

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on February 1, 2007 at 15 N. Cameron Street, at 4:30 p.m. in Council Chambers, Rouss City Hall.

PRESENT: Belkin, Farris, Lore, McCabe, Saunders, Shore

ABSENT: Bell

VISITORS: Richie Pifer Jr, Daniel Mckee

MINUTES

Mr. Belkin, seconded by Mr. Lore moved to approve the minutes of the January 4, 2007 and January 18, 2007 meeting with the appropriate amendments. The motion passed on a vote of 4-0-2, with Mr. Farris and Mr. Belkin abstaining.

CONSENT AGENDA

BAR-07-01 – Request of Franklin E. Wright for Preservation of Historic Winchester for approval of a freestanding sign located at 530 Amherst Street.

Mr. Franklin Wright was present at the meeting to answer questions. It was determined that the freestanding sign would be of cedar composition.

Mr. Lore, seconded by Ms. Shore moved to approve **BAR-07-01**. The motion passed on a vote of 6-0-0.

NEW BUSINESS

BAR-07-02 – Request of Kathryn D. Stover for approval of fencing and garage building located at 308 South Braddock Street.

No one was present at the meeting to answer questions.

Ms. Stover was present at the previous meeting where there was no quorum. Mr. Saunders stated that she may have been given the impression that she did not have to return for approval.

Mr. Saunders, seconded by Ms. Shore moved to approve **BAR-06-97**. The motion passed on a vote of 5-0-1, with Mr. Belkin abstaining.

BAR-07-03 – Request of Richie Pifer, Jr. for approval of a rear porch enclosure located at 316 South Kent Street.

Richie Pifer, Jr. was present at the meeting to answer questions.

The Board stated to Mr. Pifer at the previous meeting that the rotten wood could come off and OSB could be applied. But he would have to come back with examples of the material that would be placed on the outside.

Mr. Belkin stated that if the porch was going to be enclosed the Board would need to see examples in advance. Mr. Pifer stated that only four to five feet of the twenty foot long porch is visible to the public. He said that his building permit had been held up awaiting approval from this board. Mr. Lore did not agree that only twenty five percent was visible to the public. Mr. Pifer stated that there was no public road behind or to the North of the houses and the North Side of the house cannot be seen.

Mr. Belkin stated that there seemed to be a conceptual gap. If the porch is enclosed it will substantially damage the historic character of the building even if you cannot see the porch.

Mr. Pifer stated that he will come back with a picture of the windows for the porch, but he at this point he simply wanted OSB approval. Mr. Saunders said that the OSB could not be put up until the Board had a picture of the windows and what will be done.

Mr. Belkin, seconded by Mr. Lore, moved to table **BAR-07-03**. The motion passed on a vote of 5-0-0, with Mr. Farris abstaining.

Mr. Farris left at 5:07 pm.

BAR-07-04 – Request of Daniel McKee, Kee Construction, for approval of entire house renovation located at 501-503 South Kent Street.

Mr. Daniel Mckee was present at the meeting to answer questions.

He stated that the exterior will be fixed and repaired as needed. The doors would be replaced with solid wood two panel doors with the color not yet identified. Currently there are no gutters on the house and would like to install seamless gutters. The current roof is green three tab shingle which would be changed to black three tab shingle. The rear of the structure has a two level porch which would have to come down and be replaced to look like the original. The existing window will be replaced with one over one windows with the sill remaining original.

Mr. McCabe told Mr. Mckee that if he wished to install two over two windows he could.

Mr. Belkin requested that he stick with half round guttering as opposed to seamless guttering.

Mr. Mckee added that although they were not visible from the picture there were two chimneys that would be brought down through the roof line and sealed off.

Mr. Belkin, seconded by Mr. McCabe moved to approve **BAR-07-04** with the following conditions: 1) the front door be replaced with 2 panel solid wood doors; 2) the windows be replaced with one over one or two over one as selected by the applicant; 3) the roof on the back porch would be replaced with standing metal seam or renovated with black three tab shingles; 4) the back porch be rebuilt but care should be given to matching the existing design in terms of column diameter and railing details; 5) the gutters should be ½ round instead of seamless gutters. The motion passed on a vote of 5-0-0.

BAR-07-05 – Request of Daniel McKee, Kee Construction, for approval of demolition located at 507 South Kent Street.

Mr. Daniel Mckee was present at the meeting to answer questions.

Mr. Diem stated that this case would need a public hearing because the property was older than 75 years.

The Board discussed what would replace the structure after demolition. Mr. Mckee stated that he was not sure but he would bring that information to the public hearing.

Mr. Belkin, seconded by, Mr. Lore moved to forward **BAR-07-05** for review at a public hearing. The motion passed on a vote of 5-0-0.

Mr. Belkin requested that it be removed from the agenda because it was placed there in error.

OLD BUSINESS

The Board discussed the 222 South Kent Street Barber Shop property. Mr. Diem stated that the owners were excluded from BAR approval because they were using like for like materials but once they got into the project they realized they could not use like for like because the structure was unsafe. Mr. Diem added that the staff is examining preconstruction photographs to determine how extensive the changes that are being made are.

ADJOURNMENT

Mr. Lore, seconded by, Mr. Belkin moved to adjourn the meeting at 5:37pm. The motion passed on a vote of 5-0-0.