

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on June 5, 2008 at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall

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

ABSENT: L. Saunders, T. Rockwood

VISITORS: Ed Shoup, Dave Shore, Dave Bowman and Sandra Bosley (PHW),

MINUTES: The Minutes of May 15, 2008 were reviewed. Mr. Farris, seconded by Mr. Bandyke motioned for approval of the minutes as presented. Motion carried 3-1 (Shore abstained).

CONSENT AGENDA

BAR-08-40 Request of Sperry Van Ness to keep existing building mounted metal sign at 126 N. Kent Street.

Mrs. Shore, seconded by Mr. Bandyke motioned to grant a Certificate of Appropriateness for BAR-08-40.

Motion carried unanimously 4-0.

NEW BUSINESS

BAR-08-39 Request of David Madison for approval of natural stain and sealer over approved wood siding at 305 N. Loudoun St.

Mr. Belkin read from minutes taken on September 6, 2007 when this item was first heard explaining that there was no discussion of stain color at that time.

Mr. Farris stated that his recollection was that the applicant agreed to come back once a color was selected, at which Mr. Bandyke agreed.

Mr. Lore stated that the look is more for say, a cabin in the woods. It really doesn't belong in historic downtown.

Mr. Belkin asked if anyone was present to speak for the applicant. Hearing none, Mr. Belkin stated that he would like to come to a decision on this item if the Board could agree.

Mr. Shore seated in the audience asked if he could speak on the matter. He stated that he agreed with what has already been stated by the Board. He felt the color was out of place and an eyesore.

Mr. Belkin recommended that this application be denied and that the applicant have to come back to the Board after a color choice is made.

Mr. Farris, seconded by Mr. Lore motioned to deny a Certificate of Appropriateness for BAR-08-39. Motion passed unanimously.

BAR-08-41 Request of Tom Flegal to erect a fence at 501 & 501 ½ Fairmont Ave.

Mr. Belkin asked if anyone was available for questions. Hearing none, Mr. Belkin suggested tabling the item until someone can be present because there are questions that need to be answered.

Mr. Lore, seconded by Mr. Bandyke motioned to table BAR-08-41 until the applicant can be present. Motion carried unanimously.

BAR-08-42 Request of Kim & Steve Belcher to demolish a porch and add an addition at 431 Fairmont Ave.

Mr. Belkin recused himself.

Mr. Belcher explained that he wants to improve the look of his home. There were renovations done in the 70-80's that were not appropriate for the neighborhood.

Mr. Lore asked if he had any pictures of what the home looked like originally.

Mr. Belcher stated that he didn't. He explained that he saw a similar home from the same time period that had a porch on the front and he would like to duplicate that. He would also like to remove the deck.

Mr. Farris stated that he liked the plan. It is reminiscent of the period.

Mr. Lore asked about the roof.

Mr. Belcher explained that he hasn't decided yet. He is leaning toward architectural shingles but once he makes a final decision he would come back.

Mr. Farris, seconded by Mr. Bandyke to grant a Certificate of Appropriateness for BAR-08-42 on the condition that he return for color choice and roofing shingles. Motion carried 3-1 (Mr. Belkin abstained.)

BAR-08-43 Request of Shoup Properties for approval of exterior changes of windows, paint colors, siding, and brick at 31 S. Braddock St.

Mr. Shoup explained that he wanted to change the windows from wood to vinyl and paint the building to make it more attractive.

Mr. Belkin asked what was wrong with the windows.

Mr. Shoup explained that there are 30 windows in the building that need to be painted. Putting in vinyl would make maintenance easier. It would also match the existing vinyl window that already exists on the north side of the building.

Mr. Belkin explained the importance of being consistent, stating that vinyl windows have never been allowed. The standards are clear when it comes to replacement. He added that the storm windows are allowed. He also suggested that that vinyl window be removed and replaced with a wood window to make the building more appealing however since its already there the Board cant require that it be removed.

Mr. Shoup explained his interest in painting the north side of the building but felt he would need to parch it first to look better.

Mr. Belkin felt that it should be painted without parching so that the building retains its character, stating that it's clear that it was build up against another wall.

Mr. Shoup explained that there are two windows on the bottom that are currently covered by metal, he would like to uncover them and brick them in because previous owners had built closets in front of them and covered them from the inside.

It was agreed by Mr. Bandyke, Mr. Belkin and Mr. Lore that the windows should be left to make that side of the building more appealing.

Mr. Shoup handed out samples of the colors he wanted to use on the building; Wythe House Gold Medium for the windows and Palace Chambers for the building.

It was agreed by all members that the colors are appropriate, however Mr. Belkin asked that if the applicant started painting and decided the colors aren't what he expected, that he choose another color and come back to the Board for approval. Mr. Shoup agreed.

Mr. Bandyke, seconded by Mr. Lore motioned to grant a Certificate of Appropriateness for BAR-08-43 with the following conditions:

- ***Colors to be used are Wythe House Gold Medium for the windows and sills and Palace Chambers for the building***
- ***Metal should be removed from the windows on the north side and windows should remain.***
- ***The entire building should be painted.***
- ***Wood windows should be painted and the damaged ones should be replaced.***
- ***Existing vinyl window can be retained or replaced, however if replaced it will have to be wood.***

Motion passed 4-0.

BAR-08-44 Request of Boford Properties for approval of exterior changes of windows, paint, and gutters at 122-124 E. Cecil St.

BAR-08-45 Request of Boford Properties for approval of exterior changes of windows, paint, and gutters at 320 S. Kent St.

BAR-08-46 Request of Boford Properties for approval of exterior changes of windows, paint, gutters, and roof at 412½ - 414 S. Kent St.

Mr. Belkin suggested hearing all the remaining items at the same time since it was for the same applicant. The Board agreed.

Dave Bowman explained that the contractor wanted to replace the windows and paint the house.

Mr. Belkin explained how the existing trim at 320 S. Kent St gave the building character and should be preserved.

Mr. Bowman explained that the windows would be removed and replaced from the inside leaving the outer trim untouched. Mr. Bowman referred to pictures of the property at 414 S. Kent St, asking if the multi-pane window could be replaced with a single pane.

Mr. Belkin explained that the guidelines are very clear as to not changing any windows on the primary elevation.

Mr. Bandyke asked if the two bottom windows were original.

Mr. Bowman stated that they look original. He asked if he would be able to go back to black architectural shingles on the roof.

Mr. Belkin explained that it would be considered maintenance as long as they were black. If he chose any other color he would have to come back before the Board.

Mr. Lore asked about the lattice separating the properties.

Mr. Bowman stated that he planned to remove it however he hasn't really decided at this point.

Mr. Lore, seconded by Mrs. Shore motioned to grant a Certificate of Appropriateness to BAR-08-44 with the understanding that:

- *half-round gutters will be used painted white*
- *window patterns match the existing panes of glass*
- *existing external window trim will not be altered*
- *screen door may be removed*
- *Doors will be re-painted*

Motion passed unanimously 4-0.

Mr. Lore, seconded by Mrs. Shore motioned to grant a Certificate of Appropriateness to BAR-08-45 as presented with the following conditions:

- *half-round gutters will be used painted white*
- *window patterns match the existing panes of glass*
- *existing external window trim will not be altered*
- *screen door may be removed*
- *Doors will be re-painted*

Motion passed unanimously 4-0.

Mr. Lore, seconded by Mr. Bandyke motioned to grant a Certificate of Appropriateness to BAR-08-46 as presented with the following conditions:

- *half-round gutters will be used painted white*
- *window patterns match the existing panes of glass*
- *existing external window trim will not be altered*
- *screen door may be removed*
- *Doors will be re-painted*

Motion passed unanimously 4-0.

OLD BUSINESS

None

CORRESPONDENCE

None

ADDITIONAL COMMENTS

Mr. Diem presented a new application that was submitted before the meeting requesting a COA for a building at 110 W. Boscawen St. that was painted without Board approval.

Mr. Belkin explained that this item would need to be placed on the agenda in order to be heard.

Mr. Diem thanked the Board for their time.

Meeting Adjourned 5:35 p.m.