

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on, July 16, 2009 at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall.

PRESENT: Tom Rockwood, Lawton Saunders, Catherine Shore and Don Crigler.
ABSENT: Lawrence Belkin, Tim Bandyke and Patrick Farris.
STAFF: Vince Diem.
VISITORS:

MINUTES

Tom Rockwood moved, seconded by Don Crigler, to approve the minutes as presented

Motion passed unanimously 4-0.

CONSENT AGENDA

Tom Rockwood moved, seconded by Catherine Shore, to move **BAR 09-152** to the consent agenda.

Motion passed unanimously 4-0.

BAR 09-152 Request of Sarah Gallahan to install a projecting sign at 4 S. Loudoun St.

Tom Rockwood moved, seconded by Catherine Shore, to approve the consent agenda.

Motion passed unanimously 4-0.

NEW BUSINESS

BAR 09-148 Request of David Gill to demolish the garage at 810 Amherst St.

*Tom Rockwood moved, seconded by Catherine Shore, to table **BAR 09-148** until the applicant can be present.*

Motion passed unanimously 4-0.

BAR 09-160 Request of Maryam Hoult to install shutters, stair railing and gutters at 125-127 E. Leicester St.

Mr. Hoult explained that this property was before the board at the last meeting but since then they have discovered that the shutters that are on the duplex have rotted and are falling apart. He would also like to replace the railing and the guttering.

Mr. Crigler asked if he was only replacing the railing on the concrete side of the duplex.

Mr. Hoult said yes, stating that the other side was still in good shape.

Mr. Rockwood stated that in the photo that was presented, it appeared that there was half round guttering on the house. He preferred that the same type be put back.

Chairman Saunders agreed.

Mr. Hoult stated that the contractor advised him to upgrade the guttering because the current brackets are the type that creates unnecessary holes in the roof. More holes would be created when replacing the damaged brackets.

Chairman Saunders stated that the board can request the half round be used but if a problem arises he could come back before the board and present the reason for using the new guttering.

Tom Rockwood moved, seconded by Don Crigler, to grant a Certificate of Appropriateness to BAR 09-160 as submitted with respect to the railing and shutters. The guttering shall be half round to replace existing.

Motion passed unanimously 4-0.

OLD BUSINESS

BAR 09-25 Request of Richard Oram and Debra Johnson to erect a wood fence and recycling center at 101 N Loudoun St.

Mr. Oram explained that health code requires that the freezer be fenced. What he plans to do is put a roof over that area to also protect the recyclables.

Chairman Saunders felt that a good effort was made to improve the alley.

Tom Rockwood moved, seconded by Catherine Shore, to grant a Certificate of Appropriateness to BAR 09-25 as submitted.

Motion passed unanimously 4-0.

BAR 09-90 Request of DFC Architects to demolish the structure at 314 S. Kent St.

Mr. Crigler recused himself.

Mr. Crigler, representing DFC Architects went over the four (4) setback issues that exist with this property that would be brought before the Board of Zoning Appeals, with hope that this board would recommend approval. The setback issues include lot area, setbacks to both side yards and offstreet parking.

Mr. Barker with Oakcrest was available to answer any questions in regards to saving the façade.

Chairman Saunders was not convinced that reusing the existing trim was a good idea. For instance only two of the front posts are salvageable, if two have to be replicated it would make more sense to do all four.

Mr. Crigler reminded the board that he just needed the demolition approved. He would be back before the board to iron out the details for the new structure.

After looking at the quality of the front façade, Mr. Rockwood changed his mind about reusing the material. He did not mind if the elements were duplicated as long as they are to scale. He explained that they are chunky and big which is part of the charm. Typically during reproduction the general shape is used but they are small. He wanted to make sure that Mr. Crigler understood that scale is important here.

Mrs. Shore asked what the exterior would be made of.

Mr. Crigler stated that they plan to use hardy plank.

*Tom Rockwood moved, seconded by Catherine Shore, to grant a Certificate of Appropriateness to **BAR 09-90** for demolition.
The Board has no objection to the variances that are being submitted to the Board of Zoning Appeals.*

Motion passed unanimously 3-0. (Mr. Crigler abstained)

OTHER DISCUSSION

Mr. Diem explained that at the last City Council meeting an amendment was adopted changing the procedures for spot blight and derelict buildings. The changes are not intended to supersede requirements for the historic district.

A spot blight letter was sent to the Old Taylor Hotel giving the owner 30 days to submit a plan of action. If a letter is not received or not accepted, a decision will be made through the public hearing process. He wanted the board to be aware that the process had started.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 4:43PM.