

## **BOARD OF ARCHITECTURAL REVIEW MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on, April 19, 2007 at 4:30 pm at 15 N. Cameron Street, at 4:30 p.m. in Council Chambers, Roush City Hall.

**PRESENT:** Lore, Bandyke, Belkin, Bell, Saunders, Farris

**ABSENT:** Shore

**VISITORS:** Judy Sue Kempf, Daniel McKee, Dan Crigler

Mr. Bell welcomed, Mr. Bandyke, to the Board.

### **MINUTES**

Mr. Farris, seconded by, Mr. Belkin, moved to approve the minutes of the April 5, 2007 meeting. The motion passed on a vote of 3-0-3, with Mr. Saunders, Mr. Bandyke and Mr. Bell abstaining.

### **CONSENT AGENDA**

The Board requested that the following items be placed on the Consent Agenda:

**BAR-07-24**-Request of Judy Sue Kempf for a projecting sign at 1 South Cameron Street.

**BAR-07-28**-Request of Fox Rehabilitation for a projecting sign at 139 N Loudoun Street.

Mr. Bell informed Mr. Bandyke that items such as these could be moved to the Consent Agenda if the Board felt they could be approved with a single vote.

BAR-07-24 and BAR-07-28 were approved unanimously.

### **NEW BUSINESS**

**BAR-07-27**-Request of Scott B. Weaver for recommendation of landscaping requirements per Section-19-5-6.3 at 1 -3 South Loudoun Street.

Mrs. Karen Helm, Director of the Old Town Development Board sent a letter to the Board of Architectural Review stating the Old Town Development Board's support of a waiver of landscape requirements.

Mr. Belkin stated that he felt a waiver would be appropriate. He asked why a site plan review was required. Mr. Diem replied that a site plan review is required whenever there is a change of use or increase of occupancy and in this case the Weaver Building falls

under the change of use category. If the Director of Planning thinks it is a change of use, he can require a site plan review.

Mr. Bell stated that because it is in the B-1 District it has to meet Green Space requirements, however, there is no opportunity for Green Space in some areas.

Mr. Saunders stated that if the City has to require Green Space he would rather see that the money going to Green Space be collected in a fund to do something substantial downtown, as opposed to buying purchasing benches that would need to be replaced in a couple years.

Mr. Saunders, seconded by, Mr. Lore, moved to forward **BAR-07-27** request of Scott B. Weaver for recommendation of landscaping requirements per Section-19-5-6.3 at 1 -3 South Loudoun Street to the Planning Commission recommending approval. The motion passed on a vote of 6-0-0.

**BAR-07-29-** Request of PF Crigler Associates Architects for Demolition, New Construction and Exterior Changes at 320,319, 321, 404,406,408,410,412 ½, 414, 418, 501,503,507 South Kent Street. (Conceptual Discussion)

Dan Crigler, of DF Crigler & Associates on Piccadilly Street was present at the meeting to answer questions. He presented pictures of the Vivian Jackson properties on Kent Street. These properties were given by Vivian Jackson to the Robert Rose Memorial Foundation.

He stated that 501-503 South Kent Street is currently being renovated.

Mr. Crigler stated that these properties are in line with the Blight Abatement Plan and they are a mix of historic properties. The store, the duplex, 418,404,320 and 122 will remain; the rest of the properties will be removed and replaced with affordable housing. He added that he was currently working with VHDA to provide universal rates.

Mr. Crigler presented two plans. Planning Proposal A aligns all housing on the street. Planning Proposal B organizes the housing in a courtyard concept, which he concluded may not fit in with the community and the neighborhood. Therefore, he preferred Planning Proposal A. The plan will be executed in three phases. In Phase 1, Ms. Jackson will be relocated to the brownstone when it is completed. Cecil Street will be the main focus in Phase 2 and in Phase 3 all the other properties will be attended to.

He stated that there was an alleyway which is owned by the City that he would like to see converted to a parking. He added that KSR LLC is attempting to get off-street parking for the rest of their properties.

Mr. Crigler presented drawings depicting the character of the houses. He envisioned provisions for off street parking as discussed above. He stated that he would like to keep the size of the houses to 1400-1500 square feet. None of the facades will be identical. The properties will be surrounded by a gated picket fence. The houses will be farther than the

current setbacks which are generally 20 ft. There will be at least 6 ft. between the houses. The surveyor is currently locating the property corners because the tax maps do not agree with the deed. He added that security was also a concern as the neighborhood turns around. The current zoning is HR-1 and currently none of the properties comply with these zoning regulations. Most houses were built prior to zoning regulations or paved streets. He is proposing to do a PUD (Planned Unit Development) and reallocate lot lines to provide additional lots. He would like at least two parking pads on the lot. At this point it can not be determined if it will be feasible to build garages on the lots. If the alley is provided for parking it would somehow have to be maintained through possibly a homeowners association. Mr. Crigler provided an architectural inventory that the City executed in 1976 and none of the houses in this project had historical characteristics, most were owner built and devoid of details.

*Mr. Farris left at 5:05 pm.*

Mr. Crigler stated that there was no more density in either plan, saving the shotgun house is the only difference. He added that the duplexes will more than likely end up as rental properties because it is hard to sell a duplex. The market for most of the houses would be to city workers, such as police officers and teachers.

Mr. Bell asked Mr. Diem which of these properties are currently blighted. Mr. Diem replied that he knew some of them were on the list; however, he did not currently have that list available. Mr. Bell asked if any of the properties have been structurally condemned by the Building Official. Mr. Diem reported that thus far none of them have been officially structurally condemned.

Mr. Saunders asked how structurally sound 412-414 are and if 414 had sustained a fire at some point. Mr. Diem replied that no order to demolish has been issued. There have been actions from the property maintenance code and building inspectors that they are unsafe and are boarded up and placed in the spot blight abatement program. 404-406 is placarded, 408-410 is boarded up and 412-414 is also placarded. Mr. Diem stated that in the future a public hearing and staff report with the history of the buildings would be included.

Mr. Saunders asked if there had been any interest in taking Kent Street out of the historic district. He added that some of the improvements don't fit into the standards of the BAR, but, they are still good redevelopment initiatives. Mr. Diem replied that he asked Ms. Shickle to provide a graphic of where blighted properties will be located and it appears that sixty to seventy percent are within the first blocks of the historic district. He added that the existing boundaries could be redrawn or the Board's authority over a certain area could be condensed. However, the district would still remain historic in order to received tax credits for redevelopment. To accomplish this it would be presented as a rezoning.

Mr. Bell stated that it would be a quick fix to adjust the historic district. In addition, this area is on the National Register of Historic Places which makes it eligible for other incentives. Even though the architectural inventory is dated an updated survey to shrink

or expand the district should be performed. Mr. Bell stated that the City should have a Design Stakeholder Charrette so that everyone is in agreement.

Daniel Mckee asked if the engineers report was a requirement. Mr. Bell stated that it would be helpful but not required.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 5:45 pm.