

BOARD OF ARCHITECTURAL REVIEW MINUTES

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

PRESENT: Tim Bandyke, Patrick Farris, Tom Rockwood, Catherine Shore and Don Crigler.
ABSENT: None.
STAFF: Vince Diem and Angela Walsh
VISITORS: Scott Rosenfeld

MINUTES

Mr. Rockwood moved, seconded by Mrs. Shore, to approve the minutes of July 1, 2010 as presented.

Motion passed unanimously 3-0 (Bandyke and Farris abstained).

HISTORIC PLAQUE

BAR 10-398 Request of Matthew Koon to install a historic plaque at 524 S Loudoun St.

Mr. Rockwood moved, seconded by Mr. Farris, to move the historic plaque request to the Consent Agenda.

Motion passed unanimously 5-0.

CONSENT AGENDA

BAR 10-398 Request of Matthew Koon to paint the exterior of the home located at 524 S Loudoun St.

Mrs. Shore moved, seconded by Mr. Rockwood, to approve the Consent Agenda as presented.

Motion passed unanimously 5-0.

NEW BUSINESS

BAR 10-400 Request of Josh Holloway, on behalf of Community Housing Partners, for minor exterior changes at 208 & 210 N Kent St.

Mr. Rockwood questioned why PVC was used on one porch but not the other.

The applicant was not present for discussion. Mr. Diem explained that he had met with the representative and discussed the work being done. To save money they started using PVC until they were told about the restrictions. They are in the process of changing it back to wood. Mr. Diem pointed out that the only other major change is that the support posts extend down past the stoop area.

Mr. Crigler stated that the posts are bolted to the brick which is not how it should be done in the historic district.

Mr. Diem explained that there are elderly living there. This will make it sturdier than it was before.

Mr. Bandyke agreed with Mr. Crigler, stating that there are devices that could have been used instead of extending the posts. He was also concerned with the use of two different kinds of balusters. He felt that the project was not in keeping with the historic district.

Mr. Farris also agreed with Mr. Crigler. He stated that there were a number of things that did not add up about this project including the use of pressure treated wood. He preferred the item be tabled until the applicant can be present to discuss these issues.

Mr. Crigler added that Community Housing Partners are from out of town. If they plan to do more work in the historic district it would also make sense to take this opportunity to educate them on the district.

Mr. Farris moved, seconded by Mr. Rockwood, to table BAR 10-400 until the applicant can be present.

Motion passed unanimously 5-0.

OLD BUSINESS

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

Item remained tabled.

BAR 10-376 Request of Scott Rosenfeld to get design approval on new office building proposed at 812 Amherst St.

Mr. Diem presented slides showing the final elevations and site plan materials for the proposed office suites. Materials were defined within the finished notes.

Mr. Crigler asked if they would be using running bond brick and if they would be retaining the windows, door and the piers in the front of the existing house.

Mr. Rosenfeld stated that he would be using the running bond and the he had every intention of retaining all those elements.

Mr. Bandyke asked if all trees depicted on the site plan would be planted on the site.

Mr. Diem stated that it was the intent, but it was ultimately up to the Planning staff.

Mr. Rockwood brought up the fact that the courtyard had been talked about in depth. He was concerned that they would not be able to plant a tree that will be able to grow to an effective height with the depth of nine (9) feet. He suggested it be returned to a depth of 15 feet.

Mr. Rosenfeld assured the board that he would be able to plant a suitable tree. He explained that they needed the space. He explained that he would loss usable square footage in the house because he would have to move the back door in the house which would cause a financial

hardship. There will be two (2) trees in addition to the one in the courtyard to provide better screening.

Chairman Farris agreed with Mr. Rockwood, stating that typically the narrower the space, the skinner the tree.

Mr. Rosenfeld pointed out the changes in the parking elevation allowing the tree to hang over the sidewalk giving it plenty of space.

Mr. Rockwood stated that the screening has been the factor from day one. It is the board's mission to make sure it's done.

Chairman Farris referred back to the guidelines, explaining that screening is an integral part of the structure. He strongly suggested that the applicant work with the landscaper to make sure the concerns are addressed.

Mr. Bandyke stated that if they favor the tree more toward the sidewalk it should work.

Mr. Crigler agreed, stating that there should be 16 to 18 feet in both directions. It should work as long as they pick the right tree.

Mr. Rockwood moved, seconded by Mr. Bandyke, to grant a Certificate of Appropriateness to BAR 10-376 as presented.

Motion passed unanimously 5-0.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 4:35PM.