
LANDMARKS COMMISSION

November 16, 2010

Minutes

Members Present: Rick Weatherl
Steve Butman
Bill Minter
Dr. Michael E. McClellan
Tina Cargile - Alternate

Members Absent:

Peebles Lee
Phil Miller
Robert Calk

Staff Present: Ben Bryner, Planning Services Manager
Molinda Parker, Historic Preservation Officer
Kelley Messer, Assistant City Attorney

Guests: Terry Grosvenor, Applicant
Robert Hoemke, Owner - Airtite Products
Bob Kirby, Sales Associate - Airtite Products

Mr. Weatherl called the meeting to order at 4:00 PM, declared a quorum present, and read the opening statement. Minutes of the June 29, 2010 meeting were submitted for approval. Ms. Cargile made a motion to accept the minutes, as written, and Mr. Butman seconded the motion. The vote for approval was unanimous (5-0).

Agenda Item 3: CA-010-03, Public hearing, discussion and possible approval of an application for a Certificate of Appropriateness submitted by Bill and Terry Grosvenor for the replacement of existing wood windows with insulated vinyl windows.

Mr. Weatherl read the above case description and asked Ms. Parker to give the staff report. Ms. Parker reviewed the staff report. Mr. Weatherl opened the discussion to the public and asked Mrs. Grosvenor to address the commission. She identified herself as the owner of the property at 502 Riverside Blvd. and confirmed that the staff report sufficiently covered the details of the proposed project. She expressed her appreciation for the work of the Landmarks Commission. She added that the house was built by her grandfather and she and her husband have conscientiously worked to restore and preserve it, including the fish pond and waterfall. However, the absence of eaves along the edge of the roof has contributed to the weathering of the roof and painted surfaces, causing leaky windows and deterioration that cannot be reversed by repainting.

Mr. Weatherl asked if there were other attendees who would like to speak to the commission. Mr. Hoemke addressed the commission and identified himself as the owner of Airtite Products. He explained that the proposed windows would replace only the sash section that opens for ventilation and frames the glass and cross-bars, called muntins. This type of window called SDL (Simulated Divided Light) mimics the original windows that were made of numerous separate panes framed by cross-bars to produce a grid pattern. Some of the existing windows have twelve panes and others have sixteen.

The existing exterior and interior wood trim that defines the window opening and is directly attached to the stone wall of the house will remain in place. The vinyl sash will match the existing paint color of the remaining wood trim. Photos, included in the Power Point presentation, enabled Mr. Hoemke to show examples of SDL windows that were installed in other homes in the city. He presented a small window as an example to illustrate the design and construction, and particularly how a metal bar is situated between the muntins and two panes of glass to fill the otherwise empty space within.

Mr. Weatherl asked if the new glass will have the same reflective quality of the original. Mr. Hoemke stated that the low-E glass has an energy coating on the inside face that reflects 92% of the heat and UV rays, but will be very similar in reflective quality to the original clear glass. He directed attention to photos in the Power Point presentation for comparison.

Mr. McClellan asked if the windows will have screens. Mr. Hoemke said that windows will have half screens to cover the bottom opening, but installing full screens could be possible. Mrs. Grosvenor commented that the original windows have full screens.

Mr. Minter asked if the original windows could be salvaged. Mr. Hoemke replied that the decision to keep or salvage the original windows is left to the owners.

Mr. Weatherl closed the public hearing and asked if the commissioners had any further questions. Ms. Cargile asked commissioners if the board should recommend saving the windows. Mr. McClellan said it should only be a suggestion. Mr. Weatherl asked Mr. Hoemke to confirm that the color of the vinyl window will match the existing trim color. The vinyl color on the sample window was displayed again to show the match. There was no further discussion by the commissioners.

Mr. McClellan made the motion to approve CA-2010-03 with the proposed color and bar pattern. Mr. Minter seconded the motion. The vote for approval was unanimous (5-0).

Agenda Item 4: Adjourn

Mr. Weatherl asked for a motion to adjourn at 4:29 P.M. Mr. Minter made a motion and Ms. Cargile seconded the motion. The vote was unanimous (5-0)

Approved: _____, Chairman
Date: _____