. Because the greater part of the CofA items had been completed, the Commissioners decided to extend the deadline a final time to complete the last of the items on the CofA.

Motion: by Commissioner Whitaker and Second by Commissioner Emerson to extend the deadline for completion of the remaining items on the May 9, 2016 CofA to April 18, 2017. These items are:


- Apply another coat of paint to the wall under the counter for complete paint coverage.
- Cover or replace the structural-grade plywood under the entry soffit with a finished panel as specified in the May CofA (“The raw wood on the underside of the soffit above the entry/seating area shall be a finished panel, stained to meet the other stained finishes.”).
- Replace the existing “eyeball” style light kit with a lower-profile light kit consistent with the CofA approved in February 2016.
- Redo the wood trim on the transom so that 1) the stain color matches that of the door and windows; 2) is wide enough to hide the trim on the other side of the glass.
- Apply a piece of trim suggesting a lintel to the lower edge of the parapet. Please consult Staff to determine an appropriate design and material for the “lintel” trim given the change to the column material. We have attached an illustration for your reference.
- Remove the hanging metal sign.

Commissioner Emerson offered an amendment to the motion, which Commissioner Whitaker seconded: that April 18, 2017 is the final deadline and after then the outstanding items will be considered a zoning violation.

Vote: Aye: Chair Anderson, Commissioner Emerson, and Commissioner Whitaker. Nay: none. The vote was 3-0.

F. Adjournment

The meeting adjourned at 7:00 p.m.

Respectfully Submitted,

 Kerstin Harding
 Planning Technician