

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, May 3, 2011

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

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

MOTION: Mr. Holloway moved to excuse Mrs. Rau and Dr. Hoback. Mr. Garrett seconded the motion. The motion passed with five ayes.

Approval of minutes:

MOTION: Ms. Korenyi-Both moved to approve the Board of Architectural Review Regular Meeting minutes of April 5, 2011, as distributed. Mr. Holloway seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Minor Site Plan, Greg Gillen – Soffit Replacement – Application P-2011-0057.

Mr. Feverston presented the request by Mr. Gillen to replace the wood soffits on the Irongate Realtors' buildings at 122 N. Main Street with vinyl ones. In addition to under the eaves, he noted that soffits will be replaced below the gables of both buildings and on the underside of the porches. He passed samples of the material to be used.

Mr. Greg Gillen of Irongate Realtors was present to answer questions. He stated that the contractor intended to use the style of soffit material that resembles bead board.

Everyone concurred that the smaller width seemed appropriate.

Following questions about the materials currently used on other parts of the buildings, there was a discussion of the proper direction for installation of the soffit material since it mimics bead board.

Mr. Garrett asked if Mr. Gillen had priced plywood to replace the existing material, instead of switching to vinyl. Mr. Gillen stated that the plywood and paint would be more expensive and harder to maintain.

Ms. Stone asked about the role of the BAR in the historic district. Should the commission try to make everything as historic as possible? Mr. Feverston said that the goal should be to make decisions appropriate to the type of architecture and the period. More modern buildings in the district should be able to use newer materials.

MOTION: Mrs. Korenyi-Both moved for approval of Application P-2011-0057 as submitted. Mr. Garrett seconded the motion. The motion passed with five ayes.

Under communications, Mr. Feverston updated the BAR on possibilities north of Town Hall along Main Street. Some potential designs have been submitted. At the appropriate time, a work session with the BAR may be required.

Heart of Centerville activities have brought to light the need for a decision on consistent signage in the APD. With a Third Friday event coming in two weeks, the Heart of Centerville has asked for a quick decision. Since the law director has given the opinion that the Board of Architectural Review can regulate sign material, a definition of the size and materials for daily display signs is needed.

Mr. Feverston showed some sign materials and the verbage from the *Design Review Criteria*. He passed a handout from Mr. Ron Weir at Fastsigns with some sign possibilities. Cost is a concern. Signs with metal A-frames with the face screwed into each side were among the less expensive, yet more durable types. The businesses could save some money if a standard accepted style for daily display signs were approved, not requiring a permit or renewals of permits. Updated temporary signs could be affixed to the standard daily display area. Mr. Feverston stated that six sq. ft. per face has been a standard allowable size for temporary signs.

The Board of Architectural Review discussed the appropriate style for signs, visibility, location, face size and materials. Upon question, Mr. Feverston stated that time, place and manner of advertising can be regulated, but not content. According to the Unified Development Ordinance daily displays can be on the front porch or within 15 feet of the main entrance. They cannot be in the public right of way or block sight distance for drivers. The members of the Board opted to recommend metal A-frames two feet high and three feet wide as the pre-approved standard.

There being no further business, Ms. Stone moved for adjournment. Mr. Holloway seconded the motion. The motion passed with five ayes.

Charles M. Heaton