

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on, April 2, 2009 at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall.

PRESENT: Tim Bandyke, Patrick Farris, Tom Rockwood and Lawton Saunders.
ABSENT: Lawrence Belkin, Mark Lore and Catherine Shore.
STAFF: Vince Diem.
VISITORS: Fred Jackson, Justin Drunagel and City Council members Les Veach and Milt McInturff.

MINUTES

Tim Bandyke moved, seconded by Tom Rockwood, to approve the minutes as submitted.

Motion passed unanimously.

CONSENT AGENDA

BAR-09-15 Request of Fred Jackson to install a building mounted sign at 147 N. Loudoun St.

Patrick Farris moved, seconded by Tom Rockwood, to grant a Certificate of Appropriateness for BAR-09-15, as submitted.

Motion passed unanimously.

OLD BUSINESS

BAR-09-17 Request of Justin Drunagel to erect a fence at 32 W. Cork St.

The Board requested a plat at last month's meeting. Mr. Saunders asked if the applicant had it with him today.

Mr. Drunagel stated that he brought pictures instead of a plat. He pointed out that the picture showing the bush depicts how high the fence will be.

Mr. Rockwood asked what function the fence will perform.

Mr. Saunders explained that the only considering factor is if the fence meets the guidelines, which it does. He didn't feel that it was a function of the Board to ask why. If someone wants to put up a fence they should be able to. What's being proposed is a 6ft tall double-sided wood fence, stained to match the George Washington headquarters.

Patrick Farris moved, seconded by Tim Bandyke, to grant a Certificate of Appropriateness for BAR-09-17, as presented.

Motion passed unanimously.

OTHER DISCUSSION

Mr. Saunders felt that he was misrepresented by the press in regard to the Boards meeting with City Council members.

Milt McInturff agreed. He thanked all who had attended the meeting stating that it was fruitful.

Before the meeting started, Mr. Diem handed out sample guidelines for the board to review. He explained that in an attempt to save the city money he is trying to rewrite the design guidelines in order to incorporate some of the changes that were discussed at the meeting with council members.

Mr. Saunders briefly looked over the changes. He felt that there were many good ideas being suggested as just having one meeting a month.

Mr. Bankdyke asked if there would be a district change in which people would have a say as to whether they want to be in the district or not.

Mr. Diem stated that he is not purposing to change the district just redefining the guidelines to the original area established to the 1976 survey. He felt the map has gone away from the original zone delineations.

Mr. Saunders and Mr. Diem both agreed that one or two members should be selected to assist in drafting the revised guidelines.

Mr. Saunders asked if the state had someone that could review the finished product to make sure that it meets their standards.

Mr. Diem explained that it was his understanding that the standards are required to be met only if you are going for tax credits otherwise they are just guidelines. There are localities that pride themselves in their districts but allow vinyl windows, etc.

Mr. Saunders stated that City Code states that the board follows the Department of the Interiors guidelines. He was also under the impression that recent council wrote it so that those same DOI guidelines are followed.

Mr. Rockwood stated that that the Ordinance had to establish standards to follow and that had to come from some other standard.

Farris explained that different historic districts have different codes which are based on guidelines from the National Trust for Historic Preservation and Historic Resources.

Mr. Bandyke stated that technology is making the board's job harder when materials are being made to mimic wood material and making it more efficient.

Mr. Saunders felt that the biggest problems are the areas that shouldn't be in the district. The areas such as Kent St, where people cannot afford to use the expensive material has turned into a slum area. A vinyl window is better than a dilapidated building. He added that the core of the district doesn't have a problem with the standard. Those houses have value which makes it make sense to spend that kind of money on them.

Mr. Farris did not disagree, however he stated that there is an argument for protecting the vulnerable areas. Doing what Mr. Saunders suggested would cause the district to erode overtime. All that would be left is a one tiered district with streets like Washington and Stewart.

Mr. Saunders cited a house on Fairfax Lane as an example. The house will end up falling down because the owner cannot afford to make the repairs. He added that economics has a lot to do with it now but there are tax credits available that people aren't taking advantage of.

Mr. Rockwood felt that it should also be based on their potential and what they could be.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 4:33PM.