

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on September 06, 2007 at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall.

PRESENT: Belkin, Farris, Lore, Shore, Bandyke, Rockwood

ABSENT: Saunders

VISITORS: Wayne Showalter, J David Griffin, Debra Johnson, Philip Pate, Ed Shoup, Don Crigler, Tom Chasler

MINUTES

Mr. Farris, seconded by Mrs. Shore, moved to approve the August 16, 2007 meeting minutes.

CONSENT AGENDA

Mr. Belkin requested to move BAR-07-84 to Consent Agenda.

Moved to approve all of the items on the Consent Agenda. The motion passed 5-0-0.

NEW BUSINESS

BAR-07-80- Request of David M. Burns for paint color change at 448 N. Loudoun Street

The applicant or a representative was not present at the meeting.

Mr. Farris stated that the adjacent house is painted with the same body and trim colors but the colors are reversed. He also stated that if the colors of the homes were different, this would be more attractive.

Mr. Rockwood stated that he was not thrilled with the color combination.

Mr. Lore moved to approve BAR-07-80, seconded by Mrs. Shore. The motion passed 4-1-1.

BAR-07-81- Request of Fred Sabia for a wall sign at 603 S. Loudoun Street

The applicant or a representative was not present at the meeting, but the members judged the application to be complete as submitted.

Mr. Lore made a motion to approve, seconded by Mr. Farris. The motion passed 5-0-0.

BAR-07-82- Request of Thomas Chasler/Boscawen LLC for a ramp, door changes and additional light fixtures at 124 W. Boscawen Street.

Mr. Chasler was present and stated that the ramp is required for the handicap access. He requested to move it out to the sill to enable it to open outward using the same doors. The door change is required because of the change of use to an event center. Gold light fixtures are also being requested.

Mr. Rockwood was concerned about the concrete patio ramp and asked if the existing brick sidewalk would change.

Mr. Chasler stated that a concrete ramp would be better than brick for wheelchairs. The existing sidewalks will not change.

Mr. Rockwood stated his concern of moving the existing pocket doors to the outside surface of the wall would harm the architecture.

Mr. Bandyke asked about the size of the opening for the doors.

Mr. Chasler stated that the opening would be a total of 36 inches.

Mr. Belkin suggested tabling the door changes. He asked that Mr. Chasler's architect look at the possibility of mounting the doors deep within the opening rather than at the outside face of the wall.

Mr. Farris made a motion to approve all items with the exception of the door changes and that would be tabled. Motion seconded by Bandyke. The motion passed 5-0-0.

BAR-07-83-Request of Philip Pate for a roof at 453 N Braddock Street

Mr. Pate was present. He stated that the slate roof is decomposing and he is requesting to replace it with standing seam metal because of the cost and labor to install a slate roof. He also stated that the roof could be gray or green.

Mr. Rockwood stated that the slate would be a hardship and that there are other buildings that have metal roofs. To replace it with slate would be a lot to ask.

Mr. Belkin stated that such a change would however be consistent with what was approved in the past. He would request that the roof be installed in the traditional method without clip-on elements.

Mr. Rockwood made the motion to approve with the color being dark grey, dark green or black and contingent on that it being installed in the traditional method. This was seconded by Mrs. Shore the motion was approved 5-0-0.

BAR 07-85-Request of Design Concepts for paint, demo fence, and other at 219 & 225 N Cameron Street.

Two representatives were present of the owner to request a change in the color of paint to a light clay and green color. There would be a fence installed to block off the back alley. The dumpster would be moved to the back of the building. There would be bronze light fixtures to match. There would also be some landscaping done.

All members were in agreement of painting this structure.

Mr. Lore stated that the height of the fence and using aluminum was a concern. He stated that using iron would be an alternative.

The representative stated that would be an option.

Mr. Farris, seconded by Mr. Bandyke, moved to approve the request as presented. The motion was approved 5-0-0

OLD BUSINESS

BAR-07-31-Request of David R. Madison for siding at 305 N. Loudoun Street (Previously tabled at July 19, 2007 meeting).

David R. Griffin was present for David Madison. He requested replacing the siding from aluminum to hardy plank siding on the whole structure. The original request was to replace it with vinyl.

Mr. Belkin stated his concern about the hardy plank siding and that he would avoid using it on the front of the structure.

Mr. Rockwood would prefer to stay with what is there now rather than replace it with hardy plank.

Mr. Lore moved to approve the application with the condition to use true wood siding only (not hardy plank) to recover the structure. This was seconded by Mr. Bandyke. The motion was proved 5-0-0.

BAR-07-60-Request of Painter-Lewis PLC for a new parking lot at 19-23 ½ & 25 S Braddock Street (previously tabled at July 19,2007 meeting)

Mr. Grisdale stated that there would be a power point presentation.

Mr. Lewis was present. He stated that there would be concrete planters to keep people from going over the wall. There would be a rock bed to provide drainage at the Braddock Street side.

Mr. Bandyke asked if the fence at the top of the wall would come down.

Mr. Lewis that it would.

Mr. Belkin stated that the planters would be more effective if they were in the middle of the wall.

Mr. Lewis stated that would not be considered because of the space, but they could use climbing vines that would hang down from above.

Mr. Bandyke agreed that softening up the wall with something hanging down would be acceptable.

Mr. Lewis stated they would use Virginia creeper and that it would be low maintenance.

Mr. Lore stated that breaking up the appearance of the wall would be more desirable.
Mr. Belkin agreed.

Mrs. Shore moved to approve the application with the addition of the hanging vines.
Motion seconded by Mr. Bandyke. The motion passed 5-0-0.

BAR-07-48- Request of D F Crigler Associates for demolition of a two story dwelling at 126&128 East Cecil Street.

Mr. Crigler was present.

Mr. Lore stated that the structure is not sound but it would also not be wise to approve the demolition without considering the plans to reconstruct. Mr. Crigler again presented the plans for the new single family house to replace the existing structure.

Mr. Belkin asked for the timeline to demolish and reconstruct.

Mr. Crigler stated that the new home would be Mrs. Jackson's home and that they would be back with their final plans to reconstruct next month.

Mr. Belkin stated that because of the condition of the structure it would be acceptable to demolish.

Mr. Bandyke also agreed but noted again that the new construction that would go back must be something that fits into the Historical District.

Mr. Lore moved to approve the application in consideration of the buildings are in poor condition and the overall positive effect on the specific streetscape in that location.
Motion seconded by Mr. Bandyke. The motion passed 5-0-0.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 6:45 p.m.