

BOARD OF ARCHITECTURAL REVIEW  
Regular Meeting  
Tuesday, April 5, 2011

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

Attendance: Mr. Charles Graham, Chair; Mr. Jaime Garrett, Dr. Richard Hoback, Mr. Frank Holloway, Mrs. JoAnne Rau, and Ms. Sharma Stone. Also present: Mr. Steve Feverston, City Planner; and Mrs. Julia Weaver, Assistant Clerk of Council. Absent: Amy Korenyi-Both.

Visitors: David Gaines and Sarah Rickman.

Approval of minutes:

Mrs. Rau noted that her name had been misspelled on both the Minutes of the Board of Architectural Review for the Regular Meeting and Work Session of February 15, 2011.

MOTION: Dr. Hoback moved for approval of the Minutes of the Regular Meeting and the Work Session of February 15, 2011, as amended. Mr. Holloway seconded the motion. The motion passed with 6 ayes.

NEW BUSINESS

Temporary Signs, Centerville United Methodist Church, Application P-2011-0055

Mr. Feverston presented the annual request by Centerville United Methodist Church for a series of temporary signs for events throughout the year. The UDO does not permit temporary signs for more than thirty days in ½ the calendar year. The request meets the requirement. Copies of the proposed signs were in the BAR packets.

Mr. Feverston discussed the sign material that is being requested. Staff suggests that translucent materials (less than opaque) and those that are not rigid be denied in the APD. The goal is to promote the use of materials that look more durable. The city attorney recently gave an opinion that corrugated plastic as a temporary sign material can be denied by the BAR. He passed around samples of two products.

The church's choice of material is the vinyl solid material. Staff finds it acceptable and in compliance with the ordinance. Additionally, it is not an overly costly product. If the board finds the material acceptable, staff would recommend approval of the application, as submitted.

Mr. Holloway noted that the proposed material and location were much better than the signs affixed to plastic piping that were used in the past. He felt that the signs in the proposal blend in with the current sign and look like they belong in the area.

Mr. Graham asked if the colors requested were acceptable.

Mr. Feverston stated that he was not concerned about the colors. As submitted in the

application, most of the signs are black, white and one color. A few have two accent colors.

Ms. Stone asked if there should be a reference or requirement for use of the new color palette.

Mr. Feverston stated that the color palette would pertain to buildings, not temporary signs.

Dr. Hoback clarified that the approval would be for all the signs of the whole year.

At this point, Mr. David Gaines, a Trustee at Centerville United Methodist Church, asked to speak. The parish may make a substitution for one of the signs shown in the packet. Recently volunteers began working with the "Food-to-Go Program," St. Leonard, Normandy Church and a few others to initiate a program to provide food for 150 families during the summer. Centerville United Methodist Church may use a different sign in one of the time periods to advertise the pick up point for "Food-For-Summer." Mr. Graham said he did not have a concern about a substitution.

MOTION: Mr. Garrett made a motion to approve the request for temporary signs in Application P-2011-0055, with the use of the vinyl material. Mr. Holloway seconded the motion. The motion passed 6-0.

#### OTHER BUSINESS

##### *Design Review Criteria*

Mr. Feverston turned the attention of the group to the *Design Review Criteria* booklet, noting there were two main decisions for the evening, so that the draft could be adopted if the Board wished—the color chart beginning on page 11 and a deletion on page 27.

He stated that Mr. Lee worked diligently to create the building color palette chart for the *Design Review Criteria*. He matched the Benjamin Moore Historic Color Charts, existing color charts and palettes currently established in the APD, identifying the PMS values and CMYK equivalents.

He explained that the chart on page 11 defines a base color and two compatible trim colors for a variety of choices, many matching present buildings in the district.

Mr. Feverston cautioned that the chart on page 11 serves only as a guide or reference; applicants need to use the PMS or CMYK values to get the correct colors of chips and paint from dealers. They should not rely on the booklets or the Internet because of printer differences in creating colors. The Color Reference Sheet in the Appendix gives Pantone Values and the CMYK equivalents for accurate samples. The goal is that owners will be able to find accurate color information either in the hard copy of the *Design Review Criteria* or on the website.

Mr. Feverston focused the Board on the statement in the box at the bottom of page 27 of the *Design Review Criteria*. He recommended the deletion of the second of the three sentences, "These can be either a wall or ground sign with styles including, but not limited to, banners, injections molded plastic structures, or any non-durable signs not specified above." A recent determination by the Municipal Attorney makes this statement unnecessary.

Mr. Feverston noted that an original copy of the *Design Review Criteria* and a signature were available for signing by the Chair should the group wish to adopt the document at the current meeting.

Mrs. Rau asked what happens if the main color is the stone construction of the building. Mr. Feverston said there would be some flexibility. Compatibility would be the key.

Ms. Stone verified that people could submit other colors for approval by the Board, and Mr. Feverston affirmed that it would be up to the Board of Architectural Review to decide if other colors could be used. He noted that the colors on the chart are colors that staff can approve.

Ms. Stone requested further clarification of the parameters. She asked whether a trim color could be used as the larger base color. Mr. Feverston replied that those kinds of decisions would have to be made by the Board of Architectural Review on a case-by-case basis.

Ms. Stone asked if all the selections on the charts were from the Benjamin Moore Historic Collection or from a different palette or a mixture. She noted that Mr. Lee's cover sheet says that "the existing building color chart was comprised of two Benjamin Moore historic color palette pamphlets adopted by the BAR in December, 1983." Ms. Stone was concerned as she recalled that only one of the palettes represented the historic colors. Mr. Feverston said that originally the BAR had five paint palettes, but only two have been in recent use. They are both Benjamin Moore Charts; one is the historic color collection and the other is a collection of colors that complement the first. There is little difference in the two charts. Mr. Lee assigned values to colors on the charts, identified where the colors have been applied in the district and added a few colors that are in use in order to establish a better range. Ms. Stone asked how one would know which were the authentic historic colors and which ones were just in use. Mr. Feverston stated that Mr. Lee would know and could star the historic samples; Mr. Garrett concurred that astericks would be helpful. Ms. Stone said she understood at the work session that all the colors were supposed to be historic colors.

Ms. Stone inquired if the BAR could require everyone to use the historic colors. Mr. Garrett said that he would not want to disapprove colors already in use or go another direction in general color choices that would change the feel of the APD. Ms. Stone said that she did not want to mislead people who thought they were getting authentic historic colors because they chose from the chart.

Mr. Feverston noted that there had been only a few owners over the years who seemed concerned with authenticity and often that was because of the style of the building. All of the buildings in the APD are not older period styles. This palette meets the general need except for some high Victorian bright colors. People need some latitude and that is the role of the Board of Architectural Review.

Mr. Garrett questioned whether the *Design Review Criteria* included language stressing the importance of using the historic colors. Mr. Feverston stated that there is no specific recommendation. The colors are ranges adopted by the Board of Architectural Review over time that are intended to keep garish colors and color combinations out of the district. *The Design*

*Review Criteria* implements that portion of the UDO. Compatibility is what is stressed.

Ms. Stone noted that the group, as a Board, could request verbage recommending the use of historic colors. Mr. Garrett agreed but stressed the need for owners to have flexibility and creativity. In sixty years what people use now will be considered historical colors. He wanted to encourage the use of historical colors, but still have BAR control for exceptions.

Mr. Feverston agreed that the BAR would have control, so that even historic colors not on the chart could be considered. At this point, he noted that the Board could adopt the *Design Review Criteria*, track concerns, and see how the document functions. Small updates could be added over time. Additional verbage about historical colors was recommended by Mr. Garrett and Ms. Stone.

Ms. Stone stated that she had a couple of other unaddressed issues. She would like to use the approval process as an opportunity to help people make appropriate decisions and educate owners concerning correct colors for various styles of buildings—Craftsman, Victorian, and Colonial Revival, to name a few. She asked for the addition of the titles of some reference books as a help to those seeking approvals so that they could check out the most appropriate color choices. Mr. Feverston asked Ms. Stone to submit the titles of appropriate books.

Mr. Feverston reviewed changes to the Design Review Criteria as requested to this point:

- Astericks for historical colors on the chart
- Verbage (a sentence or two) that the Board encourages the use of historical colors, especially those appropriate for specific architectural styles.
- References to the appendix with CMYK charts and the titles of a couple of books showing specific colors appropriate for periods and architectural styles

Discussion followed about permission for colors not on the chart but recommended in the suggested reference books. A footnote should state clearly that choosing colors recommended in the reference books, but not on the color chart, does not guarantee approval. Such choices must be addressed by the BAR on a case-by-case basis.

Mr. Holloway noted that owners could still choose a totally incorrect color for the style of a building if it is on the chart.

Mr. Graham stated that businesses tend to want corporate colors more than historic ones or theme colors from a previously occupied building.

Going into other specifics, Ms. Stone stated that she was concerned about the brightness of two colors on the charts, 5415C and 5405C. She felt these were not historic tones. Mr. Feverston replied that these colors show the difficulty of relying solely on colors produced by any standard printer. The intent is to have pantones available of the colors that are currently in use downtown.

Ms. Stone turned her attention to the drawings on page 12 of the *Design Review Criteria*. She pointed out that the lines that name the parts of the windows and buildings need to carry across to the actual item. The keystone should be marked and the name for the lower cornice trim piece is missing.

Mr. Garrett asked if most people wanting approval for a paint color bring in a sample or have a color number. Mr. Feverston replied they usually bring samples or color chips and staff members show them the chart and help them match to it. They are asked to use the similar color from the chart or go to the BAR for approval.

Mr. Feverston noted that he will remind Vintage Scout that its trim paint needs to be redone.

Ms. Stone stated that Mr. Lee had done a good job on the *Design Review Criteria*.

Mr. Feverston said he would convey the remarks to Mr. Lee. He noted that, once it is approved, copies will be made available and the booklet will be posted on the City website.

The Board concurred to have the minor changes made and have the updated *Design Review Criteria* brought to the next meeting. They also agreed to address the statement in the box at the bottom of page 27 concerning additional temporary sign types.

MOTION: Mr. Garrett moved for a minor text change at the bottom of page 27 of the *Design Review Criteria* that would strike the second sentence in the box, "These can be either a wall or ground sign with styles including, but not limited to, banners, injections molded plastic structures, or any non-durable signs not specified above." Mrs. Rau seconded the motion. The motion passed 6-0.

#### Appointment of Vice-Chair

Mr. Graham announced that, as was his obligation and honor, he was appointing Mr. Jaime Garrett as his Vice-Chair.

#### COMMUNICATIONS

Mr. Feverston noted that an application is expected soon for the Stewart properties north of Town Hall.

The group discussed the growth of the downtown area and the positive image the businesses are building to make the APD an attractive place to locate.

Dr. Hoback noted that he will be in Florida at the time of the May meeting of the BAR.

There being no further business, Mr. Holloway moved to adjourn the meeting. Mrs. Rau seconded the motion. The motion passed with six ayes. The meeting was adjourned.

Charles M. Hoback