

BOARD OF ARCHITECTURAL REVIEW MINUTES

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

PRESENT: Larry Belkin, Patrick Farris, Mark Lore (arrived late), Cathy Shore, Tim Bandyke, Tom Rockwood, Lawton Saunders

VISITORS: Eddie Kenney, Dwight Green, Richard Flint, Hunter Hurt, John McAllister, Richard Newby, Michael Pointer, Maria V. Wiseman and Associates

MINUTES: Mr. Farris, second by Mr. Rockwood, motioned for approval of the minutes of October 4, 2007 as presented. Motion carries with 2 abstentions (Shore and Belkin). Minutes for November 1, 2007 were not available.

CONSENT AGENDA - None

NEW BUSINESS

BAR-07-102 - Request of Richard Newby, Jr. for approval of a projecting sign for 149 N. Loudoun Street.

Mr. Newby described the sign as being a metallic sign 3' x 2'3" with a black scroll projection bracket.

Mr. Belkin, second by Mrs. Shore, motioned to approve the application as presented. Motion Carried 6-0-0 (*Mr. Lore arrived after the vote*).

BAR 7-104 - Request of William "Beau" Bassler for approval of rebuilt porch at 8 West Clifford Street.

Mr. Bassler stated that the porch was all wood, and built similar to the one that originally existed. Mr. Belkin suggested painting the railing but Mr. Bassler indicated that he purchased a more expensive wood and wanted it to age.

Mr. Rockwood, second by Mr. Farris, motioned for approval of the porch as installed. Motion Carried 6-0-0 (*Mr. Lore arrived after the vote*)

BAR-7-105 – Request of John McAllister, Jr. for approval of new construction (garage) at 116 West North Avenue.

Mr. McAllister described his plans for the garage and also indicated he wanted to install a steel garage door and use board and batten siding. He didn't have any material samples or plans to show the Board.

Based on the information provided by Mr. McAllister, Mr. Belkin quoted from the Winchester Historic District Design Guidelines - Site Design Book which states that the design of the garage should be compatible with the other buildings on site.

Mr. Belkin, second by Mr. Farris, motioned to Table the application pending receipt of an information packet from Mr. McAllister. Motion carried 7-0-0.

BAR-07-106 – Request of Richard A. Flint for approval of demolition and new construction at 125 W. Germain Street.

Mr. Flint told the Board the City has condemned the structure (garage) and he would be demolishing it and building in its place another garage. He had provided the material and building information with his application. He told the Board he would salvage windows which are 6 light, wood, architectural if possible.

Mr. Farris, second by Mr. Rockwood, motioned to accept the plans as presented with caveat – design of garage door. Mr. Flint would return for approval of different door if applicable. Motion carried 7-0-0.

OLD BUSINESS

BAR 7-100 – Request of Pebbles, LLC for approval of exterior paint colors for 27 W. Boscawen Street.

Representative for Pebbles presented photographs showing the location of the new paint colors. The Board was advised that there were two separate buildings and the adjacent building would not be painted. Mr. Rockwood was not clear about the portico but was advised that it belonged to the other property.

Mr. Rockwood, second by Mr. Belkin, motioned to approve the application as submitted. Motion carried 7-0-0.

BAR 7-101 – Request of CVK Subs, Inc. (Mr. Patel) for approval of exterior paint colors for 24 S. Loudoun Street.

Mr. Patel advised the Board that the application was for approval of a change in color to Sundried Tomato for the exterior woodwork only.

Mr. Farris, seconded by Mrs. Shore, motioned to accept the application as presented. The Motion carried 6-0-1 (Mr. Saunders abstained).

OTHER

Conceptual Discussion with Bowman Consulting (Michael Pointer) re removal of rear loading dock and drive through facility at the Old Post Office Building at 40 W. Piccadilly Street.

Mr. Michael Pointer, Bowman Consulting, presented the plans. He advised the Board of plans to remove all drive-ins and the flat roof loading dock. He indicated that the loading dock, which is the back half of the current structure, was added in 1936 and is not original. He said that attachment 3 to the application is the actual north elevation drawing of the building addition as proposed and constructed in 1936 which shows what the elevation will be restored to after the proposed removal of the dock, ramping and drive through structure. A new handrail will be installed around the stairwell. He said that the removal of these portions of the building meet requirements of Section 14-3 of the Zoning Ordinance.

Mr. Farris, seconded by Mr. Belkin, motioned for Conceptual Approval as presented. Motion Carried 7-0-0.

Mr. Belkin asked about the landscape plants stating that they are part of the original design of 1909. Mr. Pointer indicated that it would not be disturbed but that some landscaping would be added.

Discussion of Conceptual Plans for the Taylor Hotel – Lafayette Plaza (119 – 129 N. Loudoun Street) as presented By Mr. Hunter Hurt.

Mr. Hurt provided drawings of the proposed concept. He stated that on the 1st level there would be retail areas for lease (South elevation – mall side). He also stated that in the old hotel area there would be thirty (30) condo units each to have 2 bedrooms and 2 baths. There would be two (2) elevators and two (2) sets of stairs for egress. Porches would be returned to original, dormers would be for light and ventilation, and stucco would be removed from front of the building.

Mr. Hurt's drawing showed four (4) columns in front of the building. Mr. Belkin pointed out that there were six (6) and to change the number of columns would be incorrect thus altering the original design.

Mr. Lore said the conceptual plans were very promising from an Architectural point of view.

This will be a dynamic project for Winchester.

ADJOURNMENT

Mrs. Shore, second by Mr. Rockwood, motioned for adjournment at 5:18 p.m.