BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, September 1, 2015

Mr. Graham called the meeting to order at 7:30 P.M.

ATTENDANCE

Present: Charlie Graham, Jaime Garrett, Richard Hoback and Frank Holloway. Also present: City Planner Andrew Rodney and Assistant Clerk of Council Julie Weaver.

Absent: Ed Ross, Chris Von Handorf and Brad Thorp.

APPROVAL OF MINUTES

No changes were requested for the minutes of the BAR meeting of August 4, 2015.

MOTION: Mr. Garrett made a motion to approve the minutes of the Board of Architectural Review meeting of August 4, 2015, as distributed. Mr. Holloway seconded the motion. The motion passed 3-0-1, with Dr. Hoback abstaining, because he was not present at that meeting.

NEW BUSINESS

Application P-2015-0041: Zoning Verification for Use of Vinyl Replacement Windows
78 E. Franklin Street
Applicant: Michael Houtz

Mr. Rodney presented the staff report for the request by Mr. Houtz to replace one-over-one wood windows with vinyl double-hung replacement windows at 78 E. Franklin Street in a house built about 1835. The *Design Review Criteria* strongly discouraged the use of vinyl windows in the Architectural Preservation District, but did permit the Board to approve them on a case-by-case basis. The *Design Review Criteria* guidelines for replacement of windows in the APD included the preference for preservation of current windows, for use of similar style and materials in the replacement and for rectangular shapes. Mr. Rodney noted that Mr. Houtz had done a survey of the buildings in the immediate area and Mr. Yandrick verified that about half of them had vinyl replacement windows, meaning precedent existed for permitting the use. Mr. Rodney recommended denial of the application, because of the failure to meet the guidelines and the strong language of the *Design Review Criteria.*

When invited to comment, Mr. Michael Houtz, 5372 Pine Valley Drive, West Chester, passed an outline of his comments to each one present. Mr. Houtz went over the history of the house; it had been owned by his family since the 1970's. He noted he had invested $36,000 in new lighting, the heating and air systems, interior repairs and sidewalks, without counting his labor. He said the current single pane windows sweat with temperature changes, leak air, do not work properly and are energy-inefficient. Vinyl replacement windows installed would cost about $5,000; new wood windows would be three times that and not last as long. He argued that the survey showed about 50% of the windows in the Franklin Street neighborhood were vinyl.

Mr. Houtz asked for a color change from the information noted on the application. He requested a change to beige windows with trim in the pantone red from the APD color choices.

Questions and comments from the Board followed. Mr. Graham asked if the building was occupied, and Mr. Houtz replied in the negative. Dr. Hoback asked for clarification of where the specific colors would be used—the proposal for the building, the window and the trim. When he pointed out light spots on the siding, Mr. Houtz said the spots were the material covering holes made by screws repairing loose siding. The entire house would be primed and repainted in light brown quality paint. Shutters were expected to be a mushroom color.

Mr. Garrett commended Mr. Houtz for maintaining the wood siding, before pointing out that he was very conservative on keeping the original materials in historic districts, because he felt the materials were a vital part of the nature of the home. Money should be a secondary consideration. He asked if Mr. Houtz had priced repairing the existing windows. Mr. Houtz responded in the negative. He stated that many of the windows were beyond repair—rotting and ill-fitting to each other and the jamb. Additionally, the problems related to the single panes would remain. Mr. Garrett noted security issues also.

When Mr. Garrett asked about the plan for the window trim if vinyl windows were permitted, Mr. Houtz said he planned to replace the wood trim. Mr. Garrett stated the material, the thickness and the profile needed to be the same as the original, especially the pieces at the top of the windows. These were important features for the character of the building and its historic nature. Proper trim of the same material and same profile would enhance the structure.

Dr. Hoback inquired about the condition and color of the shutters. Mr. Houtz said the shutters were in good condition and would match/coordinate with the new color scheme.

Mr. Garrett asked about a prominent upper story window that looked to be single pane of glass, not a one-over-one. He and Mr. Holloway stated the windows should be replaced with as much consistency as possible with double-hung windows. The front bay window was not being replaced

Mr. Garrett stated he was torn between the need to maintain the integrity of the historical district and the need to encourage proper maintenance and provide security for a future business tenant. As a compromise, he suggested keeping the integrity of the window trim. If the trim was wood in the same profile as the original, he would support the vinyl windows. The applicant should work closely with staff to determine an appropriate color palette.

MOTION: Mr. Garrett made a motion to approve Application P-2015-0041, the zoning verification for the use of vinyl replacement windows at 78 E. Franklin, subject to two conditions:

1. The City Planner shall approve the color palette for the vinyl windows, the trim and the siding.

2. The applicant shall preserve the integrity of the window trim with the use of wood in the size and profile of the original pieces.

Mr. Holloway seconded the motion. The motion passed 4-0.

COMMUNICATIONS

Mr. Rodney presented a ten-year service award pin to Mr. Garrett.

Mr. Rodney announced the annual area-wide Planning and Zoning Workshop on December 4, 2015. He encouraged BAR members to attend and said the City would pay the fee for the event.

When Mr. Holloway asked about the construction projects on North Main and Franklin Streets, Mr. Rodney replied that the work on N. Main was for Montgomery County water main replacement and work on Franklin Street and in Pleasant Hill was for Vectren gas meter changes.

ADJOURNMENT

MOTION: Dr. Hoback made a motion to adjourn the meeting. Mr. Garrett seconded the motion. The motion passed 4-0.

The next meeting of the Board of Architectural Review was scheduled in the Council Chambers at 7:30 p.m. on Tuesday, October 6, 2015.

Charles M. Graham