

HISTORIC PRESERVATION REVIEW COMMISSION

232 N. Queen Street

April 4, 2011

Regular Meeting, 7:00 PM.

J. Oakley Seibert Council Chambers

With a quorum present, Chairman Don Wood called the regular scheduled meeting of the Historic Preservation Review Commission to order at 7:02 pm. The following members were present: Don Wood, Gary Gimbel, Lisa Clipp, Ronald Muth, Keven Walker and Nell Thompson. Also in attendance were Legal Counsel Kin Sayre, City Planner Tracy Smith and Planning Secretary, Windy Miller.

APPROVAL OF February 07, 2011 MEETING MINUTES.

Commissioner Gimbel moved to accept the minutes as presented. Commissioner N. Thompson seconded the motion, which was followed by a unanimous vote of "aye." Motion carried.

UNFINISHED BUSINESS

None

OLD BUSINESS

None

NEW BUSINESS

1. CASE # HP 10-081. 224 W. Race Street. Public Hearing. Application for Certificate of Appropriateness to replace side of structure. DMC Properties, applicant.

Ms. Dorothy McGhee and Contractor Mike Housden presented the request to replace side of structure.

Ms. McGhee: Good evening, can I confirm that you all received, the letter I wrote, the letter from my structural engineer and her drawing.

Commissioners: [assentation]

Ms. McGhee: Well, what I want to do is my contractor Mike Housden is here and Mike understands all of these issues a lot better than I, and I would like for him to come and basically do the talking if that's alright with you.

Chairman Wood: All right, okay.

Ms. Smith: Please state your name, spell your last name and your address.

Mr. Housden : Mike Housden, 41 Calypso Court, Bunker hill, WV 25413

Chairman Wood: Go ahead.

Mr. Housden: The problem we got with this building we could take the bricks down, and clean them, but we're talking several days, if not weeks, to clean the old mud off these bricks and then we have the chance of how many we gonna damage. Plus, to

find bricks to match this older house is gonna be next to impossible. We asked, in the first request, to bring the bricks down to the level of the floor up there, and frame it and put siding on it. So we hadn't really got a yes or no on anything quite yet. As far as looking from the street you can not see unless you stop and actually get out of the vehicle and walk up cause it's next to the next building, it's like eight foot apart. So it's not like it's being seen from the road clearly, but the siding would match the front. The front gable is all white and you know it's one of them things, you know, it's brick you still gotta take it all the way down to frame it up to have something for the bricks to be tied to. You can't put a floating wall there because there's a good chance for that wall to come back down. So you know that's a very dangerous thing when you talking thirty-five feet off the ground. So you know that's why we want to move the bricks and frame it, and feed it, and put siding on it, and trim it all back out. That's what we asking to do.

Chairman Wood: Ok, and that's what you're presenting tonight that you want?

Mr.Housden: Yes.

Chairman Wood: All right, questions

Commissioner Clipp: Well, I have a question, what's going on with the other side of the building, the exact opposite gable?

Mr.Housden: Yeah, we got a spot over there, we're gonna frame that up and draw that back in before that creates a problem like this other side has. We gonna fix that before that gets out of control on that one. It's only a spot probably a foot and a half, couple bricks has moved in. So it's the same thing you talking a home probably a hundred years old, so what wood construction is in behind that is getting bad, and that's what happened on this other gable end it's all just gave away all at once, and course now it needs to be completely took down and re-done.

Commissioner Gimble: In your proposal to frame it, and put siding up I see an air vent but I see no window use. I don't see the windows being replaced.

Mr. Housden: Well, we can do it either way. We have it on this second one we that we drew up, it's got the two windows or we can put one big vent in that.

Commissioner Gimble: You are also proposing vinyl siding, is that correct?

Mr. Housden: Yes sir.

Commissioner Walker: Having read over Ms. McGhee's re-submittal of her application and the attending letters, and looking over the drawing, there's nothing here that looks out of place, and it looks like it very well thought out, and it's been well documented as to what you want to do, and the reasons to why you want to do that. I still can't get over the fact that we are here to preserve the historical integrity of the structure, but I am concerned about a slippery slope we might start going down if we start taking the extent building materials, the very structure of the building, and

changing it so fundamentally. I do on the other hand, I can argue against myself as I understand. If you're walking up the street you can see this. It's not something you're going to necessarily notice when you're driving down Race Street. I also understand that it has been let go long enough that it's a more serious problem than the other side. I also, having worked with historic brick for the last twelve years, know that it's a Pandora's Box. It can go really, really well, and be done in two days, or you could end up with seven days, and fifty broken bricks. So, I understand all of that. The thing that I'm wrestling with, and I don't understand what our position is here on the commission and need your help on, I don't know where our responsibility to help our applicants financially ends, and where our responsibility to make sure we protect the historic integrity of this historic district begins. I think we have started to see a lot of applications come in, the Telamon application where some very similar significant changes are being proposed and based on financial reasons. It is going to be absorbingly expensive to do one thing over another. I really feel for those things. I really understand that. I also know the Secretary of the Interior Standards make us take that into account. It does not change the fact that those standards, and our purpose here are to preserve the historic integrity of the building. I would much rather see a meeting in the middle. Instead of re-building that wall as a structural brick wall, frame it out, and sheet it the way it's being suggested here by this gentleman which will preserve the structural integrity as has been evidenced here by the architects report. But instead of cladding the outside of the sheathing with vinyl siding I would recommend that they clad the outside of that sheathing with veneered brick, so you would have one course of brick like in a modern house, you're not dealing with four courses of brick that you're tying together to make a structure.

Ms. Smith: Can I ask a question? I did a little bit of research myself about this and, I have some questions for you specifically since you know about mortar type and brick type, but it is my understanding, after talking to some local architects and some engineering firms, that these bricks are probably late eighteen-hundreds made by hand. The mortar was soft mortar. In order to replace them it would be recommended they use a type-o mortar, to keep it with the soft brick. It's a two-wythe wall, so that means two bricks together, two stacks? Would it not be possible to tear down the brick, and replace exterior with the old brick, and do the interior as new brick?

Commissioner Walker: You could.

Ms. Smith: That way you could have enough historically significant brick to do all the exterior replacing.

Commissioner Walker: You could. The soft mortar that is probably in your building, and I stopped by to see the structure. It has not been, the Portland hasn't been put into that wall, so its going to be soft mortar to get that brick down, but like you say, they're late nineteenth-century hand thrown bricks.

Ms. Smith: But they're two stacks wide.

Commissioner Walker: There are, they are two stacks wide.

Ms. Smith: So, if they replace the outer stack with the old brick taken from both stacks they'll be plenty of brick, there should be. And then replace that inner stack with regular brick, with new brick?

Commissioner Walker: I think that kind of a combination of what you're saying and what they're saying would probably be the most advantageous. In taking down that wall, I think we can all agree that thirty percent of the bricks there would be viable bricks without much work, and that's kind of what you're saying, that you're gonna have some good brick in there. Instead of making them put up what's now an antiquated form of construction, which is brick walls. Let them put up their studded frame walls with modern sheathing, and then take that historic brick that's left, and veneer it on the outside with historic brick. You're not going to incur the expense of purchasing brick, which is kind of what you're getting at. Heck, anybody could go up there and get enough brick without too much work to veneer the outside. Its adhering to the plans that you're actually recommending, the only thing that I'm recommending is we change the outside cladding. And, that way I think we obtain the original look.

Ms. McGhee: So, this still would involve our hand cleaning of hundreds and hundreds of brick?

Commissioner Walker: Well, before you get too uptight about that, having done it much myself, I'm sure you understand it's a matter for most of those bricks, of holding the brick in your hand, and hitting it with a brick hammer one or two times, and that's gonna fall off. It's really the type of mortar you have in that building, it's not going to create the labor intensive project that you might be envisioning.

Ms. McGhee: But you yourself just said, working with historic brick can go well, and be finished in two days, or take seven days and have many broken bricks.

Commissioner Walker: That I did, but let me address that. I just said that we're not trying to save all the brick in this plan. The compromise that I am recommending, you're not going to have to worry with seventy-percent of those bricks. So, it's not going to take you that much time, because all you're trying to do is salvage enough bricks to veneer the outside, not re-construct a foot thick, brick wall. So, even if worse case scenario, the amount of brick that comes out of that wall, that's going to be easy to work with, will give plenty enough brick to do the veneering. You're not going to have to worry about the bad ones or the hard ones, just put them aside.

Ms. McGhee: The structural engineer said the wall is almost twelve feet high, too tall to use two by four framing with brick veneer. The two- wythe thick portion of the wall to which the framing should be attached cannot accommodate the bond thickness. Number three, the structural engineer says the wall is almost twelve-feet high, too tall to use two by four framing with brick veneer. The two-wythe thick portion of the wall to which the framing should be attached cannot accommodate the combined thickness of two by sixes' and brick. So, I'm not sure exactly what that means, but it seems to contradict your construction suggestion.

Commissioner Walker: I can tell you as sure as I'm sitting here, that framing can be built out of readily available wood, that can sustain, and hold a brick veneer. Um, you know, there are a lot of structures that are more than twelve feet high that have brick veneer.

Commissioner Clipp: I think she's talking about though, doing the framing, and the structural brick. We're not talking structural brick anymore.

Commissioner Walker: We're talking this much brick.

Ms. McGhee: How many bricks do you estimate? Obviously, I'm cost driven here. It is my responsibility as a businesswomen

Commissioner Walker: I've been very conscious of that.

Ms. McGhee: Well I'm sure you are.

Commissioner Walker: In the last meeting, and in this meeting, although that's not my primary responsibility here.

Ms. McGhee: No, no, I understand, but I understand your imperative to preserve the integrity of the town, the historic aspects of the town.

Commissioner Walker: That's why we're here, but I have been conscious that we need to make sure we keep this a very cost effective and viable approach.

Ms. McGhee: How many bricks do you think that we're going to have to clean to veneer this?

Commissioner Clipp: He just said, he estimated thirty- percent.

Commissioner Walker: I'm estimating that thirty- percent of the bricks in that wall will be all that you need to veneer the outside of that.

Ms. McGhee: So, if there are about seven hundred bricks, that we're going to have to take down thirty-percent of that. Two hundred, two hundred fifty.

Commissioner Walker: You figure you have a brick wall that is probably approaching a foot thick, okay, so you have a brick wall that is ten inches to a foot thick. All you need is the outside three and a half inches of that wall.

Ms. McGhee: I understand that, I understand what you're saying.

Commissioner Walker: So, take that information and calculate how many bricks you will need.

Ms. McGhee: Okay, well then, I can't be in a position to assess whether this is cost affective, until we can run calculations, unless you can figure out a calculation. I do know that the gables on this building that face the street, have white wood underneath them. So, this kind of detailing is already on the building.

Commissioner Walker: Which we appreciate has been preserved, however, that's not what was originally in the gable ends.

Ms. McGhee: Yes, I understand that, but the standard, is your standard to duplicate exactly what is in place or the standard flexible enough to accommodate what is appropriate. Historically appropriate, appropriate for the neighborhood and appropriate for the specific building.

Chairman Walker: I can only speak for myself but, I can tell you I believe that it's probably within the power here to say, re-build your brick wall, fix your wall, you shouldn't have let it go as long as it is anyway. So, fix it, go back and fix your wall exactly the way it stands.

Ms. McGhee: Well, then we would get lawyers, and I would appeal it, and.

Commissioner Clipp: That's what I was going to say [in reference to Commissioner Walker's statement].

Commissioner Walker: We're giving you an option.

Ms. McGhee: Um hmm, Um hmm

Commissioner Clipp: It's the old adage that you know, your failure to plan accordingly does not constitute an emergency on our part. I mean, that's what I tell my students in my classroom. If you let something go too long, and then suddenly come in, and the other end of your building is not in that situation, and so, you are able to preserve what's there because you are going to act, I hope, with some prudence on the other end of the building so that it doesn't get to this point to where it then becomes more difficult for you to deal with.

Ms. McGhee: You know the terrible thing Ms. Clipp. It's thirty-five feet in the air, in a space that's not used, an empty attic. We never noticed until the pigeons started getting in. Then it was like, oh my goodness.

Commissioner Clipp: I understand. I live in a 1899 house myself, a brick house. So, I completely understand.

Ms. McGhee: I don't think it's out and out raw negligence, the damn thing snuck up on us.

Commissioner Clipp: Unfortunately, we recommend that you really, you know keep a maintenance schedule and really look at the different parts of your building on a regular basis. I mean anybody who owns a old home. I mean unfortunately that's the hard part of owning an old home. You really have to be very diligent about looking at some of those things. It is very tough sometimes, but it is also very rewarding when you can maintain, and preserve that building to the original standards or whatever. So, I think that you know you would be, I think you would feel like you've done something really good by following a plan like that, by trying to keep the brick there. You can see it from the street. I did want to mention

that. It is almost a full story above the neighboring property, so you can see that gable quite clearly because it does rise well above the neighboring property.

Commissioner Walker: If you couldn't see it from the street we wouldn't be having this discussion, because it wouldn't fall under our purview.

Ms. McGhee: I understand but it's not a presenting, u know, and that's all I'm saying.

Commissioner Walker: Sure, we understand that.

Commissioner Clipp: We understand.

Commissioner Walker: We're presenting to you, an option.

Commissioner Clipp: A compromise.

Commissioner Walker: A compromise.

Legal Counsel Mr. Sayre: Mr. Chairman you might want to go ahead and have a public hearing.

Chairman Wood: Yes thinking about that.

Chairman Wood opened the Public Hearing at 7:22. As no one came forward for or against, the Public Hearing was closed at 7:23

Commissioner Walker: I would like to make the motion that we approve the application as presented, with the stipulation that, rather than the exterior be clad in vinyl siding, brick salvaged from the original construction of the wall will be used to veneer the outside of the framed and sheathed gable end.

Commissioner Gimble: And may I ask about windows, did you want to make any?

Commissioner Walker: I thought when I looked at the drawing that those were in there.

Commissioner Clipp: They are in the drawing from the contractor.

Commissioner Walker: They're not in the second one.

Ms. McGhee: The structural engineers sketch has windows, and Mikes sketch that he submitted initially has the air vent. I think one of the things she said we had trouble with that wall was that the windows that were originally designed were too big, and they undermined the integrity of the wall.

Chairman Wood: Mike you would have to help me here, but I don't think that would be a problem in a framed and sheathed wall. You're not leaving those openings in the structural brick, would you think.

Mr. Housden: No, right.

Ms. Smith: So, to keep the same windows, not to replace them, no replacement windows, the same design, the same wood frame; the same.

Commissioner Walker: Those same windows are still there.

Mr. Housden: Yes, but we don't know if they any good, for the wood, I mean, you know when you take them out if the frames can be used to put windows back in them.

Commissioner Walker: So, Kin help me how do I add that now.

Mr. Sayre: Well the application appears to have the windows in.

Commissioner Walker: So, it has already been taken care of, we're good. Commissioner Muth seconded the motion which was followed by a unanimous vote of "aye". Motion carried.

2. CASE # HP 11-012. 101 W. Martin Street. Public Hearing. Application for Certificate of Appropriateness to construct a storage shed, install a new concrete walkway and construct a fence. St. John's Lutheran Church, applicant.

Jim Riley and Carl Newman with St. John's Lutheran Church presented this request to construct a 12 x 24 storage shed, install a new concrete walkway and construct a fence. Mr. Newman noted that one parking space would be used for the shed. He went on to state that the fence was a State requirement for the daycare facility.

Chairman Wood opened the public hearing at 7:31pm. As no one came forward to speak for or against, the public hearing was closed at 7:31pm.

After discussions confirming location of sidewalk and steps, and gate construction, Commissioner Gimble made the motion to approve as applied. Motion was seconded by Commissioner N. Thompson and followed by a unanimous vote of "Aye". Motion carried.

3. CASE # HP 11-013. 106 N. Maple Avenue. Public Hearing. Application for Certificate of Appropriateness to replace gutters, soffit and fascia, porch ceiling, and coal shute. Bryan Peters, applicant.

Dennis and Jane Keller, property owners, and Brian Peters with Handyman Connection presented this request to replace gutters, soffit and fascia, porch ceiling, and coal shute. Ms. Keller stated that the property has been vacant for 2 years before they bought it and they would like to clean it up. Next, she stated it is affecting the brick, sidewalk and because of her handicap having no gutters, water lays on the sidewalk making it difficult for her to get up and down the stairs. Mr. Peters stated he would be installing gutters on the front of the house, vinyl soffit and aluminum trim metal for the fascia on the overhang of the home. In addition, the ceiling of the porch will be replaced with vinyl soffit and the existing coal shute will be replaced with an awning window that opens.

Commissioner Walker asked what an awning window is. Mr. Peter described it as being a crank out window.

Mr. Peters went on to say, the roof on the porch would be replaced with metal and painted red to match the main roof of the house. Mr. Wood asked if they would be painting the house roof. Mr. Keller stated they would but not at this time. Mr. Wood informed the homeowners that if they would be painting it the same color they would not need to bring it before the Commission.

Chairman Wood opened the public hearing at 7:34pm. As no one came forward to speak for or against, the public hearing was closed at 7:34pm.

After discussions confirming which type of gutters will be used, if Mr. Peters has any brick to match the existing brick, and the materials used on the porch ceiling. Commissioner Muth made the motion to approve as applied. Motion was seconded by Commissioner Gimble and followed by a unanimous vote of "aye". Motion carried.

4. CASE # HP 11-014. 406 W. Race Street. Public Hearing. Application for Certificate of Appropriateness to install a business sign. Busted Knuckles, applicant.

As no one was present to present this case, it will be rescheduled until the next meeting.

OTHER BUSINESS

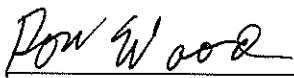
None

DISCUSSION ITEM(S)

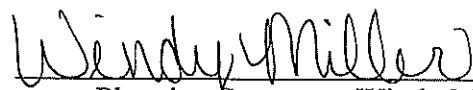
None

ADJOURNMENT

Commissioner Clipp made the motion to adjourn. Commissioner Muth seconded the motion, which was followed by a unanimous vote of "aye." Meeting adjourned at 7:35 pm.



Don Wood, Chairperson



Planning Secretary, Windy Miller