

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on August 16, 2007 at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Roush City Hall.

PRESENT: Shore, Farris, Rockwood, Belkin, Saunders

ABSENT: Lore, Bandyke

VISITORS: Sam Long, Ken Connors, Jeanne Tommarello, John Wooschlager, Wilke Green, Jessica Brunot, Brenda Adams,

MINUTES

Mr. Farris, seconded by Mr. Belkin, moved to approve the August 2, 2007 meeting minutes.

CONSENT AGENDA

Mr. Belkin request to move BAR-07-70, BAR-07-76, and BAR-07-77 to the New Business items so the applicants could be asked questions on their proposals.

Mr. Belkin, seconded by Mrs. Shore, moved to approve the rest of the Consent Agenda items. The motion passed 5-0-0.

NEW BUSINESS

BAR-07-69 – Request of Village Square Restaurant to replace an awning at 105/107 N. Loudoun Street

The applicant or a representative was not present at the meeting.

Mr. Belkin asked Mr. Diem if he had any information that could clarify the confusing notes on the design that was submitted. Mr. Diem stated he did not.

Mr. Farris, seconded by Mr. Belkin, motioned to table the request. The motion passed 5-0-0.

BAR-07-70 – Request of Jessica Brunot/The Hair Company for exterior paint change at 38 S. Loudoun Street

The applicant or a representative was not present at the meeting.

Mr. Belkin stated that he was not sure if the applicant wants to paint on the side of the building or not.

Mrs. Shore, seconded by Mr. Belkin, motioned to table the request. The motion passed 5-0-0.

BAR-07-76 – Request of Stan Stokes for a projecting sign and paint color change at 120 E. Piccadilly Street

Mr. Rockwood excused himself stating he has some interest in this request.

Mr. Belkin stated the sign is fine however; the request is to paint the front of the building. His concern is that painting only part of the building will break up the appearance.

Mr. Stokes stated they do not own the building and cannot afford to paint the whole building. He would like to paint only the bottom half to make it attractive to customers. The side of the building is in good shape. The colors he has chosen are complimentary to what is on the building.

Mr. Farris stated he understands the applicant's problem but he agrees with his colleague. He suggested the applicant comes forth with a color that matches the rest of the building so not to break it up.

Mr. Belkin suggested the building be painted the same color but paint the windows and trim a different color. Mr. Saunders added that the BAR would be okay with white painted on the windows and trim. However, Mr. Belkin suggested using a different color on the door. He added the trim colors allow more options for brightness and distinction.

Mr. Farris, seconded by Mr. Belkin, motioned to table painting the building but to approve the sign as presented. The motion passed 4-0-1 with Mr. Rockwood abstaining.

Mr. Diem announced that the applicant for **BAR-07-70** arrived at the meeting. Mr. Saunders stated that they would address the request now.

Mr. Saunders asked how much of the building would be painted. Ms. Brunot stated only the front that has already been painted. Mr. Saunders stated the colors are in the correct range and the building has been painted before.

Mr. Farris, seconded by Mrs. Shore, motioned to approve the request. The motion passed 5-0-0.

BAR-07-77 – Request of John Woolschlager for a fence at 10 W. Clifford Street

The applicant or a representative was not present at the meeting.

Mr. Belkin stated the request was to replace a rod-iron gate with wood on the front of the house right on the street. He added that if you visit the house, the wrought iron is in good shape.

Mr. Farris stated he also has issues with replacing the wrought-iron with wood but he wants to work with the applicant.

Mr. Wooschlager arrived at the meeting at 4:28 pm. He stated that he would like to change the gate for added security and privacy. He added that a wood gate would fit in with what other neighbors on the street have done. Mr. Wooschlager stated that he originally proposed a higher wrought-iron gate for security but that does not give him the privacy.

Mr. Belkin asked if the applicant could landscape for screening since the gate was right on the street. Mr. Wooschlager stated that he likes the originally proposed gate but that the gate is right on the sidewalk so landscaping could not be done. Mr. Wooschlager asked if he would be allowed to put another arbor in the yard with more plants that would reduce the line of sight of people passing by.

Mr. Wooschlager withdrew his application going with the original design that was approved.

BAR-07-71 – Request of Sam Long for an addition to an existing structure at 118 N. Washington Street

Mr. Long stated the new building would not be attached to the existing structure.

Mr. Farris stated he questioned the materials being used.

Mr. Saunders stated that the building would be very visible from Braddock Street. He added that anything that visible would not be approved with vinyl siding but anything else could be used.

Mr. Long stated that he wanted something less conspicuous than what people are already looking at. He added that he could use German siding. Mr. Farris stated that it is not an issue of what is conspicuous. The BAR has to follow the guidelines.

Mr. Long amended his application to use German siding painted beige or off-white to match the existing building.

Mr. Belkin, seconded by Mr. Farris, motioned to approve the request as amended.

Mr. Rockwood asked if it was possible to put in screen plants. Mr. Long stated that area is paved for parking.

The motion passed 5-0-0.

BAR-07-72 – Request of Thomas Green for an addition and a recommendation for a Board of Zoning Appeals variance at 703 S. Washington Street

Mr. Green stated that he wants to raise the roof on his garage for extra storage. The improvements would create a Carriage House appearance.

Mr. Diem gave an explanation of the Zoning ordinance. Mr. Saunders stated that the BAR is only looking at the materials and the compatibility with the Historic District. The BZA will take it from there. Mr. Diem stated that the BAR could give the BZA a recommendation.

Mr. Belkin asked if the applicant had any idea of what the original roof looked like. Mr. Green stated that it was the same as it is today. He thought the plan would beautify the alley in a historically pleasing way. He added the shutters he is proposing would be wood.

Mr. Farris stated that it is difficult to envision the change this would have to the streetscape. Mr. Green stated the proposal was designed to have a classic carriage house appearance and not be too obtrusive. He has reduced the height in the design to keep it from being more obtrusive.

Mr. Farris stated that what is suggested is an improvement. The codes say we may make a recommendation but he is concerned about his qualifications to make that to the BZA. He added that he would approve the application but not make a recommendation to the BZA.

Mr. Saunders asked if the BAR could tell the BZA they do not have problems with the materials.

Mr. Belkin stated that the BAR requires a scale drawing not a sketch. He would like to say a preliminary design is okay with the BAR but they want to see a more detailed design to approve later.

Mr. Belkin motioned to table the request but give conceptual approval for the materials and design based on the BZA approval for the height. The motion was seconded by Mr. Farris and approved 5-0-0.

BAR-07-73 – Request of Jeanne Tommarello for roof and window replacement at 117 North Avenue

Mr. Saunders stated that the roof will be like for like so approval is not needed. He asked what the windows are going to be replaced with. Ms. Tommarello stated she wants a slider window for emergency escapes. She added the materials will be metal but the windows will not crank out, they will slide. Mr. Saunders stated the windows would be like for like also.

Mr. Belkin stated that she would have to go with aluminum windows. He also asked if the inspection report reflects what she wants to do. Ms. Tommarello stated yes.

Mr. Belkin stated that aluminum sliders are characteristic of the time frame of the house

Mr. Farris, seconded by Mrs. Shore, motioned to approve the request. The motion passed 5-0-0.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 5:32 p.m.