

**TOWN OF GORDONSVILLE
BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING**

MINUTES

Wednesday, June 7, 2017

6:00 p.m.

Council Chambers

The Town of Gordonsville Board of Architectural Review held their regular meeting in the Council Chambers of Town Hall. Members present were Chairman Theo van Groll, Vice-Chairman Will Stewart, Gordon Regan, Ron Higgins, and Judy Cutright. No staff was present.

CALL TO ORDER

The meeting was call to order at 6:00 p.m. All members were present. Chairman van Groll stated a quorum was present. Ms. Cutright was asked to take notes of the meeting as Mrs. Kendall was not present. She agreed to this request.

NEW BUSINESS

Consideration of Certificate of Appropriateness for 502 N. Main Street.

The owners of the property, John and Sonja Capelle, explained the intended modifications of the property which included:

*Main House: repair windows and install new low-profile storm windows: remove back deck and replace with a gravel patio; replace back door and windows with new door and sidelights; replace existing vinyl siding with new, premium wood like vinyl;

*Cottage: replace windows with vinyl box inserts with faux mullions- repaint existing trim; replace existing front concrete stoop with new concrete slab and hip roof; replace existing aluminum siding with premium wood-look vinyl siding.

Discussion followed. Mr. Stewart noted that, although not a BAR concern, a duplex setting may be more coded with different requirements one of which may include a fire wall requirement. Jason replied that he was aware of the coding which being R2 Zoning would permit 4 units without major inside changes. Jason also stated that he was very interested in maintaining the historical quality of the house and cottage as this would be most appealing to short rental and transient occupants.

A concern for the BAR was the use of vinyl siding. Vice Chairman Stewart was concerned that vinyl does not allow for the wood to breathe and can cause future damage to the structure. Mr.Higgins discussed the importance of structure continuity with cottage. Sonja explained the vinyl siding she and her husband preferred was of a high-quality wood grain appearance vinyl. Chairman van Groll commented that a smooth finish often appeared less jarring to the eye than a wood grain. Discussion continued with the final consensus that vinyl siding would be

acceptable for the house as this siding would be in the back of the house and not seen from Main Street. The application of storm windows to fit the original windows, replacement of the deck, and replacement of the door with sidelights held minimal discussion.

The cottage, not original to the time of the house, was given further review. The vinyl siding proposed for the cottage was not accepted as this is noticeable from Main Street. Discussion of other options to replace the present aluminum siding included a strong preference by several BAR members for board and batten as Hardie plank is extremely expensive. Ms. Cutright asked the owners what material would be used for the new porch roof, columns, door, and windows being replaced. Owners replied all materials would match existing roofing and original doors. Ms. Cutright also asked about the vinyl windows with faux mullions. BAR members stated this would be fine as the siding was of greater concern and the cottage was not of historical significance.

Further discussion included the mention of tree removal and further landscaping as well as the condition of the interior of the enclosed porch on the house as notes of interest but not the purview of the BAR.

Mr. Higgins made a motion, seconded by Vice Chairman Stewart, to “approve the application for Certificate of Appropriateness as presented for the house. All cottage proposals are to be approved except for use of the vinyl siding. The siding must be of board and batten with the understanding that if when all exterior material on the cottage is removed and board and batten does not meet the personal preferences of the owners, the owners must return to the BAR for further discussion of the siding.” The motion carried 5 – 0.

UNFINISHED BUSINESS

There was no unfinished business.

CONSIDERATION OF THE MINUTES

Vice Chairman Stewart made a motion, seconded by Mr. Regan, to approve the minutes of May 3, 2017 meeting. The motion carried 5 – 0.

ADJOURNMENT

There being no further business to come before the BAR, the meeting was adjourned at 7:20 p.m.

Judy Cutright, BAR member