

BOARD OF ARCHITECTURAL REVIEW  
Regular Meeting  
Tuesday, May 7, 2013

Mr. Graham called the meeting to order at 7:30 P.M.

ATTENDANCE

Present: Chair Charlie Graham, Dr. Richard Hoback, Mr. Brad Thorp and Mr. Frank Holloway.  
Also present: Mr. Steve Feverston, City Planner, and Mrs. Julie Weaver, Assistant Clerk of Council.

Absent: Ms. Stone and Mr. Garrett. These absences were unexcused.

APPROVAL OF MINUTES

No changes were noted for the minutes of the Board of Architectural Review meeting on April 16, 2013.

MOTION: Dr. Hoback moved to approve the minutes of April 16, 2013, as distributed. Mr. Thorp seconded the motion. The motion was approved unanimously, 4-0.

NEW BUSINESS

Application P-2013-0019: Minor Site Plan for 298 N. Main Street – House of Kabab.

Mr. Feverston explained the application by George Ephrem of the House of Kabab for an outdoor patio seating and changes to the parking lot requiring restriping. He located this APD property on a map and gave a history of ownership. Mr. Ephrem asked to use the area in front of the restaurant for a 15' x 16' patio with ornamental metal fencing. He showed a sample of the pavers to be used. Mr. Ephrem owns both buildings on the site and will restripe the parking lot on the whole parcel.

1. The Planning Department recommended approval of the minor site plan, subject to the following three conditions: A parking lot striping plan shall be submitted and be subject to the approval of the City Planner.
2. A landscape plan for the patio area shall be subject to the approval of the City Planner.
3. The final design and placement of the patio shall be subject to the approval of the City Planner.

Following a question about where the entrances will be and a question about handicap parking spaces, Mr. Thorp moved for approval of Application P-2013-0019, subject to the conditions recommended by the City Planner. Dr. Hoback seconded the motion. The motion passed unanimously, 4-0.

Application P-2013-0021: Temporary Sign Permit for 99 Maple Ave – Kuk Sul Do Central Academy. Applicant, Juan Romo,

Mr. Feverston gave the staff report for the application for a temporary sign at the former post office. The privately owned building was recently leased to Juan Romo for a martial arts training business that is moving from a Westpark Road location. The new tenant has requested a 3' x 4' temporary banner that meets all the minimum requirements for signage in the Architectural Preservation District. He showed a picture of the black sign with white letters and yellow accents.

Mr. Feverston answered questions about permanent signage for the property. Mr. Thorp expressed the need for the permanent signage to be consistent with the traditional architectural style of the building. Mr. Feverston pointed out that the applicant would have to come back for approval of the permanent sign package.

MOTION: Mr. Holloway made a motion to approve Application P-2013-0021, an application for a temporary banner at 99 Maple Avenue. Mr. Thorp seconded the motion. The motion passed 4-0.

#### 2013 Preservation Award Winner

Mr. Feverston summarized the annual award intent and categories. Pictures of the properties staff nominated properties were included in the BAR packets in April so the members would have time to walk the Architectural Preservation District as they considered their choices.

Mr. Graham asked each of the members to name his top two or three picks. After this was done, it was obvious that 81 N. Main was on everyone's list and, following a brief discussion, the members agreed that Routsong Funeral Home would be the winner. Mrs. Weaver was asked to contact Kathy Gross, the artist who will create the framed pen and ink drawing for presentation at the meeting of Council on June 17, 2013. Mr. Feverston asked members to attend the Council meeting, if possible.

MOTION: Mr. Graham made a motion to select 81 N. Main for the BAR 2013 Preservation Award for excellence in stewardship. Mr. Thorp seconded the motion. The motion passed with four ayes.

#### COMMUNICATIONS

Mr. Feverston shared that progress was slow for Dewey's in working through the requirements of the approvals of the variances and the site plan for a new restaurant at 39 N. Main. He noted that demolition of the Gregg house would probably happen by early July. The site will be cleared, graded and seeded.

The next meeting of the Board of Architectural Review is scheduled for Tuesday, June 4, 2013.

There being no further business, Dr. Hoback moved to adjourn the meeting. Mr. Holloway seconded the motion. The motion passed unanimously.

A handwritten signature in cursive script that reads "Charles M. Graham". The signature is written in dark ink and is positioned at the bottom of the page.