

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on February 7, 2008 at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall

PRESENT: L. Saunders, P. Farris, C. Shore, M. Lore, T. Bandyke

ABSENT: T. Rockwood, L. Belkin

VISITORS: Hunter Hurt, Ferdinande Emgour, Richie Pifer Jr., Mr. Bowman, Doug Fleming

MINUTES: The Minutes of January 6, 2008 were reviewed. Mr. Lore, seconded by Mr. Farris motioned for approval of the minutes as presented. Motion carried unanimously.

CONSENT AGENDA

None

NEW BUSINESS

BAR-08-02 Request of GW Development, LLC for approval of parking lot lights for 103 E Piccadilly St.

Mr. Lore, seconded by Mr. Farris to approve BAR-08-02 as presented. Motion passed unanimously.

BAR-08-03 Request of Eddie Edwards Signs for approval of a projecting sign to replace the existing sign at 117 E Piccadilly St.

Doug Fleming explained that the sign will be made of a plastic material instead of wood.

Mr. Saunders stated that based on the guidelines and previous rulings he would prefer the sign be made of MDO plywood.

Mr. Lore, seconded by Mrs. Shore motioned for approval of BAR-08-03 subject to the sign being made of MDO plywood. Motion passed unanimously.

BAR-08-04 Request of R. Hunter Hurt Architecture for approval of a site plan waiver of green area and proposed concept for the alterations at 119-129 N. Loudoun St.

Mr. Hurt gave a brief overview on current plans for the old Taylor Hotel.

Mr. Farris thanked Mr. Hurt for adopting the six column approach that was discussed previously.

Mr. Lore asked Mr. Hurt what exactly is being asked of the Board.

Mr. Hurt explained that he wanted to get the Board's feelings on everything that's currently shown on the plans, except color.

Mr. Saunders asked if all the windows would be metal.

Mr. Hurt stated that he wanted them to be metal clad for maintenance reasons.

Mr. Saunders explained the importance of consistency in oldtown. He suggested that the windows in the front facing the pedestrian mall be made of wood.

Mr. Hurt agreed with the wood windows in the front but suggested he be able to do the metal clad ones in the back and on the south side.

Mr. Farris stated that he is only concerned with the front windows being wood because the rear portion of the structure was constructed at a later date and is less visible.

Mr. Hurt asked about the possibilities of a skylight on the high roof area close to the ridge to bring in some natural light that could not be seen from the ground.

There was some discussion amongst the members as to where the lights may go. Nothing was definitive.

Mr. Hurt asked what can be done regarding exterior shutters.

Mr. Saunders explained that shutters are allowed however they would have to be large enough to actually cover the windows.

Mr. Lore continued by saying that guidelines state that they should not be false shutters. The guidelines also state that shutters cannot be placed where there weren't any shutters before.

Mr. Farris stated that he agreed with Mr. Lore. He continued by saying that the side of the building is also not visible from the street. He stated he appreciated what Mr. Hurt was trying to accomplish but that based on the guidelines it's probably best if the shutters are left off.

Mr. Saunders agreed with Mr. Farris by saying that they would have to be very large in order to cover the windows currently shown on the plans.

Mr. Hurt stated that he would like to move on and not get bogged down on shutters, that there are other aspects he would like to get addressed.

Mr. Saunders went back to discuss the windows in suggesting that Mr. Hurt bring in samples of the type of window he would like to use.

Mr. Lore agreed that the windows will require further discussion.

Mr. Saunders asked if the downstairs was going to be as open as the plans currently show.

Mr. Hurt replied by saying that it will depend on what they have to do structurally to stabilize the area. He asked if it would be ok to use rock cast on the retail area on the south side of the building.

Mr. Saunders explained that anything past the old Taylor Hotel is negotiable as long as the materials are compatible. It will help to differentiate between the two sections.

Mr. Lore asked Mr. Hurt how precise he could be with his drawings when the extension that will be the pedestrian plaza has not yet been removed.

Mr. Hurt stated that he can be very precise. He continued to explain that there isn't much to consider because there is nothing under the south wall but posts.

Mr. Lore stated that the plans look nice, they honor the history. He continued to say that the six columns in the front are a big improvement.

Mr. Saunders suggested the board discuss the item up for approval – waiver of green space.

Mr. Farris stated that he had spoken with staff earlier today in regards to the green space waiver. He explained that the Board cannot grant a waiver it can simple rule that they recommend the waiver be approved. The Planning Commission will have to grant the approval.

Mr. Farris, seconded by Mr. Lore motioned to recommend to the Planning Commission that a waiver of green space for BAR-08-04 be granted. Motion approved unanimously.

BAR-08-05 Request of Douglas Adams Building, LLC for approval of storm panels at 407 S. Loudoun St.

Mr. Farris, seconded by Mrs. Shore motioned to approve BAR-08-05 as submitted. Motion passed unanimously.

BAR-08-06 Request of Ferdinande Emgour for approval of a projecting sign at 6 W. Boscawen St.

Mrs. Emgour was available for questions.

Mr. Lore asked if the sign would be hung from the existing bracket.

Mrs. Emgour stated that it would.

Mr. Farris, seconded by Mr. Lore motioned to approve BAR-08-06. Motion passed unanimously.

BAR-08-07 Request of Boford Properties for approval of a deck at 320 S. Kent St.

Mr. Bowman representing Boford Properties stated that the original application was for a deck however it's been decided to make it just stairs instead. (New plans were handed out giving the specifics of the changes)

Mr. Lore stated that these stairs will be visible from the public right-of-way. He asked if the wood would be pressure treated and if it would be painted once it's seasoned

Mr. Bowman stated that it would be. He expressed that he just wants to improve the property.

Mr. Saunders explained that to stay within the guidelines the railings and supports would have to be painted but the tread and floor could remain natural.

Mr. Lore, seconded by Mr. Bandyke motioned to approve BAR-08-07 changing the request from a deck to stairs, subject to wood being pressure treated with the railings and supports painted the same color as the house, with the floor and the tread remaining natural. Motion passed unanimously.

BAR-08-08 Request of Richard Pifer Jr for Pifer Development, Inc. for approval of a new construction on an existing foundation at 112 E. Clifford St.

Richie Pifer Jr stated that the house was on the blighted list, the back of the building collapsed. He provided color pictures for the board to review. He explained that he is only contracted to rebuild that section of the house so that is why he has chosen the hardy plank gray siding to try and match the existing siding.

Mr. Farris asked if the rear of the house is visible from the street.

Mr. Saunders said that it can be seen from Cork St. He also stated that the basement windows cannot be seen from the street so he wasn't opposed to them being metal clad.

Mr. Pifer explained that this house is intended for lease so putting a steel door on the back is being considered for security reasons.

Mr. Bandyke expressed his concern with the steel door being that there is no porch on the back so the door would be open to the elements causing it to rust over time.

Mr. Lore expressed his dislike of the gray hardy plank on the building as it is visible from the street.

Mr. Saunders explained that the Board has never approved a replacement of a wooden door with a steel door, however this would be a new addition even if its on an old foundation.

Mr. Bandyke suggested that there are fiberglass doors that look like wood that work very well in these situations.

Mr. Pifer stated that those are very expensive. He showed the Board on the plan that there is a 16" soffit overhang above the door.

Mr. Farris shared his dislike about the hardy plank, however he feels this is a new construction and he wouldn't be opposed to using it in this situation.

Mr. Saunders stated that the Board has approved it before.

Mrs. Shore, seconded by Mr. Farris to approve BAR-08-08 as submitted. Motion was unanimously approved.

OLD BUSINESS

None

ADDITIONAL COMMENTS

Mr. Farris gave a brief overview on what was discussed at APVA Preservation Day. There was some discussion among the members regarding tax credits being cut. Mr. Farris reported that the cutting of tax credits was declined.

Meeting Adjourned 5:04 p.m.