
LANDMARKS COMMISSION

April 28th, 2015

Minutes

Members Present: Steve Butman
Dr. Michael McClellan
Bill Minter
Rick Weatherl

Members Absent: Pebbles Lee
Phil Miller

Staff Present: Stephanie Goodrich, Historic Preservation Officer
Ben Bryner, Planning Services Manager
Kelley Messer, Assistant City Attorney
Donna Boarts, Secretary II (Recording)

Guests Present: James Bell
Nathan and Misty Lowry

Mr. Steve Butman called the meeting to order at 4:00 P.M. and declared a quorum present and read the opening statement.

Minutes of the December 16th, 2014 meeting were submitted for approval.

Mr. Weatherl made a motion to approve the minutes, Mr. McClellan seconded the motion. The minutes were approved unanimously.

CA-2015-01, Public hearing, discussion and possible approval for a Certificate of Appropriateness submitted by Nathan Lowery for paint color change and other alterations to the Residential property located at 2042 S 8th Street.

STAFF RECOMMENDATION: Approval.

Mrs. Goodrich presented the staff report for this case. As a contributing Building in the Sayles Boulevard National Register district it is important to maintain the historic character of the home while removing inappropriate alterations. The house is in good condition, has a contributing garage on the rear of the property and an additional garage on the east side of the property in 8th street. It was granted Historic Overlay Zoning in 1996 and has been relatively unaltered since.

Built c. 1920, in the 1895 town annex Highland Addition, the Morrison/Barnhill house is a one story craftsman style residence. It is a contributing building in the Sayles Boulevard National Register District.

Modifications made to the exterior appear to be made approximately during the 1960's -1970's before Historic Overlay was introduced. This home does retain most of its integrity. The original construction on the Sanborn Map circa 1925, does have this particular garage on the original plans. The rear carriage house style garage on the 1925 map shows a smaller

construction with the expansion being the window and door that was converted into a dwelling unit prior to 1929.

STAFF RECOMMENDATION: Approval.

Paint colors that were chosen:

Maison Blanche paint will be used for some of the minor trim work on the fascia boards, trim work, windows, door frames and porch.

Colonial Revival Green Stone paint will be used on the roof of the porch, body and eaves.

Roycroft Bronze Green paint will be used around the trim on the windows, all doors excluding front door.

The request is for the following alterations:

- Paint color change on woodwork.
- Change front door to a more appropriate style, remove the storm door.
- Change the lighting fixtures on the exterior over front door, the patio light facing Sayles Blvd, the light on the secondary door facing S. 8th and over the rear door.
- New fencing, cedar construction, with square cedar posts and post caps.
- Change the garage door.
- Remove the non-historic gazebo in the rear yard.
- Remove the existing iron fence for re-use elsewhere on the property.

Chairman Butman opened the public hearing.

Mr. Lowery (property owner) spoke in favor of this Certificate of Appropriateness. He will begin making the modifications to the property as well as the adding fencing that will mimic the neighbor's across the street in keeping with the period appropriateness look.

Mr. Weatherl stated there is a prominent elevation facing Sayles Blvd near the porch at 8th and Sayles Blvd. He advocated having the fence line closer to the sidewalk to keep the porch and the prominent columns free of the fencing while providing seclusion from the busy street.

Mr. Lowery was in agreement with the modified fence location.

Chairman Butman closed the public hearing.

Mr. Weatherl made a motion to approve CA-2015-01 per the staff recommendation; except for the modification that we change the location of the south fence to engage the north column of the porch on the north side, rather than the west side; as well as an iron fence at some point as needed to separate the north edge of the covered porch from the patio. Mr. Minter seconded the motion. The vote for approval was unanimous (4-0).

CA-2015-02, Public hearing, discussion and possible approval for a Certificate of Appropriateness submitted by James Bell for the addition of a pergola on the residential property located at 4001 Potomac Avenue.

SPECIAL CONSIDERATIONS: Construction was started before obtaining permission from the Landmarks Commission. It does not detract from the historic fabric of the building and the installation of the pergola does very little harm to the existing structure. The request is to add a pergola to the southern facing side, over the sliding double doors.

STAFF RECOMMENDATION: Approval.

Mrs. Goodrich presented the staff report for this case. Built in 1953, in the 1948 Elmwood West Section annex, the Henderson/Williams House is a French or Mansard Eclectic style of the Neoelectic movement. It is relatively unaltered since construction and contributes to the character of the neighborhood.

The request is to add a pergola to the southern facing side, over the sliding double doors. This pergola will be constructed from cedar wood and will attaching to the fascia board underneath the roofing. In order to be code-compliant, Mr. Bell will need to move one of the posts in to be at the 3ft. set-back line. The Board of Adjustment Committee is able to grant less than 3 feet, there is no guaranty that it would be approved.

Chairman Butman opened the public hearing.

Mr. Kevin Bell (property owner) spoke in favor of the addition. Mr. Bell stated the sun comes in through the sliding doors throughout the day making the house extremely warm on that side of the home. Adding the pergola would allow for a nice shaded area.

Mr. Weatherl made a motion to approve CA-2015-02. Mr. Minter seconded the motion. The vote for approval was unanimous (4-0).

Mr. Butman asked for a motion to adjourn at 4:35 P.M. The vote to adjourn was unanimous (4-0).

Approved: _____, Chairman
