

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, August 7, 2012

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

ATTENDANCE

Present: Chair Charlie Graham, Mr. Jaime Garrett, Mrs. Amy Korenyi-Both, and Mr. Brad Thorp. Also present: Mr. Steve Feverston, City Planner, and Mrs. Julie Weaver, Assistant Clerk of Council.

Absent: Mr. Frank Holloway, Dr. Richard Hoback and Ms. Sharma Stone. Mr. Holloway and Dr. Hoback had notified staff that they would be absent, but not Ms. Stone.

MOTION: Mr. Garrett made a motion to excuse the absent members. Ms. Korenyi-Both seconded the motion. The motion passed with four ayes.

APPROVAL OF MINUTES

No changes were noted for the minutes of the meeting on April 3, 2012.

MOTION: Mr. Thorp made a motion to approve the minutes of the Board of Architectural Review meeting of April 3, 2012, as distributed. Ms. Korenyi-Both seconded the motion. The motion passed 3-0-1. Mr. Garrett abstained from the vote because he was absent from said meeting.

NEW BUSINESS

Application P-2012-0177 – Sign Reface, Thomas Bechtel Realtors, 211 W. Franklin

Mr. Feverston gave the staff report concerning the request by Rachel Whipp on behalf of Thomas Bechtel Realtors for a permanent ground sign in the Architectural Preservation District with variation in the background colors. The Design Review Criteria booklet states that sign backgrounds in the APD are to be a solid color. In this request, black hatching is superimposed over reds that blend from scarlet to burgundy to black. Staff found the sign to be very attractive and recommended approval. The Board said the sign was tasteful and did not see a problem.

MOTION: Ms. Korenyi-Both made a motion to approve application P-2012-0177, without conditions. Mr. Thorp seconded the motion. The motion passed 4-0.

Application P-2012-0178 – Replacement Windows at 150 S. Main Street – Mike Sikora, Dayton Home Improvement, Applicant.

Mr. Feverston explained the request for replacement windows for the 1940's or 50's bungalow at 150 S. Main Street where Peters Photography is located in the building at the back of the lot. The

owners replaced the windows on the front of the house a number of years ago with white vinyl windows trimmed with painted aluminum wraps and without mullions. Mike Sikora's Dayton Home Improvement requested to replace the windows damaged in the hailstorm of May 2011 with windows and trim similar to the front of the house. Currently the home has a mishmash of window styles. Mr. Feverston showed photos of the elevations of the house and Daren Hachey, a contractor for Dayton Home Improvement, clarified where different types of windows would be used. Staff recommended approval of the application, subject to the condition that the building siding and trim be repaired, scraped, primed and painted to address the property maintenance issues.

Mr. Hachey stated that most of the windows on the sides and back would be Simonton white vinyl double hungs with a few appropriately used casements and one large picture window. He asked to be allowed to wrap the 4 or 5 inch wood trim with painted aluminum and not to be required to have grills for all the windows.

Mr. Thorp clarified that the plan was to replace windows only on three sides of the house and to replace them using windows as similar as possible to the existing windows on the front which are no longer available from the supplier. Mr. Garrett stated that the ideal would have been for grills to have been used in the front windows and for painted wood trim, but, at this point, it would be logical to match the front.

When questioned about the siding, Mr. Hachey stated that he believed the owners were seeking quotes for painting.

MOTION: Ms. Korenyi-Both moved to approve application P-2012-0178 for the installation of Simonton white vinyl replacement windows on the house at 150 S. Main Street, subject to the condition that the siding be repaired, scraped, primed and painted in order to address the property maintenance issues. Mr. Thorp seconded the motion. The motion passed with four ayes.

Application P-2012-0179 – Exterior Color for the Barn at 36 South Main Street by Alycia Lash, Applicant for David K. Burnap Advertising.

Mr. Feverston located the property at the corner of Weller and South Main that is owned by David K. Burnap Advertising; the barn is at the rear of the property and fronts on Weller. Ms. Lash had requested to use "Peppercorn," a very dark grey color not on the approved chart for the Architectural Preservation District. Mr. Feverston passed the sample provided by Ms. Lash and stated that the applicant had agreed to have white trim for the doors and windows. Staff recommended approval of the application without conditions.

When Mr. Garrett asked about the condition of the wood siding, Mr. Feverston stated that it was beveled with mitered joints. The lower areas showed wear from the weather; he recommended scraping, priming and painting this 120 year old structure that was originally a carriage house.

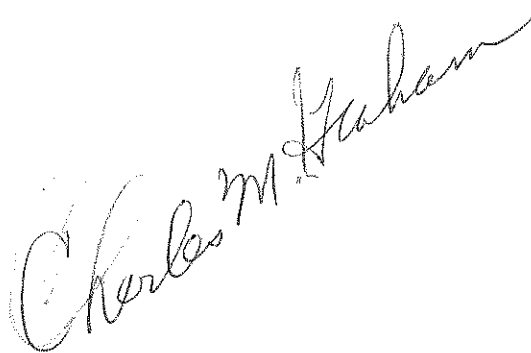
MOTION: Mr. Garrett moved to approve application P-2012-0179 for the use of "Peppercorn" paint and white trim for the barn at 36 S. Main Street. Ms. Korenyi-Both seconded the motion. The motion passed 4-0.

COMMUNICATIONS

Mr. Feverston shared updates on several properties in the Architectural Preservation District. Included were the proposed Dewey's Pizza on N. Main Street, the Gramann building on W. Franklin Street, and Yuson Wang's property on S. Main Street. He informed the group that Craig Deanthony was expected to submit a site plan for a diner in a portion of the building behind Craig's Barber Shop at 30 N. Main Street. Parking and signage would be issues to be addressed.

The next meeting of the Board of Architectural Review is scheduled on September 4, 2012, at 7:30 p.m. in the Council Chambers.

There being no further business, Ms. Korenyi-Both made a motion to adjourn. Mr. Garrett seconded the motion. The motion was approved unanimously.

A handwritten signature in cursive script, reading "Charles M. Graham". The signature is written in dark ink and is slanted upwards from left to right. The first letter "C" is large and loops around the first few letters. The signature is positioned in the lower right quadrant of the page.