

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, October 4, 2012 at 4:00 p.m. in Council Chambers at Rouss City Hall, 15 North Cameron Street.

POINTS OF ORDER

Roll Call

PRESENT: Tim Bandyke, Tom Rockwood, Bob Pinner, Patricia Jackson, Peter Serafin and Kevin Walker.

ABSENT: Don Crigler.

STAFF: Aaron Grisdale and Paula Le Duigou.

Approval of Minutes

Mr. Bandyke moved, seconded by Ms. Jackson, to approve the minutes of September 20, 2012, as presented. The motion passed unanimously.

CONSENT AGENDA

None

NEW BUSINESS

BAR-12-474 Request of Winchester Little Theatre Inc., for a historic plaque for the former Penn Central freight station located at 315-321 West Boscawen Street.

Martin, Robinson, Winchester Little Theatre, stated that the building requires substantial repair work and this designation will help to expedite the process.

Mr. Robinson stated that one issue they have is that the structure is located in a flood plain. He said that if there should be in the future a sufficient amount of water it will flow south toward the theatre.

Mr. Robinson wanted to encourage the Board to issue the historic plaque. He stated that they have had a capital campaign going for a number of years, and that there are many people who do not know of the existence of the theatre.

Mr. Robinson said that they needed to raise funds and this process will assist them in that endeavor.

Mr. Rockwood asked about the flood plain issue and if that would put constraints on what they want to do.

Mr. Robinson said that it may well do that.

Mr. Dave Shore, speaking on behalf of the applicant, stated that the property was in the flood way, which would be in the active flow of water, so because of that they are prohibited from extensive remodeling. He stated that because of this there are a bunch of exemptions that will go into effect before they are allowed to do them.

Mr. Shore stated that one of the exemptions is there being on the Historic Register for Winchester.

Mr. Shore explained what this was the beginning of a long process, one that would require a variance from the BZA with eventual hydrologic testing and remapping by the Army Corps of Engineers. He asked Mr. Grisdale to explain the situation in more detail for the Board.

Mr. Grisdale said that since the property is located in a floodway, and in order to do any kind of new construction or substantial improvement, there are some limitations built into the Zoning Ordinance relating to the property and its location. He said that if a structure is designated as historic, which this application would go towards doing, there are some potential exemptions in terms of waiving some requirements within Zoning Ordinance and Federal floodplain regulations and allow the process to move forward more easily.

Mr. Grisdale said that there are some complicating factors which Mr. Shore described, and have to do with hydrostatic analysis, to ensure that there wouldn't be any detrimental impact to the floodplain if there were to be any additions to the property.

Mr. Bandyke asked if Mr. Grisdale meant that it would be detrimental to the structure or the floodplain.

Mr. Grisdale said that you can't do anything that would raise the level of flowing water at that point or anywhere downstream, so any addition cannot have a negative impact on the level of potential floodwaters, and that is what the hydrostatic analysis would have to include.

Mr. Shore said that he had spoken with Kelly Henshaw, City Engineer and designated floodplain representative, and besides the basic maintenance that the Winchester Little Theatre people want to do, they want to move a wall back about 15 feet which will not be outside the existing footprint of the building.

Mr. Shore said that nothing would be added to the building to change the flow of the water so it seemed that this was a logical request being backed up with the hydrostatic testing that will be done privately, approved by the City Engineer, and then sent to FEMA for remapping the floodplain.

Mr. Shore stated that the Winchester Little Theatre recognized that they would need to bring any changes back to the Board for approval.

Mr. Rockwood assumed that this request would make it easier for them to solicit funds.

Mr. Shore said that this was the only way they could get help.

Mr. Bandyke asked what wall they wanted to move.

Mr. Shore explained which wall it was to the Board.

Mr. Rockwood said that the 1976 survey and it indicated some significance to the building.

The Board discussed the standards and classifications of the request.

Board goes thru standards and classifications

Mr. Bandyke moved, seconded by Mr. Serafin, to grant the request of Winchester Little Theatre Inc., for a historic plaque for the former Penn Central freight station located at 315-321 West Boscawen Street.

The motion passed unanimously.

OLD BUSINESS

None

OTHER DISCUSSION

Mr. Grisdale presented a request to the Board from Lawton Saunders for exploratory removal of the façade at 24/28 East Piccadilly Street.

Mr. Lawton Saunders, agent of the owner, stated that the owner has a tenant conditioned on the front being redone. He said that the problem they have is that they do not know what they are working with and in order to get an idea, they need to remove the siding.

Mr. Saunders said that the owner waited too late to get on the agenda and if he waited until the next meeting to present, it would be past his time to lease the building. He said that he understood that the owner's procrastination did not constitute an emergency for the Board and that the owner needed to return to the Board for whatever he does.

Mr. Saunders asked if there was a way for staff to administratively approve the removal of the siding so they could move ahead.

Mr. Rockwood stated that the owner had a tenant interested providing he can make modifications.

Mr. Saunders said yes.

Mr. Rockwood said that the thing that occurred to him was that this request was similar to one on Cecil Street that the Board saw last month. He said the difference was that once he removed the siding, he would be making changes based on what was there to work with.

Mr. Saunders stated that they were hopeful that there would be brick underneath to work with.

Mr. Rockwood asked if Mr. Saunders would be doing the work for the new façade.

Mr. Saunders did not know.

Mr. Pinner said that if they take off the siding and the brick is good, will they restore it.

Mr. Saunders said that if there is brick that can be salvaged, then they should go with it.

Ms. Jackson asked if there were any pictorial records of the building.

Mr. Saunders said that there was little to no record of what was there. He said that they are removing brick on the inside to see where original openings were.

Mr. Serafin asked if the siding was plywood.

Mr. Saunders said it was Masonite.

Mr. Serafin asked when it was put on the building.

Mr. Saunders guessed that it was in the mid 1970's

Mr. Rockwood said that he would like to encourage people to make explorations on buildings so they can see what is there.

Mr. Rockwood asked if there were any objections to the removal of the siding just for investigation.

Mr. Pinner said that he didn't see anything wrong with removing the siding for investigation but would not want to approve any change in the façade at this time.

Mr. Serafin said that a caveat should be added to the approval that the applicant should come before the Board with a façade plan.

Mr. Rockwood said that they may get lucky and find out that they can salvage what was underneath.

Mr. Grisdale said that they could do because they do not have a formal application, was to delegate authority and granted administrative approval upon receiving a completed application for exploratory siding removal.

Mr. Rockwood said that he wasn't sure that he needed approval to remove a later façade.

Mr. Grisdale said that traditionally they have because they don't know what's underneath and they do not want to get into a precedent setting situation where facades are removed and are left even if they are in bad shape.

Mr. Bandyke moved, seconded by Mr. Serafin, to grant administrative approval upon receiving a completed application for exploratory siding removal.

The motion passed unanimously.

Mr. Grisdale notified the Board of an upcoming request to demolish a structure located on Boscawen Street that would be heard at the next meeting.

ADJOURN

With no further business to discuss, the meeting was adjourned at 4:40 p.m.