

Historic Preservation Commission
May 9, 2016 Meeting Minutes

DRAFT

A. Call to Order

The meeting was called to order at 5:48 p.m.

B. Roll Call

Present: Chairperson Jerry Hodges, Vice-Chair Pamela Sue Anderson, and Alternate Commissioner Cathleen Quick. Commissioner Paul Emerson arrived at 6:04.

Absent: Commissioner Rae Lynn Tipping

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

C. Presentations

C.1 Consider amendments to Certificates of Appropriateness (CofA) for the project that includes alterations to the front façade of the building at 113 E. Main Street.

Principal Planner Joelle Jordan presented a history of the building and summarized the conditions of the CofA that the HPC had approved in February 2016. Staff issued administrative CofAs for the paint colors, door and window selections, and had approved shortening the transom window in a modification to the CofA, since the HPC had not specified its dimensions. There were some structural issues that were revealed during building inspections, which required two square steel columns to hold up the front wall, which were installed at the limestone end columns.

On May 2 staff observed workers installing some foam stucco mouldings and informed Mr. Marte that the work appeared inconsistent with the conditions of the CofA and advised him to suspend work until he could have a new design approved by the HPC. But work continued so a stop work order was issued and a special-called meeting was scheduled.

At the meeting, Ms. Jordan identified 12 aspects of the work that had been completed that appeared inconsistent with the terms of the February CofA and needed the HPC's review:

1. Applicant has proposed a new façade design for the wall above the entry, requiring HPC review.
2. The finish of the new square steel pipe columns requires HPC review.
3. The applicant intends to keep the limestone veneer on the end columns.
4. The shorter transom window and overall layout is appropriate, however, the trim around the window is inconsistent with the conditions of the administrative CofA dated 4/28/16.
5. Door hardware has been installed without required review.
6. The panel moulding detail under the windows does not match the approved design in the February CofA.
7. The February CofA conditioned pavers as the paving material in the entry/seating area, with staff review. A different material has been applied.
8. The counter supports installed are different from those that were approved.
9. The treatment of the "columns" between the door/windows is different from what was approved.
10. The overall paint and stain color choices are appropriate but do not appear to be what was specified in either the HPC or administrative CofAs. The current color arrangement is inconsistent with that depicted in the February application and conditioned by the HPC.
11. The hanging sign was installed last year without a sign permit or appropriateness review of the bracket. The February CofA specified that the sign and bracket would be removed, as proposed by the applicant.
12. The February CofA conditioned that the recessed lights in the entry/seating area could remain, but that the eyeball-style trim kits would have to be replaced with something dark colored and flat. White eyeball trim was installed.

Mr. Marte was present and answered the Commissioners' questions about the project. Chairman Hodges said that he thought the changes that were made to the façade could work if some of the details were changed to give it more of a historically appropriate shopfront character, as staff had recommended. The Commission indicated that some of the unapproved changes were acceptable: the tinted concrete entry paving, the door hardware, counter supports, keeping the limestone veneer on the end columns, and the darker seats on the barstools. Vice-Chair Anderson said that she appreciated all his efforts to improve the building, and thanked Mr. Marte for working with the Commission. Mr. Marte complimented staff for their assistance and for arranging the meeting on short notice, and said he would be willing to work with staff to have the new design reviewed by staff prior to construction.

Motion: by Commissioner Anderson and Second by Commissioner Emerson to approve the following amendments to the Certificate of Appropriateness for façade changes to 113 E. Main Street, issued by the HPC February 18, 2016

The following features may remain as constructed, because they have been deemed by the Commission as historically appropriate, although they are not consistent with the Certificate of Appropriateness approved in February:

- Limestone-faced end columns retained
- Middle columns removed from the wall above the entry/seating area, although other alterations need to be made to the current moulding design
- Door hardware, counter brackets, and barstools with dark-stained wood seats
- Tinted concrete on the entry/seating area floor between tiled areas

The following features must be modified within 90 days of the May 9 meeting (by August 8, 2016):

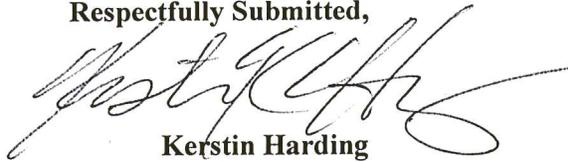
- Front wall/columns (except recessed entry/seating area):
 - The steel columns shall be wrapped in ¾" wood trim, and similar wood trim shall be applied over the entry/seating area to suggest a lintel. Staff shall approve the final design and material choice of the column wrap and lintel trim.
 - A simple cornice shall be added to the top of the façade. The proportions of the cornice will be affected by the presence of the awning. Staff shall approve the final cornice size, design, and material.
 - A blue awning shall be installed as approved in the February CofA.
- Recessed entry/seating area:
 - The "panels" under the counter shall be redesigned with either a wide, flat moulding the width of the window, or a thin raised moulding. The moulding arrangement must be consistent with the February CofA illustration.
 - The "columns" between the windows/door shall be redesigned in a manner consistent with the CofA approved in February, i.e. noticeable, whether flush with or protruding from the wall. They must have a visible presence as columns distinct from the rest of the wall. Staff shall approve the final design, material, and color choices.
 - The paint and stain scheme of all elements (new and existing) of the façade, including where each color will be applied, shall be approved by staff.
 - The transom window shall be trimmed to match the other windows, covering the gap that is currently visible over the glass.
 - The raw wood on the underside of the soffit above the entry/seating area shall be a finished panel, stained to match the other stained finishes.
 - The current eyeball-style fixtures shall be replaced with a trim kit that is flat, dark colored, and consistent with the CofA approved in February.
 - The original wall sign shall be reinstalled. The existing projecting sign and bracket will be removed.

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

G. Adjournment

The meeting adjourned at 7:05 p.m.

Respectfully Submitted,



Kerstin Harding
Planning Technician