

STAUNTON HISTORIC PRESERVATION COMMISSION**February 26, 2019****5:30 p.m.****Council Chambers**

PRESENT: **David Brown, Chair**
 Deneen Brannock, Vice Chair
 Alexander Avery (arrived at 5:35 p.m.)
 Michael Brown
 Dennis Blanton

ALSO PRESENT: **Rodney S. Rhodes, Senior Planner**
 Linda Nesselrodt, Zoning Technician
 Terry Holmes, Council Liaison (arrived 5:40 p.m.)
 Frank Strassler, Historic Staunton Foundation
 Suzanne F. Simmons, Clerk of

Council

The Chair opened the meeting at 5:30 p.m.

MOMENT OF SILENCE

A moment of silence was observed. Mr. Michael Brown then read the preamble of the Historic Preservation Commission.

NEW BUSINESS

- a. **CERTIFICATE OF APPROPRIATENESS****
 Virginia Building, L.C. / Boyce Brannock
 25 North Central Avenue
 Change Out Exterior Doors

Ms. Brannock recused herself and stepped down from the dais.

Boyce Brannock, stated the applicant had submitted a certificate to table this item in order to gather more information for this project. Mr. Brannock noted he was asking to continue this request at the March 26, 2019 meeting.

Mr. Michael Brown moved that the Certificate of Appropriateness for the Virginia Building be postponed until the meeting in March, 2019.

The motion was properly seconded and carried at 3-0.

Ms. Brannock returned to the dais.

b. CERTIFICATE OF APPROPRIATENESS

**Mark McConnel, Summit Studio
12 Middlebrook Avenue
New Concrete Steps and Walkways,
Handicap Accessible Ramp, Railings**

Mark McConnel, architect for the project at 12 Middlebrook Avenue, stated the application is for the repair of the steel handrails outside, installation of a concrete paved handicap parking space, and the ramp associated with such. He noted the first time this proposal appeared before the Commission, it was an asphalt paved area and it was recommended by the Commission to change it to scored concrete. Mr. McConnel stated that had been changed per their recommendation. He noted the ramp was changed back to wood and that the pitch would be changed in order to make it code compliant.

Mr. McConnel stated the other continued item was the repair and replacement of the three sets of concrete steps in the front. He noted these steps are not code compliant and vary in such a degree that they are fairly hazardous towards the top. Mr. McConnel stated additional documentation had been requested by the Commission. He stated he had submitted a plan which shows the significant change. He noted since the treads are too shallow, they will have the same number of risers but instead will be longer so that the sloped concrete pedestals on either side will be less steep. He noted the steps will look identical in elevation. Mr. McConnel stated the steps will be flat, vertical face, down at an angle, flat, and a vertical face.

Mr. Blanton stated as a point of interest for himself and his edification, he asked if code compliance is an essential concern for historic renovation projects.

Mr. McConnel stated this is being done under the Rehabilitation Code which basically states if changes are not made then it does not need to be brought into code compliance. He noted the steps are not safe and was worried about someone falling. Mr. McConnel stated they would not be replacing all of the concrete steps only where most of the people would be coming and going. He stated the steps will be code compliant, but they were not required by code to have them replaced.

Ms. Brannock asked Mr. McConnel if he felt fairly confident that the color and texture of the concrete can be matched to the original. Mr. McConnel stated the employee that will be working on the steps has had work approved by the HPC previously. He noted that a tan sand finish concrete would be used which is most prevalent in the oldest concrete. He stated sections of the sidewalk would be cut out and would be replaced with the same kind. Mr. McConnel stated he couldn't say whether it would match exactly.

Mr. Blanton asked if it was unreasonable to request that a pilot concrete pour be done in order to ensure that the quality of the work is commensurate with the original and to retain and maintain the integrity of the building. He noted concrete is such a vital element of that structure.

Mr. McConnel stated there would probably be two different pours – the sidewalks could be done at one time and then the steps another time. He noted the Commission could inspect the sidewalk after it's poured before starting the steps. He felt this might be a possible compromise since batch mix concrete is costly.

Ms. Brannock stated this would be possible, but wasn't sure if the Commission has done this previously.

Ms. Nesselrodt stated in the past, staff has worked with multiple concrete companies at different times and they were able to do samples. She stated she felt it was within the Commission's purview that members can ask for a sample to know what they would be approving.

Ms. Brannock asked if that would be staff approval. She stated Commission members had not looked at samples previously. Ms. Nesselrodt stated those samples were in-kind replacement regarding color.

Mr. Blanton stated he would advocate for something of that nature since the building is such a landmark and felt it prudent for them to inspect.

Frank Strassler stated Mr. McConnell's suggestion of pouring the sidewalk on top, which isn't highly visible from the street, because of its surface, is probably a good route to go. He noted in hearing that Mr. McConnell is working toward that sand colored finish as opposed to the specs where it stated broom swept. Mr. Strassler stated it would be good for Commission members to see how that finish ends up on the sidewalk before proceeding with the steps. He didn't feel that a lot of different samples and color boards would need to be done. Mr. Strassler stated there are various levels of concrete in that facility along the concourse, but the ones that are highly different are patch repairs done later. He noted something else to take into account would be aging over time and to look at the size and color of the aggregate. He noted the concrete has been in place since approximately 1905.

Mr. Michael Brown asked if a special meeting would be held in order to inspect the concrete.

Chairman Brown stated he felt staff would be able to do the inspection.

Ms. Brannock recommended after staff reviewed it, then Commission members be notified of the meeting in order to view it as well.

Ms. Nesselrodt stated there had been other cases where it was left up to Mr. Strassler and staff to give the final approval.

Ms. Brannock stated in knowing that Federal and State tax credits have been applied for and that the Department of Historic Resources has given conditional approval on the plans, did make her feel better.

Chairman Brown asked Mr. McConnell if the ramp would be constructed out of wood or composite boards. Mr. McConnell stated they were going with exactly what was already there. He stated only the pitch of the existing material needed to be changed. He noted the entire site had been viewed by the Department of Justice and had been very stringent about what they want changed and how they wanted it changed.

HSF Recommendation - HSF recommends the Certificate of Appropriateness be approved.

Ms. Brannock moved that the Certificate of Appropriateness be approved for repair and limited in-kind replacement of the concrete step elements and sidewalks, installation of accessible parking, installation of a new handicap ramp, and in-kind repair/replacement of the metal railings. The proposed treatments must follow the local and Secretary of Interior Guidelines as outlined below.

Concrete Repair/Replacements: Any new concrete should match the old by attempting to utilize the aggregate mix, color, and troweled finish of the existing. Secretary of Interior Standard should be considered – *“the new feature will match the old in design, color, texture and, where possible, materials.”*

Secretary of Interior Standards for Rehabilitation

#6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Handicap Ramp: Will be constructed of wood with metal handrails to be painted.

Accessible Parking – Concrete ADA compliant paving: The accessible paving will use scored concrete as noted in the Staunton Design Guidelines. The area will be limited to removal of the affected area and cobblestone will be retained on site for future repairs.

Railings: The proposed repair and replace in kind for the railings meets the guidelines.

All of these comply with the Secretary of Interior standard #6. The Commission requests that the City be notified for review of the sample of the sidewalk when installed.

The motion was properly seconded and carried at 5-0.

Mr. McConnell also stated they plan to restore the two cabooses on the property and wondered if that was under the purview of the Commission. Commission members stated they were not building or structures; however, Ms. Nesselrodt stated staff would be in contact with him.

Mr. McConnell commended staff on their work and stated he had shared this with other architectural review board members.

c. CERTIFICATE OF APPROPRIATENESS
Craig Peterson
9 North Jefferson Street
Request an Extension of a COA

Craig Peterson, 9 North Jefferson Street, stated he is requesting an extension of his COA due to complications with contractors. He stated Ms. Nesselrodt informed him that he could request the COA extension.

Mr. David Brown asked Mr. Peterson if he had a time frame in mind. Mr. Brown stated the original permit was good for one year.

Ms. Nesselrodt stated the Commission can issue an extension for up to one year. Mr. Peterson stated he would like to request a one-year extension.

Mr. Michael Brown moved that the original Certificate of Appropriateness for 9 North Jefferson Street be extended for one additional year.

The motion was properly seconded and carried at 5-0.

OLD BUSINESS

a. CERTIFICATE OF APPROPRIATENESS

Henry C. Bayne

622 Stuart Street

Replacement Windows, Already Completed

Ms. Nesselrodt stated Mr. Bayne is requesting a continuance on this matter. She noted in the agenda brief that was provided to Commission members, Mr. Bayne has become ill and is in the hospital. Staff is still available to work with Mr. Bayne and asks that the Commission table the request. Ms. Nesselrodt stated Mr. Bayne's wife had signed the "Agreement to Table Agenda Item" form and is in agreement with that.

Ms. Nesselrodt recommended that the Commission table the item and review it again in March.

Ms. Brannock moved that the Commission approve the request to extend the application until March 26, 2019.

The motion was properly seconded and carried at 5-0.

OTHER BUSINESS

Mr. Rhodes stated he had no additional business.

Ms. Nesselrodt stated that staff has been working on getting the Historic guidelines on the City's website and in doing so it was discovered that the document doesn't meet the requirements for accessibility. She noted this was for compliance with federal guidelines for Section 508 of Accessibility. Any document on the website has to meet these new requirements. She stated this will hopefully be accomplished within a few weeks.

Chairman Brown asked if additional public hearings would need to be held. She stated no public hearings would need to be held as this only involved formatting of the pages and not content.

APPROVAL OF MINUTES

Mr. Michael Brown informed the Chair that the minutes from the January 22, 2019 meeting had not been approved.

Mr. Michael Brown moved to approve the minutes of the January 22, 2019 Meeting as presented. The motion was seconded and carried at 5-0.

ADJOURNMENT

The Chair adjourned the meeting at 5:56 p.m.

Suzanne F. Simmons
Clerk of Council