

**BOARD OF ARCHITECTURAL REVIEW MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on, June 17, 2010, at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall.

- PRESENT:** Tim Bandyke, Patrick Farris, Tom Rockwood, Catherine Shore and Don Crigler.
- ABSENT:** None.
- STAFF:** Vince Diem and Angela Walsh.
- VISITORS:** Scott Rosenfeld, Larry Belkin, Ron Mislowsky, Nancy Eyzly and P. Bartley.

**MINUTES**

*Mrs. Shore moved, seconded by Mr. Bandyke, to approve the minutes of June 3, 2010 as presented.*

*Motion passed unanimously 5-0.*

**CONSENT AGENDA**

**BAR 10-347** Request of Bartley Investments, LLC to paint the exterior at 38 E Piccadilly Street.

*Mr. Rockwood moved, seconded by Mr. Bandyke, to approve the consent agenda as presented.*

*Motion passed unanimously 5-0.*

**NEW BUSINESS**

**BAR 10-336** Request of Daily Grind to install outdoor seating at 1 N Loudoun Street.

Mr. Rockwood asked about the previous outdoor seating that was approved.

Mr. Diem explained that the owners have been talking with the Olde Town Development Board about the deteriorating appearance of the seating area, as well as the amount of people loitering there. The Board suggested that the area be updated.

Mr. Farris pointed out the chain in the submittal appeared to be plastic. He asked if it could be made of metal.

Mr. Diem stated that the Board could impose that condition, but he asked that they keep in mind that this is a temporary fixture that has to be removable.

Mr. Farris asked the applicant to use metal if possible, to be consistent with what is already found on the mall.

*Mr. Crigler moved, seconded by Mr. Rockwood, to grant a Certificate of Appropriateness to BAR 10-336 as presented, with the condition that all materials are to be black.*

*Motion passed unanimously 5-0.*

**BAR 10-348** Request of Josh Holloway on behalf of Community Housing Partners, for approval of minor repairs to the porches at 208 & 210 N Kent Street. **\*\*\*WITHDRAWN\*\*\***

### **OLD BUSINESS**

**BAR 10-324** Request of PHR&A on half of Red Leaf Development to install an 8' opaque cedar board fence at 326 Amherst St.

Mr. Mislowsky explained that Walgreens had agreed to make the fence all wood, including the posts.

*Mr. Rockwood moved, seconded by Mrs. Shore, to grant a Certificate of Appropriateness to **BAR 10-324** as amended.*

Mr. Bandyke asked if the wood will be stained cedar.

Mr. Mislowsky stated that he was not sure. He promised to bring the item back to the Board if there is any change in the wood material from the initial submittal.

*Motion passed unanimously 5-0.*

**BAR 10-376** Request of Scott Rosenfeld on behalf of LaRose Development to get conceptual design approval for the proposed office suites to be located at 812 Amherst St & 825 Whittier Ave.

Mr. Belkin presented the 2<sup>nd</sup> version of the conceptual design. There is a recessed porch behind the house with a one story connection. The building will be the same size as the original but it would fall largely in the shadow of the old house. It is not the intent to hide the addition but it will be balanced with landscaping.

Mr. Bandyke asked about the tree trees proposed for the west elevation, questioning the amount of room available for plantings.

Mr. Belkin explained that there is 3ft of curb between the side yard and the building. The plantings will have to be small in order to fit there. This decision will be finalized during review of the site plan by city staff.

Mr. Crigler stated that there is no picture of the east elevation. He asked if there will be windows there as well.

Mr. Belkin explained that there are windows there. He added that the canopies on the first floor are not there by accident. It is an optical illusion to reduce the height of the second floor and the overall building.

Mr. Farris thanked Mr. Belkin for his time on this application. He stated that a building of this magnitude cannot be constructed mimicking what is already there.

Mr. Belkin explained that he had considered historic materials, but the size had to be considered. He suggested using brick that matches the city's public buildings that also blend well with the medical community.

With no other questions, Mr. Farris suggested that the applicant be asked to retain as much of the current vegetation and to be aggressive in the placement of new vegetation. He added that the three trees shown on the design to balance the front elevation should be required.

Mr. Rosenfeld stated that he would guarantee that those three (3) trees would be planted.

Mr. Diem explained that the Board could make a favorable suggestion that landscaping be replaced but they cannot mandate it. It will come into play when the site plan is reviewed. He suggested that the BAR, collectively as a board, send a letter of recommendation to the Planning Commissioner and staff that it would be your preference to have the landscaping to soften the impact.

Mr. Rockwood asked if Preservation of Historic Winchester (PHW) and Kit Molden, of the Museum of the Shenandoah Valley, had input on this conceptual drawing.

Mr. Belkin stated that he had a meeting with Frank Wright of PHW although he did not have the illustrations at that time. He did send them to Richard Bell and he replied to that email. Mr. Belkin read the response to the board.

Mr. Diem added that he had spoken to Kit Molden. Mr. Molden stated that he was inclined to let PHW take the lead.

*Mr. Rockwood moved, seconded by Mr. Bandyke, to grant a Certificate of Appropriateness for **BAR10-376** as submitted.*

Mr. Crigler complimented the developer and the consultant. He asked if the mechanical equipment will be at the rear of the building.

Mr. Belkin pointed out the need for the flat roof to house the units, in order to screen them.

Mr. Crigler made a final suggestion of tying the new brick in with the brick on the existing building.

*Motion passed unanimously 5-0.*

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 4:53 PM.