

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on August 18, 2011, at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall.

PRESENT: Tim Bandyke, Patrick Farris, Tom Rockwood, Catherine Shore, Don Crigler and Bob Pinner.
ABSENT: None.
STAFF: Vince Diem
VISITORS: Terry Hudson, Josh Cohen and Author Cohen

MINUTES

The minutes from the August 4, 2011 meeting had not been completed in advance of the August 18, 2011 meeting; therefore, the minutes were not presented for approval.

CONSENT AGENDA

None

CORRESPONDENCE

None

NEW BUSINESS

BAR 11-476 Request of Z. Varkaris, Azzet, LLC, to install an exhaust hood at the rear of Tippy's Taco House, located at 147 North Loudoun Street.

HUDSON appeared before the Board on behalf of the applicant.

PINNER inquired as to whether the proposed exhaust vent was the one that had already been installed, or if HUDSON intended to replace it with another.

HUDSON indicated that the unit that was installed and depicted in the photographs is the one that they were seeking approval for. HUDSON further explained that there was another exhaust vent in the same location, as used by the previous restaurant owner/operator; however, it needed to be upgraded and replaced. After installing the new unit, HUDSON was advised by the Building Official's office to reduce the overall length of the unit, as it was obtrusive. HUDSON explained that the length was reduced and the unit was painted to not be as highly visible from Indian Alley.

ROCKWOOD moved that the Board grant a Certificate of Appropriateness to BAR 11-476, as submitted. SHORE seconded the motion. There was no further discussion by the Board and the request was unanimously approved (6-0).

OLD BUSINESS

BAR 11-425 Request of Piccadilly Square, LLC, for partial demolition and new construction at the Towers at Piccadilly Square, located at 200 North Cameron Street.

FARRIS clarified the purpose of the application as a request for demolition and new construction; and, not further conceptual discussion regarding the proposal.

DIEM stated that it was the intent of the applicant to proceed with a request for new construction and partial-demolition; and, that the previous meeting's conceptual approval has enabled them to move forward for this request.

COHEN, J. and COHEN, A. presented a PowerPoint slide show depicting the revised elevation drawings, perspectives, colored renderings, and further detailed drawings. The revised drawings also included a reference to the adjacent Glaize property structure for to provide a sense of scale and streetscape. COHEN, A. described each drawing and how various colors and materials would be incorporated into the building's façade. A combination of brick (matching the existing brick as close as possible), cream colored Dryvit®, and window fenestration was presented.

CRIGLER questioned the façade treatment of the east elevation of the building, which faces the neighboring Glaize property. It is the only elevation that does not have varying depths and dimensions in the elevation; and, consists primarily of window openings and a grid pattern intended to replicate the horizontal and vertical elements of the remaining facades. CRIGLER suggested that some attention be given to maintaining the sense of horizontal divides as characterized by the concrete cornice above the 1st, 4th, and 7th floors. He further suggested that perhaps a color band in Dryit® material be used to distinguish that visual separation.

FARRIS suggested that instead of a grid pattern on the east elevation, the developer may want to consider replicating the vertical elements found on the other elevations.

Following COHEN, A's representation of the balcony materials, ROCKWOOD questioned the description of "diamond-plate" flooring material for further clarification. COHEN, A. explained that it is an industrial type of stamped metal flooring that will be used on the balcony areas to prevent accidental slips and falls due to wet or icy conditions.

CRIGLER suggested that the architect introduce window styles on the first floor similar to those represented on the upper floors of the building. The elevations indicated that a fixed, non-divided window would be used. COHEN agreed that windows that would appear to be double-hung could easily replace those depicted in the renderings and elevation drawings. CRIGLER further clarified with COHEN, A. that the width of the window openings on the west elevation facing North Cameron Street would be reduced for consistency with those found on the south elevation facing East Piccadilly Street.

FARRIS moved that the Board grant a Certificate of Appropriateness to BAR 11-425, as submitted. BANDYKE seconded the motion. CRIGLER requested that the applicant return to the Board with revisions pertaining to the first floor window treatment and east elevation. FARRIS suggested that the applicant could present the final color choices to the Zoning & Inspections Administrator for Administrative Approval. With no further discussion, the Board unanimously voted to grant the Certificate of Appropriateness, with the applicant's agreement to return with the aforementioned items of concern (6-0).

OTHER DISCUSSION

DIEM reminded the Board that the annual Preservation Virginia conference will be hosted by the City of Winchester, September 25-27, 2011 at the George Washington Hotel. A final headcount of those members who are interested in attending was requested. ROCKWOOD indicated that he would not be able to attend. FARRIS expressed that he will be present.

ADJOURN

With no further business to discuss, the meeting adjourned at 4:47PM.