

## BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on, July 2, 2009 at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall.

**PRESENT:** Lawrence Belkin, Tim Bandyke, Patrick Farris, Tom Rockwood, Lawton Saunders, Catherine Shore and Don Crigler.  
**ABSENT:** None.  
**STAFF:** Vince Diem and Angela Walsh.  
**VISITORS:** Ellen Carroll, Maryam Hoult and Jack Carothers

### MINUTES

*Patrick Farris moved, seconded by Tim Bandyke, to approve the minutes, as amended. Motion passed 6-0, Rockwood abstained.*

### CONSENT AGENDA

None

### PUBLIC HEARING

**BAR-09-90** Request of DFC Architects, PC to demolish a two-story structure at 314 S. Kent Street.

#### **Chairman Saunders opened the public hearing.**

Mr. Diem explained that the board had already voted in favor of demolition for this property back in 2007. The board members were given a copy of those meeting minutes for review.

He touched briefly on the specifics of each meeting, explaining that the matter was tabled with no re-dress. The applicant was to return with a design proposal but the application has since expired.

#### **Don Crigler recused himself.**

Mr. Crigler, representative of DFC Architects, PC, explained that the applicant plans to replace this structure with a Victorian style duplex much like what is currently there. He presented conceptual plans stating that he will come back once the materials and colors have been chosen for final approval. Approvals from the Board of Zoning Appeals,

Planning Commission and City Council are still needed but getting a conceptual approval from the board will allow the applicant to move forward with those applications.

In giving details of the duplex he explained that one side will enter from the front and the other from the rear, each containing two (2) bedrooms and two (2) baths. They plan to move the structure a couple of feet to the right to center it in between the neighboring properties.

Mr. Rockwood stated that he wasn't on the board when this item came through the first time. He asked if the condition of the structure was such that it required demolition.

Mr. Crigler explained that the initial intent was to renovate but the studs are too far gone.

Chairman Saunders reminded the members of the presbyterian church on the corner and how they planned to renovate but essentially would have built a whole new structure by the time they were done. He had toured this structure the first time it was before the board and remembered the floor joists being rotten making it impossible to renovate without stripping it down and rebuilding the foundation.

Mr. Belkin felt that all the character was in the porch. Changing the back wouldn't change the streetscape. He asked if there was a way to preserve the front face of the house.

Mr. Crigler felt that some of the detail work could be taken off and be reused.

**Chairman Saunders closed the public hearing.**

Mr. Belkin felt that this structure was not any worse than others that have been restored. He suggested taking just the back section off and leaving the front. If forced he stated that he would vote No to the demolition of the base building and yes to the back.

Based on the amount of deterioration, Chairman Saunders didn't see how they would be able to keep the front without taking off the porch and putting it back on because the building code will require them to re-do the front walls.

Mr. Crigler assumed that all of those issues had been addressed when it was initially brought to the board. At that time the building was found to be beyond repair. He did not understand why this had to be re-determined.

Mr. Rockwood apologized but he felt that without that level of knowledge he could not say for certain that demolishing the structure would be the right thing to do. He asked that some type of proof be provided to show that the structure was irreparable, such as a report or allowing time for the current members to see the damage, provided that it was safe.

Chairman Saunders couldn't remember all the details of the original request but it was a public hearing at that time and there was no one there to speak against the demolition.

Mr. Farris is not opposed to the walk-through idea, although he was comfortable with the initial findings. He asked that the front be salvaged if at all possible, stating that urban environments are known to keep the front of and building and build a new house behind it.

Mrs. Shore agreed that she would like to walk through the building as well.

Mr. Crigler reiterated that the demolition was already approved. He felt this was going to cause a delay in getting the other processes started.

Mr. Farris explained that they are there to serve the public. He felt that revisiting this was not asking too much considering some of the members were unfamiliar with the property.

Mr. Diem explained that this property has been cited for many violations such as hazardous wiring. At the time of the initial request the house was in danger of collapse. Speaking for staff, he explained that if this project does not go through the City may have it demolished with the tax payer dollar with a lien filled against the owner under the blighted program.

Mr. Farris had no issue with demolishing 95% of the structure; his concern was with the streetscape.

After a brief discussion regarding cost and timing, Mr. Crigler asked that the item be tabled until the next scheduled meeting.

*Tom Rockwood moved, seconded by Lawrence Belkin, to table 09-90 for two (2) weeks to allow the board to view the interior of the house.*

*Motion passed unanimously 6-0.*

## **NEW BUSINESS**

**BAR-09-134** Request of Ellen Carroll to paint the brick, trim and doors at 15 E. Boscawen.

Pictures were provided to the board showing the current color scheme of the building.

Patrick Farris moved, seconded by Catherine Shore, to grant a Certificate of Appropriateness to **09-134** as presented.

Motion passed unanimously 7-0.

**BAR-09-137** Request of Jack Carothers to install a building mounted and door sign at 158 N. Loudoun Street.

*Mr. Belkin moved, seconded Mr. Farris to grant a Certificate of Appropriateness to 09-137 as presented.*

*Motion passed unanimously 7-0.*

Later, Mr. Carothers reminded the board of the late addition to his packet, which was emailed to each member. He plans to have outdoor seating made of wrought iron to be painted either forest green or black.

*Mr. Belkin amended the motion, to grant a Certificate of Appropriateness to 09-137 as Presented, to include the wrought iron railing and furniture for outdoor seating. This was seconded but Mr. Bandyke.*

*Motion passed unanimously 7-0.*

**BAR-09-139** Request of Daniel Hoult to paint the exterior of 125-127 E. Leicester Street.

Maryam Hoult expressed an interest in adding shutters to the second half of the duplex, but wanted to get the colors approved first.

**Chairman Saunders recused himself.**

Mr. Belkin asked that the shutters be functioning and made of wood.

*Patrick Farris moved, seconded by Tim Bandyke, to grant a Certificate of Appropriateness to 09-139 as presented.*

*Motion passed unanimously 6-0.*

**OLD BUSINESS**

None

**OTHER DISCUSSION**

Mr. Diem notified the board that a Notice of Violation letter had been sent out to 800 Amherst St. due to a demolition occurring within the historic district without approval from the board. The property owner has been given an application to file or he/she will receive civil penalties.

Mr. Rockwood went over the findings at the first HDDG Committee meeting.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 5:25PM.