

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on, April 5 2007 at 15 N. Cameron Street, at 4:30 p.m. in Council Chambers, Rouss City Hall.

PRESENT: Belkin, McCabe, Lore, Shore, Farris

ABSENT: Bell, Saunders

VISITORS: Dr. Robert Kimble, Robin Casey, Tom Dick

Mr. Belkin acted as chairman in the absence of Chairman Bell and Mr. Saunders.

MINUTES

Mr. Lore, seconded by, Mrs. Shore moved to approve the minutes of the March 15, 2007 meeting. The motion passed on a vote of 4-0-1 with Mr. McCabe abstaining.

CONSENT AGENDA

Mr. Belkin requested a reorganization of the agenda, to be reflected as follows.

BAR-07-22-Request of Dr. Robert Kimble for approval of a projecting sign at 3 East Clifford Street.

Dr. Kimble was present at the meeting to answer questions. He stated that he would be installing a two sided sign made of $\frac{3}{4}$ inch plywood with vinyl lettering. Mr. Diem presented a copy of the plywood. Mr. Farris asked if plywood with vinyl lettering had been used before. Mr. Belkin stated that it was standard these days. Mr. Lore questioned the height of the sign. Mr. Kimble stated that the sign would have an 8 ft. clearance as required by the ordinance.

Mr. McCabe, seconded by, Mrs. Shore moved to approve **BAR-07-22**-Request of Dr. Robert Kimble for approval of a projecting sign at 3 East Clifford Street. The motion passed on a vote of 5-0-0.

BAR-07-19- Request of Robin Casey for approval of windows at 21 Peyton Street.

Ms. Casey was present at the meeting to answer questions. Ms. Casey stated that she wanted to change the one window on the rear of her house to two windows with an elliptical window on top because the change would be more energy efficient. The lower story windows will remain the same.

Mr. Belkin stated that most windows that are replaced with larger windows require a drawing that is specific to window size and dimensions of the old versus the new

window. In addition, it would be easier in terms of approval if she were to choose wood over vinyl.

Ms. Casey determined that aluminum siding was on the house over top of German siding. She stated that the only wood that is currently on the house is on the underside of the porch which was chipped and painted back to the original.

Mr. Belkin asked Ms. Casey's contractor how he would install the window. Ms. Casey's contractor explained the process in detail.

Mr. McCabe stated that the window was clearly viewable and when taking out a wood window it cannot be replaced with a vinyl because there is no like for like replacement.

Mr. Belkin stated that pre-painted windows generally last for many years. Ms. Casey replied that it was difficult to access the window to paint it.

Mr. Belking stated that it would be best to table the request and have Ms. Casey bring back a sketch and also examine the option of a wood window and if it requires trim a hardy plank can be installed. Mr. Farris added that going with wood would help future owners.

Mr. Farris, seconded by, Mr. Lore moved to table **BAR-07-19-** Request of Robin Casey for approval of windows at 21 Peyton Street, pending a resubmission accompanied with a drawing and materials. The motion passed on a vote of 5-0-0.

BAR-07-20- Request of South End Fire Company for approval of Demolition at 620 South Braddock Street.

The request was tabled at the applicant's request because it requires a public hearing first.

Mr. Farris, seconded by, Mr. Lore moved to table the request. The motion passed on a vote of 5-0-0.

BAR-07-21-Request of Alicia Pearson for approval of exterior paint at 24 East Piccadilly Street.

Mr. Belkin asked Mr. Diem if Ms. Pearson can legally resubmit her application in the same year because she had been rejected. Mr. Lore replied that she legally has to change it. Mr. Belkin stated that there was a fundamental design problem, not with the color but with the intensity of the color. He also added that Mr. Bell had stated that an identical denial cannot be submitted for a year. Mr. Belkin stated that she should not be on the agenda in the first place and the fault lies at the staff level.

Mr. Diem stated that if the application was amended within ninety days it can be reheard. He stated that the question would be whether when going back to the original hearing does the current paint color follow the recommendation made at the meeting.

Mr. Lore stated that there are issues other than the color involved. He stated that it could be tabled because there is no one present to speak on behalf of the applicant. Staff could speak with the applicant after the meeting.

Mr. Farris, seconded by Mr. Lore moved to table **BAR-07-21**-Request of Alicia Pearson for approval of exterior paint at 24 East Piccadilly Street until staff communicates to the applicant the guidelines in relation to resubmission, such as appropriate color and concerns over surface area that would be covered. Staff would also inform the applicant that an appropriate number of swatch colors should be submitted prior to the meeting. The motion passed on a vote of 5-0-0.

Mr. Farris left the meeting at 5:10 pm.

BAR-07-23- Request of First Loudoun Street Corporation, LLC for approval of Demolition and new construction at 200 North Cameron Street.

Tom Dick was present at the meeting to answer questions and discuss the project.

Mr. Diem stated that this was to be simply a conceptual discussion.

Mr. Belkin asked Mr. Dick to describe how the current building would be transformed into The Sovereign. Mr. Dick gave a short history of the building which dates back to 1960. He stated that the plan was to add three floors to create a total of 36 residential condos to be sold individually.

Mr. Dick stated that the current curb cut was originally a drive in area and the entire area underneath was a parking garage. The Darlington's enclosed the first floor and added a restaurant and pool. The previous owners had since filled in the pool and created a meeting room.

Mr. Dick stated that there would be simulated limestone on the first three floors. He stated that he anticipated structural changes to carry the additional stories. The pre cast slabs that extend around the building will sit on or come up underneath of it. He stated that he may not need all three feet but the sidewalk will be narrow. The curb will go into Cameron Street but there will be curb cuts and where it can be the slab will be trimmed back.

Mr. Belkin asked for a reaction from the Board. Mr. McCabe stated that it enhances the downtown and it should be acceptable to the board with the exception of the simulated limestone. He suggested that real limestone be used.

Mr. Lore asked if the project would be the same height as the George Washington Hotel. Mr. Dick stated that it must meet the 75 foot rule; however, it might be a little taller than the George Washington. He did not have the elevation at the time.

Mrs. Shore asked how The Sovereign would affect parking. Mr. Dick replied that the building was located in the B-1 District which is parking exempt; however, he owned the lot to the north and intended to keep it as parking. He stated that he would like to have 1 ½ spaces per unit with the cost of each unit being \$350, 000 to \$400,000.

Mr. Belkin asked, Mr. Dick if he had ever thought of demolition. Mr. Dick replied that he hoped it would not reach that point. He hoped the bottom will be \$100 square foot and the top will be \$250 square foot.

Mr. Belkin stated that new construction should respect the average height and width of commercial buildings in the area and seven story building may be out of whack. He stated that he understood that additional construction is critical for financial incentives but step backs would also be a good idea. Mr. Dick confirmed that step backs are in consideration.

Mr. Lore asked if there was a timeframe in mind yet. Mr. Dick replied that gutting would begin in the Fall of 2008.

Mr. Belkin said that the Board of Architectural Review's role would be to give a Certificate of Appropriateness. His concern was what impact adding three floors to this building will have on the historic district. Mr. Belkin presented a slide of what he thought the Towers would look like after adding three stories. He reiterated that a step back would be a good solution.

NEW BUSINESS

Mr. Belkin presented changes to the guidelines. He asked Mr. Diem why there was such a high height standard and if it could be lowered by council. Mr. Diem replied that a request to lower height standards would need to be staff generated. Mr. Diem stated that there would have to be a text amendment to state that it would have to be so far from a public right of way so that the Winchester House would not be non conforming.

Mr. Belkin presented slides concerning the TuTu Pink building. He showed a comparison between what happens to the building when it is modified and the decorative elements are removed. One of the slides showed what the building probably looked like prior to the modifications.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 6:00 pm.