

## BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on, July 21, 2011, at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall.

**PRESENT:** Tim Bandyke, Patrick Farris, Tom Rockwood, Catherine Shore, Don Crigler and Bob Pinner.  
**ABSENT:** None.  
**STAFF:** Vince Diem and Angie Walsh  
**VISITORS:** Josh Cohen and Author Cohen

### MINUTES

*Mr. Bandyke moved, seconded by Mr. Crigler, to approve the minutes of July 7, 2011 as presented.*

*Motion passed unanimously 5-0-1 (Shore abstained).*

### CONSENT AGENDA

None

### COORESPONDENCE

None

### NEW BUSINESS

**BAR 11-425** Request of Piccadilly Square LLC to conceptually discuss plans for the proposed Towers at Piccadilly Square at 200 N Cameron St.

Josh Cohen, representing Piccadilly Square, LLC, explained that the plan will be to add an additional three (3) stories to the existing building. The first floor will all be commercial, probably a restaurant/bar, with floors 2-7 being high-end apartments with eight (8) units per floor. The plan also includes removal of the swimming pool and putting in a pocket-park in its place.

Mr. Rockwood asked if the park would be public or private.

Mr. Cohen explained that it would be used by the bar/restaurant for seating. There will be a gate accessible from outside, but it will be locked when the restaurant is closed. He added that the façade will be brick with Romeo and Juliet balconies, all units will have them. The residential entrance will be on the Cameron Street side in order to have access to the one (1) elevator in the building. The roof will be a standing seam metal mimicking the Handley Library. The individual units will not be cookie-cutter apartments. They will have individual amenities that push them in to a high-end bracket such as fireplaces and breakfast nooks.

Mr. Pinner pointed out that there will be 48 units with only 29 parking spaces creating potential parking problem.

Mr. Cohen agreed that they are limited. They are in process of trying to pick up some shared parking from surrounding businesses. The problem is that the footprint of the building is maxed out.

**Patrick Farris arrived at 4:14PM**

After some discussion regarding possible suggestions for the design of the building elevations, Chairman Farris stated he had no issue the elevations as presented, however he questioned the need for the hip portion of the roof if it was not there to disguise equipment.

Author Cohen explained that it is meant as an anchoring feature. They were not trying to replicate the George Washington Hotel. In his opinion, the building would lose character with a flat roof.

Josh Cohen added that with Piccadilly Street being an entrance corridor he did not want it to appear as an alleyway. He wanted it to be a visually stimulating corridor with offsetting rooflines.

Mrs. Shore asked if the balconies would be usable.

Mr. Cohen stated that they would be 3x9x10, definitely usable.

Mr. Rockwood asked why they had not submitted north and east elevations.

Author Cohen explained that they just plan to replicate what is on the other elevations. There is nothing but concrete block there and they have no way to address that but to offer some scaling features.

Mrs. Shore asked about signage.

Author Cohen explained that the signage will be miniscule. Maybe something over the residential entrance and then something for the restaurant tastefully done like at the George Washington.

Mr. Bandyke stated that he would like to see the back of the building. He was not opposed to what they proposed but he would still need to see what is planned.

After some discussion regarding whether or not a motion would be necessary, Chairman Farris stated that they Board approved the concept as presented with the understanding that they would return with detailed drawings.

## **OLD BUSINESS**

Mr. Diem reminded the Board that a copy of the historical survey was emailed to them regarding **BAR 11-398**, a request to install a historic plaque at 18 W Clifford Street. The only email response came from Chairman Farris. He asked if there were any concerns from the other members.

*With no concerns raised, Mr. Rockwood moved to grant a Certificate of Appropriateness to BAR 11-398 as presented. The motion was seconded by Mr. Crigler and unanimously approved (Shore abstained).*

## **OTHER DISCUSSION**

Mr. Bandyke asked to address the Board regarding some developments in a case approved by them last meeting – **BAR 11-400**. He has been working to remove the stucco on the house and in doing so, found that the porch is not original to the structure. A possibility he had alluded to at the initial meeting. He has uncovered the metal flashing and found that it was finished with filler board that has moved and shifted. He asked to remove the porch completely. The owner would like to maybe extend the porch using a small hip metal roof.

Mr. Rockwood agreed that it looked as if the porch was not original. He had no issue with removing the porch.

Chairman Farris also agreed stating that by looking at the age of the stucco, he felt it was safe to assume that the porch was not 75 years or older.

Mr. Bandyke stated that he would like to modify the original certificate of appropriateness to include the removal of the porch.

*At the request of the applicant, Mr. Rockwood moved to modify the Certificate of Appropriateness for BAR 11-400, to permit the removal of the porch pediment and columns, because it is apparent that the structure is not older than 75 years. The motion was seconded by Mr. Pinner and unanimously approved.*

## **ADJOURN**

With no further business to discuss, the meeting adjourned at 5:17PM.