

## **BOARD OF ARCHITECTURAL REVIEW MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on, June 7, 2007 at 15 N. Cameron Street, at 4:30 p.m. in Council Chambers, Rouss City Hall.

**PRESENT:** Bandyke, Saunders, Shore, Belkin, Lore, Farris

**ABSENT:** None

**VISITORS:** Richie Pifer Jr, Don Crigler, Mr. Hamman,

### **MINUTES**

Mr. Belkin, seconded by, Mr. Lore moved to approve the minutes of the April 19, 2007 meeting with the addition of 122 and 128 East Cecil Street to BAR-07-29. The motion passed on a vote of 6-0-1 with Mrs. Shore abstaining.

Mr. Lore, seconded by, Mr. Belkin moved to approve the minutes of the May 17, 2007 meeting with several conditions to include the deletion of the discussion regarding BAR-07-20 or a summarization of the discussions. Mr. Belkin stated that he would like to meet with who will be doing the minutes to go over the changes. The motion passed on a vote of 6-0-0.

### **CONSENT AGENDA**

**BAR-07-37-** Request of Dennis J. McLoughlin for a sign at 101 South Loudoun Street

**BAR-07-34-** Request of Graphics North for a Sign at 139 N Cameron Street, The Marathon Bank/United Bank

**BAR-07-33-** Request of First Presbyterian Church for new construction of a wall at 116 S. Loudoun Street

Mr. Farris, seconded by, Mrs. Shore moved to approve the consent agenda. The motion passed on a vote of 5-0-1 with Mr. Bandyke abstaining.

### **NEW BUSINESS**

**BAR-07-38-** Request of DF Crigler Associates Architects for demolition and new construction at 507 S. Kent Street.

Mr. Saunders opened the public hearing.

Mr. Saunders asked if anyone wished to speak in reference to the request.

No one was present to speak for or against the request.

Mr. Saunders closed the public hearing.

Mr. Don Crigler, of DF Crigler Associates provided details to the Board concerning the project. He stated that the shutters would be two panel wood. The Board stated that the shutters don't necessarily need to be operable; however, they should appear that way.

Mr. Crigler said that there would be a wooden step and a wooden handrail and lattice underneath the porch. Mr. Bandyke said that as opposed to diagonal grid lines, horizontal and vertical grid lines are more in keeping with the historic character. Mr. Crigler stated that he would be willing to install horizontal/vertical grid lattice. He asked the Board to keep in mind that this is an affordable housing project.

Mr. Farris stated that a metal standing seam roof keeps with the vernacular. He added that he understood Mr. Crigler's cost effective desire. Mr. Crigler stated that he could put metal standing seam on some of the units; however, there are a number of metal roofs already on the block with asphalt shingles. Mr. Farris stated that asphalt roofs didn't exist when the house was built even if others exist already. Mr. Saunders stated that he had a hard time forcing a tin roof on a small house, when Mr. Crigler has already provided more than enough information for the board. In addition, the Habitat Houses that were approved by the BAR have hardy siding and asphalt roofs.

Mr. Belkin stated that he had a problem with approving the Hardy Plank siding because on 310 South Kent Street it looks pre-fabricated. He stated that of all the elements the Board has discussed the siding is the most visible and therefore should be wood, which isn't more expensive and looks better. Mr. Saunders replied that everything that Mr. Crigler has presented on his plans has been previously approved by the Board in other cases and he thought that hardy plank siding would be acceptable. Mr. Crigler stated that the problem with wood is that it needs to be painted. He added that an alternative would be to stain it.

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

Mr. Belkin, seconded by Mr. Lore, moved to approve BAR-07-38 Request of D.F. Crigler and Associates Architects for demolition and new construction at 507 S. Kent Street as presented with the following amendments; the shutters would be simulated operable wood, the siding should be wood, however, the Board will consider alternative materials at a later presentation. The motion passed on a vote of 5-0-0.

**BAR-07-31-Request of Madison Farms LLC for exterior siding at 305 N Loudoun Street**

The sister of the applicant was present at the meeting to answer questions. She stated that the structure was currently unoccupied and the siding was falling off and her brother proposed to replace it with vinyl siding. She presented the Board with an example of the siding.

Mr. Saunders stated that the Board does not accept vinyl siding. He suggested that if her brother is replacing siding that isn't the original hardy plank would be an acceptable replacement. However, if the siding is original to the building, the only other option would be to repair or repaint it.

The Board looked at a picture of the structure and saw that the metal siding was not original to the building. Mr. Saunders stated that her brother could remove the current siding and if what is underneath is in bad shape, he could replace it with hardy plank. However, he would need to return for approval with a sample.

Mr. Belkin, seconded by, Mr. Bandyke moved to table BAR-07-31 Request of Madison Farms LLC for exterior siding at 305 N Loudoun Street. The motion passed on a vote of 5-0-0.

**BAR-07-32**-Request of Hamman Construction Co, Inc. for repairs to an awning at 122 N. Loudoun Street, Bell's Menswear

Mr. Hamman was present to answer questions. He stated that the sheet rock was destroyed and the canopy next door is vinyl. He would like to replace the deteriorating canopy with a vinyl one. Mr. Bandyke stated that he could use 4x8 Hardy Plank Panel. Mr. Hamman stated that the canopy is holding moisture somehow and he would like to tear it down and find out what the problem is. Mr. Hamman said he would be willing to go with metal, if he could go ahead and take off the sheetrock and come back with other suggestions.

Mr. Belkin, seconded by, Mr. Shore moved to approve BAR-07-32 Request of Hamman Construction Co, Inc for repairs to an awning at 122 N. Loudoun Street, Bell's Menswear with the condition that they remove the existing sheetrock ceiling and return for approval of replacement materials. The motion passed on a vote of 5-0-0.

**BAR-07-35**-Request of Saunders Building Construction, Inc. for new construction, Addition and demolition at 114 N Cameron Street

Mr. Saunders stepped off the board to present the request. He stated that this would be a tax credit project. He would like to remove the addition and replace it with a brick structure and a new porch entry on the rear. He added that there will be more windows on the new addition than the existing one. Mr. Bandyke stated that Mr. Saunders was attempting to make the building more functional by bringing it to ADA Requirements.

Mr. Bandyke, seconded by, Mr. Shore moved to approve BAR-07-35 Request of Saunders Building Construction, Inc. for new construction, addition and demolition at 114 N Cameron Street, as presented. The motion passed on a vote of 3-0-1 with Mr. Belkin abstaining.

**BAR-07-36**-Request of Lawton Saunders for an addition at 17 E. Leicester Street.

Mr. Saunders stated this was a small addition that is not really visible from the public right of way. The addition would be similar to the current addition. He stated that the addition would just be one room and bathroom, and that he was essentially just pulling out what was already there. The addition will be 24 ft X 8 ft across with an 8 ft. ceiling.

Mr. Belkin, seconded by, Mr. Bandyke moved to approve BAR-07-36-Request of Lawton Saunders for an addition at 17 E Leicester Street, as presented. The motion passed on a vote of 4-0-0.

## **OLD BUSINESS**

**BAR-07-26**-Request of Richard W. Pifer Jr. for Demolition/New Construction at 314 S Kent Street

Mr. Belkin, seconded by Mr. Saunders moved to table BAR-07-23 Request of Richard W. Pifer Jr. for Demolition/New Construction at 314 South Kent Street until the next meeting.

**BAR-07-30**- Request of Braddock Street United Methodist Church for installation of an awning at 115 Wolfe Street

Mr. Belkin, seconded by, Mr. Bandyke moved to table BAR-07-30 Request of Braddock Street United Methodist Church for installation of an awning at 115 Wolfe Street until the applicant request to be placed back on the agenda. The motion passed on a vote of 5-0-0.

### Election of Chairman and Vice Chairman

Mr. Lore, seconded by, Mr. Bandyke, nominated Mr. Saunders for Chairman and Mr. Belkin for Vice Chairman. The motion passed on a vote of 3-0-2 with Mr. Saunders and Mr. Belkin abstaining.

### Review of revised copies of BAR Application

Mr. Belkin stated that the checklists provided will allow staff to keep certain projects from coming before the board. Mr. Diem stated that not every applicant might be able to verbalize their request or isn't technologically savvy.

Mr. Belkin stated that this would just be for new construction. Mr. Saunders stated that they could try it out for awhile and if it becomes too complicated, the Board will look at it again. He added that the checklist could be helpful as a handout to applicants.

### Discussion of Change in Meeting Time

After some discussion the Board moved the meeting time to 4:00 pm.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned.