

**BOARD OF ARCHITECTURAL REVIEW MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on, April 1, 2010, 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:** Thomas Frerotte, Suellen Knowles, Kim Sowers and James Foster

**MINUTES**

*Mr. Farris moved, seconded by Mrs. Shore, to approve the March 18, 2010 minutes as presented. (Mr. Bandyke abstained)  
Motion passed unanimously 6-0 (Mr. Bandyke abstained)*

**CONSENT AGENDA**

None

**NEW BUSINESS**

**BAR 10-158** Request of Ultra B2B LLC to install a sign at 139 N Loudoun St.

Chairman Saunders asked if the sign would be made of wood and if it would be placed on a bracket.

Mr. Foster explained that it will be replacing an existing sign on an existing bracket. The sign will be made of melamine, a resin material.

*Mr. Farris moved, seconded by Mr. Crigler, to grant a Certificate of Appropriateness to BAR 10-158 as presented. Sign will be placed on existing bracket.*

*Motion passed unanimously 7-0.*

**BAR 10-160** Request of Milano's to keep shade tint on windows at 107 W Boscawen St.

Mr. Diem explained that the request is for approval of the mirror like film on the inside of the windows that has been there for approximately three (3) years. Milano's is requesting a conditional use permit for nightclub use. One of the conditions for that request is that there can be no outstanding violations to the zoning ordinance. This case represents one of those violations.

Mr. Farris stated that there is nothing in the guidelines that addresses this issue.

Mr. Belkin agreed and added that there has been no precedent. He felt that the board needed to go with commonsense and what is appropriate, which he felt this is not. The windows face the north, so there is no sun exposure. Mr. Rockwood agreed.

Mr. Diem stated that the owner of the building did sign off on the application; however he stated that he was not opposed to having them remove it.

Mr. Bandyke stated that it would not be a chore to remove it and replace it with blinds.

Mr. Farris was concerned about ruling on this issue without it being covered somewhere in the guidelines especially since it had been there for so long. He asked why the owner was not requesting the removal.

Mr. Diem was unable to answer that question. The owner was not present to speak on the issue.

*Mr. Farris moved, seconded by Mr. Belkin, to deny the request of BAR 10-160.*

*Motion passed unanimously 7-0.*

**BAR 10-161** Request of Chop Stick Cafe LLC to install picnic tables that will be fenced off from street on the Kent street side of the building at 202 E Piccadilly St.

Mr. Frerotte explained that the space is ten (10) feet from wall to edge of the sidewalk. He was proposing to install four (4) 48 inch tables, stained to match the trim of building. A small fence will be placed to mark off the table area, which would leave approximately six (6) feet of pedestrian walk space from the fence to the curb.

Mr. Rockwood stated that there are two (2) entrances into the building in that space. If there are people using the tables the doors would not be accessible. He was very concerned with the limited space this design would provide.

Mr. Frerotte explained that one door in the entrance to the kitchen in the restaurant, for deliveries and the other is to the apartment upstairs that he also owns. The doors would not be in use at that time.

Mr. Farris asked if there would be enough room in that area and still allow people to utilize the sidewalk.

Mr. Diem stated that it would still leave at least five (5) feet of unobstructed pedestrian walkway.

Mr. Belkin stated that the design is not very fashionable but all the materials are allowed within the guidelines. He saw no reason to deny it

*Mr. Crigler moved, seconded by Mrs. Shore, to grant a Certificate of Appropriateness to BAR 10-161 as presented.*

*Motion passed unanimously 7-0.*

**BAR 10-162** Request of Kimberly Sowers on behalf of Kimberly's to install a new sign and paint the building at 123 N Braddock St.

Ms. Sowers amended her application to only include the sign. She will come back before the board at a later time to discuss the paint. The current RELS sign will be replaced with a sign that will face north and south.

Mr. Rockwood stated that he looked at the building and it appears to have been sandblasted. Painting brick is discouraged in the guidelines, but in this case it may not be a bad idea.

Ms. Sowers explained that she wanted to take time to do some more research on the building before she makes a final decision.

*Mr. Farris moved, seconded by Mr. Bandyke, to grant a Certificate of Appropriateness to BAR 10-162 as presented for the new sign only. Paint on the building will be considered at a later date.*

*Motion passed unanimously 7-0.*

**BAR 10-163** Request of Suellen Knowles to get design concept approval for a garage to be converted to an apartment at 28 Peyton St.

Ms. Knowles stated that the problem with the conversion is the windows. There are only three (3) windows currently in the garage however they cannot be used as egress because the building, like so many others in the historic district, sits directly on the property line. She asked where she could place the needed windows and what the design should be.

Mr. Farris asked if the cart was being placed before the horse. His understanding was that variances, regarding the conversion, were still pending. He was not sure how the board could assist at this point.

Mr. Diem stated that the board could review the request and give a conceptual approval along with a recommendation to the Board of Zoning Appeals (BZA).

Ms. Knowles added that she also plans to put up new guttering and remove one of the garage doors. She asked about putting up a faux stone wall with a window on the top to allow more light into the apartment.

Mr. Saunders explained that without detailed drawings, plans and samples, the board cannot proceed. The plans that were submitted were elevation drawings with no detail.

Mr. Crigler was not sure that the board needed to review this case. The garage cannot be seen from the street and it sits on a private alley.

Mr. Farris stated that it could be seen from Braddock Street.

Mr. Rockwood had concerns with the substantial amount of variances being requested.

Mr. Knowles felt that precedence had been met with the homes on Lafayette Dr, now grandfathered in.

Mr. Farris stated that he had no problem granting a conceptual approval at this point. However, without detailed drawings and materials, he would not be able to go any further.

Ms. Knowles stated that she turned in materials with her submission.

Mr. Rockwood stated that for example, the stone wall she was proposing is nowhere on the drawings she submitted.

*Mr. Belkin moved, seconded by Mr. Bandyke, to give a conceptual approval to BAR 10-163 with the following comments:*

*The Board is not opposed to the concept of the garage being converted into living space. The conversion will not endanger the historic district.*

Mr. Rockwood stated that if the motion was going to weigh in on the BZA's decision that he wanted to add that the variance requests are significant. If he were a member of the board he would be reluctant to grant them.

*Motion passed unanimously 7-0.*

**OLD BUSINESS**

None

**OTHER DISCUSSION**

None

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 5:05PM.