

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on, December 18, 2008 at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall.

PRESENT: T Bandyke, M Lore, T Rockwood, C Shore, P Farris and L Saunders.
ABSENT: L Belkin.
STAFF: Diem and Walsh.
VISITORS: Dave Burleson, Mike Cardinale, Ron Mislowsky, Scott Malenock, Tommy Beavers, Mike Cardinelli and Ty Lawson

MINUTES

It was moved by M Lore, seconded by T Bandyke, to approve the minutes as amended.

Motion passed unanimously 5-0.

CONSENT AGENDA

BAR-08-97 Request of Oakcrest Properties to erect a freestanding sign at 126 N. Kent Street. (Previous approval expired.)

It was moved by M Lore, seconded by C Shore, to move BAR-08-97 to the consent agenda.
Motion passed unanimously 6-0.

It was moved by P Farris, seconded by C Shore, to approve the consent agenda as presented.
Motion passed unanimously 6-0.

NEW BUSINESS

BAR-08-96 Request of Madison Farms LLC to paint house at 305 N. Loudoun Street.

Ty Lawson, attorney for the applicant stated that the owners have agreed to paint the structure an approved color, however they don't have a strong opinion and are requesting a suggestion by the Board. He added that since the building has been newly sealed, it will take some time before the building will be able to be painted again. He presented the Board with a sample sheet of possible colors and instructions on when to apply.

Chairman Saunders stated that he was fine with the colors that were identified as possibles on the sample sheet. He didn't feel it was appropriate for the Board to choose the color.

Mr. Lore asked if the building would be painted one color since there were no trim selections noted.

Mr. Lawson stated that it would all be one color.

Chairman Saunders asked Mr. Diem what would happen if the time of the approval ran out before they were able to apply the new color.

Mr. Diem explained that the applicant was sent a notice of violation that allowed them 90 days to return to the Board with a color choice. The approval would be valid for one year.

Mr. Lawson said that he was fine with that as long as the building was able to receive the paint.

Chairman Saunders reminded Mr. Lawson that if the paint was not applied within that year the applicant would need to come back.

Mr. Bandyke suggested the darker of the two choices provided by the applicant because once it's applied it will provide better coverage over the sealant that's on there now. He felt that the lighter color would give it a weathered look and require more coats.

It was moved by P Farris, seconded by T Bandyke, to grant a Certificate of Appropriateness to BAR08-96 using sandstone as requested by applicant.

Motion passed unanimously 6-0.

BAR -08- 98 Request of M&M Properties to install roofettes over doors at 8-16 E. Monmouth Street.

Tommy Beavers, representing the applicant stated that this was before the Board last month, and as requested he brought in details on the brackets for the roofettes.

Mr. Farris thanked the applicant for providing exactly what was needed.

It was moved by P Farris, seconded by M Lore, to grant a Certificate of Appropriateness for BAR-08-98 as presented.

Motion passed unanimously 6-0.

BAR-08-99 Request of Potato Hill Properties to paint, install front door and metal roof and apply hardi plank to rear at 18 W. Clifford Street.

Tommy Beavers, representing the applicant stated that everything is straight forward. He wanted to retain siding on the front of the house which is log but the back part is not.

Mr. Bandyke asked what the roof color was going to be.

Mr. Beavers provided the sample stating it would be charcoal.

Mr. Lore asked what the roof is now.

Mr. Beavers stated that he wasn't really sure, probably a mixture of asphalt and gravel.

Mr. Saunders asked if the addition can be seen.

Mr. Lore stated that it was visible from the alley.

Mr. Saunders stated that there is nothing original on the addition.

Mr. Lore felt it would look better with the hardi plank.

Mr. Rockwood asked what was under the stucco.

Mr. Beavers stated that it is original beaded siding on the main section which will remain but the back is sheathing and stucco.

Mr. Rockwood stated that the house is beaded wood siding; he asked why they wouldn't just go ahead and apply it to the rear as well.

Mr. Beavers stated that there was a cost factor.

Mr. Saunders asked if he had already priced the hardi plank because he believed that it would be more expensive than the wood.

Mr. Beavers stated that he has a lot left over from a previous job and would like to use that to save his client money.

Mr. Lore asked if the chimney was stable enough to remain.

Mr. Beavers stated that he wasn't sure if it was stable or not but at that point he was not planning on taking it down.

Mr. Lore stated that if he is going to leave it as-is then there is no need to discuss it but if it's going to be taken down, it will need to be approved by the board.

Mr. Saunders asked if he would like to amend his application.

Mr. Beavers said that he did and asked that the chimney be removed.

It was moved by M Lore, seconded by C Shore, to grant a Certificate of Appropriateness for BAR-08-99 as submitted with the addition of the removal of the chimney.

Motion passed unanimously 6-0.

OLD BUSINESS

BAR-08-12 Request of PHR&A to present final details for the proposed pharmacy at 326 Amherst Street.

Ron Mislowsky with PHR&A stated that before the architect discussed the final details of the building, he wanted to bring the board up to speed as to what changes were finalized with the site. In order to provide an adequate buffer for the rental property to the east of the site they had to remove some of the parking at the back of the site. The square front of the building has been maintained and it follows the angle of the property line. They still plan on building the back parking lot but without any modifications as previously discussed.

Scott Malenock of MBI Architects for Walgreens presented the details on color and materials for the store, explaining that this Walgreens is like no other in the entire chain.

Mr. Saunders stated that this elevation is much better than what was brought last time, which looked like a western town set. Overall he felt that the building will fit in with the neighborhood as good as it can be expected to.

Mr. Farris expressed his thanks for going through what they did to break up the primary elevations.

Mr. Rockwood asked if the glass in the windows would be like a display case.

Mr. Malenock stated that the glass would actually be against the wall but it will appear to have depth.

Mr. Bandyke asked if there would be signage on the windows.

Mr. Malenock stated that the only signage on the windows would be for the ATM and one hour processing, all other advertisements would be done on the monument sign.

Mr. Lore asked if the monument sign was part of the approval.

Mr. Mislowsky stated that it was still to come.

Mr. Lore asked what material was being used for the shingles.

Mr. Malenock explained that they are fiberglass which is different from all other Walgreens stores; those are standing seam.

Mr. Saunders stated considering what you had to work with and the limitations of the historical district it's not a bad job. Overall, the building fits in as well as can be expected.

Mr. Rockwood asked how this building lines up with the apartment building.

Mr. Malenock stated that it doesn't literally line up, it makes a transition. The Walgreens will be set back.

Mr. Saunders added that there is also an 8ft fence that will separate the two.

It was moved by M Lore, seconded by T Rockwood, to grant a Certificate of Appropriateness for BAR-08-12 as submitted.

Motion passed unanimously 6-0.

BAR-08-92 Request of Winchester Rescue Mission to provide details to repair the building at 414 N. Loudoun Street.

Mr. Lore stated that the original intent was to remove the brick gable but that idea seems to have been abandoned.

Mr. Cardinale felt that the cost would exceed what they wanted to spend to continue with that idea so instead it was more logical to cut back the trusses to the brick and put up fascia board. He planned to take down bricks that are all falling off and put on a metal roof.

Mr. Saunders stated that there wouldn't be much change to what's there except for the removal of a door and a window and bricking them in.

Mr. Farris stated that the only thing that isn't like for like is the removal of the falling brick and replacing it with the fascia board.

It was moved by P Farris, seconded by C Shore, to grant a Certificate of Appropriateness for BAR-08-92 as presented.

Motion passed unanimously 6-0.

OTHER DISCUSSION

None

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 5:16pm.