

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on, July 1, 2010, at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall.

PRESENT: Tom Rockwood, Catherine Shore and Don Crigler.
ABSENT: Tim Bandyke and Patrick Farris.
STAFF: Vince Diem and Angela Walsh.
VISITORS: Larry Belkin, Scott Rosenfeld and Marcus Doe.

MINUTES

*Mr. Crigler moved, seconded by Mrs. Shore, to approve the minutes of June 17, 2010 as presented.
Motion passed unanimously.*

CONSENT AGENDA

None

NEW BUSINESS

BAR 10-387 Request of Marcus Doe to install a sign and outdoor seating at 111 S Loudoun St.

Mr. Diem advised the board that the outdoor seating design had not been reviewed by the Old Town Development Board.

Mrs. Shore asked if the board had ever approved the use of wood on the mall.

Mr. Rockwood stated that the guidelines make reference to wrought iron. He also pointed out that the umbrellas are not sized to cover the picnic tables he had chosen.

Mr. Crigler stated that the outdoor area has to be easily removable in case on an emergency. Wood would make it very difficult.

Mr. Rockwood agreed, stating that picnic tables were not appropriate to use as seating.

Mr. Doe stated that there are two (2) restaurants with wooden fences currently on the mall. He wanted wood because it was more fitting with the Japanese theme.

Mr. Crigler explained that the board had only been around for a short time. Anything done before their existence would be grandfathered in.

Mr. Rockwood stated that the board could just approve the sign and have the applicant come back with a different design for the seating once he had met with the Old Towne Development Board. He asked if the sign would be made of wood.

Mr. Doe explained that the sign was wood but the lettering would be vinyl.

Mrs. Shore moved, seconded by Mr. Crigler, to grant a Certificate of Appropriateness for the sign only as presented.

Motion passed unanimously 3-0.

Mr. Crigler moved, seconded by Mrs. Shore, to table the request for outdoor seating until the applicant has an opportunity to meet with the Old Town Development Board to discuss a new design.

Motion passed unanimously 3-0.

BAR 10-376 Request of Scott Rosenfeld on behalf of LaRose Development to get design approval for the proposed office suites to be located at 812 Amherst St & 825 Whittier Ave.

Mr. Belkin, representing Mr. Rosenfeld, explained that based on the information given at the last meeting, the architect had come up with a new design for the proposed building. There were some minor changes including; the size of the courtyard and the terrace has been reduced, the building itself has grown 18 inches and the west entrance has been removed.

Mr. Rockwood explained that the three (3) trees previously shown on the proposed site plan was a huge plus when the original idea was submitted, one has been eliminated.

Mr. Belkin explained that a new tree well had been added allowing room for a bigger tree. He pointed this out on the proposed site plan.

He went on to say that the house will remain pretty much the same. The aluminum siding has been removed showing wood siding underneath. The windows will also be retained. There will be no substitutions of materials. They plan to submit an application for the color scheme for the main house and the awnings on the new portion at a later date.

Mr. Crigler pointed out that the downspouts are all on the east elevation. He asked where the water would drain.

Mr. Belkin explained that the architect intends to have the roof drain to one side. The pipes would run into the ground and out to the street.

Mr. Crigler had no objection to the addition, but the fact that the drawings were not to scale caused concern. He suggested that the board review the final drawings before a Certificate of Appropriateness is given.

Mr. Rosenfeld stated that he needed the approval to begin marketing the space. He had some interest but those applicants wanted to see an approval from the BAR first.

Mr. Rockwood agreed with Mr. Crigler. A conceptual approval had already been given. A Certificate of Appropriateness should only be given once the final drawings are on file, to prevent confusion. He stated that the height of the building has been changed and that is a good reason to want to see the scaled drawings.

Mr. Crigler added that the architect has done a great good job and will more than likely get the approval, but the detail needs to be on file.

Mrs. Shore pointed out the reduction of the courtyard and the terrace, which were major issues for her. She also wanted to see the technical drawings.

Mr. Rosenfeld stated that he would add the footage back if it meant he could get the COA today.

Mr. Rockwood stated that a huge point was made on the original design to have the structure fall in the shadow of the house. The change in height will affect how it's seen. He stated he would prefer to see the final drawings.

Mr. Belkin stated that the plans are ready for the COA. Except for the indication of floor levels, there is no change in the previous submission and the materials have been provided.

Mr. Crigler stated that he had no problem with the windows or materials. He wanted to see the final drawing showing elevator height and the awnings. If the building is going to change from what is currently on file, there has to be record of that transition.

Mr. Rosenfeld stated that he also needed the approval for his building permit.

Mr. Rockwood stated that a full set of construction drawings are needed for the permit. Waiting for the final drawings should not be an inconvenience considering that they are needed for the permit anyway.

Mr. Rosenfeld stated that he needed a letter of intent before the applicant will issue a deposit.

Mr. Rockwood explained that the board has an obligation. The drawings are needed to have a final expression of the project on record. He stated that he is sympathetic, but the board would not be holding up the project with this request when it is also what the building official needs.

Mr. Diem added that the drawings can be reviewed by the building official while waiting for the BAR's approval. He also pointed out that a site plan still has to be submitted and approved before a building permit can be issued.

Mr. Crigler moved, seconded by Mrs. Shore, to tabled 10-376 until final plans can be submitted. Motion passed unanimously 3-0.

OLD BUSINESS

None

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 5:10PM.