

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on, November 5, 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: Hunter Hurt, John Willingham, and Anna Pexrode

MINUTES

Mrs. Shore moved, seconded by Mr. Crigler, to approve the minutes for November 5, 2009 as submitted. Motion passed unanimously 4-0-3 (Rockwood, Bandyke and Belkin abstained).

CONSENT AGENDA

BAR 09-350 Request of Medallion 7 Financial, LLC, to include the Triangle Diner, located at 27 West Gerrard Street, within the National Register of Historic Places and the Virginia Landmarks Register.

Mr. Rockwood moved, seconded by Mr. Belkin, to approve the Consent Agenda as presented. Motion passed unanimously 6-0. (Mr. Farris was absent).

NEW BUSINESS

BAR 09-322 Request of Thomas Chasler to paint the exterior of 16 North Washington Street.

The chimney was not included in the submission. A brief discussion took place between the members regarding whether or not the chimney should be painted. All seemed to agree.

*Mr. Belkin moved, seconded by Mr. Bandyke to grant a Certificate of Appropriateness to **BAR 09-322** as submitted with the notation that the chimney is to be painted as well. The motion passed unanimously 6-0.*

BAR 09-326 Request of North Cameron Properties, LLC, to install signs and get approval for parking lot lights at 401 North Cameron Street.

John Willingham represented North Cameron Properties, LLC in this matter. He explained that there will be two (2) signs placed on the property, one on the corner of Loudoun and Baker Street and one on the corner of Baker and Cameron Street. Both will be the same style and color; white aluminum. The signs are being brought forward because they were not part of the submission for tax credits.

(Patrick Farris joined the meeting)

Mr. Belkin stated that the building looks brand new. There does not seem to be anything historical about it. He asked what part of the structure made it eligible for tax credits.

Mr. Willingham explained that the façade on Cameron Street is identical to the original building, everything else is new.

In Mr. Belkins opinion, this example shows why it is problematic to allow DHR to make all the design decisions within the historic district where tax credits are concerned. They were only interested in the Cameron Street façade not the Baker Street side. He felt that this board would have handled the situation differently.

Moving on, Mr. Saunders noted the lights were consistent with the other section of Our Health.

*Mr. Bandyke moved, seconded by Mr. Farris, to grant a Certificate of Appropriateness to **BAR 09-326** as submitted.*

Motion passed unanimously 7-0.

BAR 09-351 Request of R. Hunter Hurt, AIA, on behalf of Lafayette Plaza, LLC, for modifications to the Taylor Hotel renovation project, originally identified in BAR 08-22 and located at 119-129 North Loudoun Street.

Mr. Diem explained that this item is back before the board based on staff directive. In order to move forward with the blighted issues and stabilize the building the Colonial Theatre will have to be removed in its entirety. The south wall was built on beams that were damaged in the roof collapse. The developers do not intend to fill the void this will leave immediately. The intent is to retrofit the Fly Tower into dwelling units.

Mr. Diem contacted Elizabeth Tune of DHR, to get her opinion. She stated that in some situations it would not benefit the owner of a collapsed building to rehabilitate it. She asked for photos so she may render an opinion on the future possibility of tax credits.

Both, Mr. Belkin and Mr. Bandyke had questions as to what the final product would be. Mr. Hurt explained that at this time, they are just trying to correct the blight and make it safe. The developer has said that the center section will be rebuilt but there is no timeline as to when that will happen. In the meantime, a wood fence will separate the alley from the construction.

Mr. Diem explained that this Certificate of Appropriateness would be for the demolition only. The applicant will have to come back with new plans once a decision has been made.

According to the structural engineer, the building is unsafe. Mr. Saunders stated that once they get in there and do the demolition, there is no telling what they will find. It would be impossible for them to submit a plan until they know what they have to work with.

Mr. Belkin did not feel that the center section was of any consequence and at this point is seemed necessary to take it out. He had no issue with the demolition request.

Mr. Rockwood and Mr. Saunders agreed with Mr. Belkin, the Taylor Hotel being the only historically significant portion.

Mr. Crigler was concerned with the lack of detail in the submission. The idea of taking down the center portion and putting up a plywood fence did not seem practical considering that no timeline was given as to how long it would remain. He suggested that the board give some direction, such as planting grass and making it a courtyard.

Mr. Hurt stated that the purpose of the fence is for safety. It would be the same as the fence that was placed on the walking mall side of the property.

Mr. Diem suggested that a condition be imposed that the applicant come back in six (6) months with a measurable timeline.

*Mr. Farris moved, seconded by Mr. Bandyke, to grant a Certificate of Appropriateness to **BAR 09-351** for the demolition of **only** the central portion of the Colonial Theatre. The applicant is to return in six (6) months time with additional details for the Taylor Hotel project.*

The motion passed unanimously.

OLD BUSINESS

None

OTHER DISCUSSION

None

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 4:47PM.