

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, September 6, 2011

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

ATTENDANCE

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

Mr. Feverston announced the resignation of Mrs. JoAnne Rau from the Board of Architectural Review so that she could accept appointment to the Planning Commission.

APPROVAL OF MINUTES

No changes were noted for the minutes of the minutes of July 19, 2011.

MOTION: Ms. Stone moved to approve the minutes of the Board of Architectural Review Regular Meeting of July 18, 2011, as distributed. Mr. Garrett seconded the motion. The motion was approved unanimously 4-0-2, with Mr. Holloway and Dr. Hoback abstaining because they were absent in July.

NEW BUSINESS

Application P-2011-0104: Lynne Svoboda, 34 E. Franklin Street

Mr. Feverston gave background concerning Application P-2011-0104 by Lynne Svoboda for a standing seam metal roof on the house at 34 E. Franklin Street, replacing the old roof of a mixture of materials because of damage following the hailstorm of May 25, 2011. He showed photos of various elevations of the home and the barn on the property. He noted that metal roofs are acceptable in the Architectural Preservation District. Shortly before this meeting began, the applicant requested a change from the hand-formed standing seam galvanized roof that would require aging for a year or more before painting as listed in the application to a Terne metal standing seam roof that is factory painted. Mr. Feverston noted that a variety of color choices would be available. He recommended approval of the application subject to two conditions. The conditions which were recommended (prior to the receipt of the amendment) were as follows:

1. The roof color shall be muted earth tone color ranging from deep green, black thru dark grey, dark brown thru dark rust. The final color selection shall subject to approval be the City Planner.
2. The metal shall be painted within 6 months of its installation.

Mr. Dale Pleiman of Pleiman Roofing, the contractor for the project, was present to answer questions. He described the color of the house as light blue-gray. Since the barn is being re-roofed also, Ms. Stone verified that the two buildings would have the same material in the same color. When she asked whether there were other residential and commercial structures in the Architectural Preservation District with metal roofs, Mr. Feverston answered in the affirmative. A short discussion of color followed in which Mr. Feverston stated his desire to see samples of actual materials before making an approval. Mr. Holloway suggested that Condition 2 would no longer be necessary. The group concurred. Ms. Stone pointed out that the color should not call attention to the roof. Mr. Pleiman agreed that the applicant would not be using rust or red.

MOTION: Ms. Stone moved for approval Application P-2011-0104 for the installation of the metal roof at 34 E. Franklin, subject to Condition 1 of the City Planner's recommendation. Mr. Garrett seconded the motion. The motion passed unanimously, 6-0.

Application P-2011-0114: Jeffrey Sergent, 19-21 Weller

Mr. Feverston turned the attention of the board to Application P-2011-0114, a request by Jeffrey Sergent for the installation of solid vinyl farmhouse-style storm doors on an historic duplex home at 19-21 Weller Avenue in the Architectural Preservation District. While repairs are being made to shutters and siding, the owner would like to install storm doors. Mr. Feverston showed photos of the colonial style home that had been moved from the Main and Franklin Street area. He stated that he did not have any issues with the use of vinyl instead of wood. The board members agreed that wooden screen doors require too much maintenance for use on a rental property. Mr. Garrett requested that the wooded shutters missing from the house in the photos be repaired or replaced and re-mounted, so that the property would retain this architectural detail.

MOTION: Mrs. Korenyi-Both moved for approval of Application P-2011-0114, as submitted, allowing the installation of vinyl storm doors on the duplex at 19-21 Weller Avenue. Mr. Garrett seconded the motion. The motion passed with six ayes.

OTHER BUSINESS

Mr. Feverston noted that the references for the *Design Review Criteria* had been finalized according to the recommendations of Ms. Stone. The Board had agreed in July that the list of references should be added to the *Design Review Criteria*. The group was in agreement that the publication of the document should proceed. Mr. Feverston will purchase copies of the items for the Planning Department's reference library. Ms. Stone will forward Mr. Feverston a copy of an article entitled "Survey of Early American Homes" by Lisa Mullins.

COMMUNICATIONS

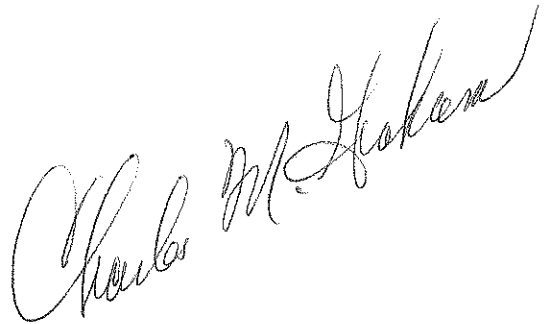
Mr. Feverston stated that he anticipated, within the next few months, the receipt of a site plan from the party who purchased the Stewart properties north of Town Hall downtown. The Board of Architectural Review will be involved once the site plan is submitted. He also shared that items may be coming to the board related to improvements at Cross Point Church between SR 48

and Maple Avenue, near downtown. Hail damage and general maintenance will probably require some decisions by the Board of Architectural Review concerning the church and a number of other buildings on the property.

Mrs. Korenyi-Both shared her concern that the walk signal to cross Main Street at Square One in the APD is extremely short. Mr. Feverston said he would have the Engineering Department check the timing.

The next regularly scheduled meeting of the Board of Architectural Review is Tuesday, October 4, 2011, at 7:30 p.m. in Council Chambers.

MOTION TO ADJOURN: Mr. Holloway moved to adjourn the meeting. Mr. Garrett seconded the motion. The motion passed with six ayes. There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, reading "Charles M. Hoken". The signature is written in black ink and is slanted upwards from left to right.