

Heidi M. Miller

BOARD OF ARCHITECTURAL REVIEW
Tuesday, August 3, 2010
Regular Meeting

Ms. Miller called the meeting to order at 7:30 P.M.

Attendance: Ms. Heidi Miller, Chair; Mrs. Laverne Stebbins; Mr. Jaime Garrett; Mr. Charles Graham, Vice-Chair; Mr. Frank Holloway; Dr. Richard Hoback. There is currently one (1) vacancy on the Board. Also present: Mr. Steve Feverston, City Planner.

Approval of Minutes of February 2, 2010:

MOTION: Mr. Holloway moved to approve the Board of Architectural Review Regular Meeting minutes of February 2, 2010. Mr. Graham seconded the motion. The motion was approved unanimously 6-0.

Approval of Minutes of July 20, 2010:

MOTION: Mr. Graham moved to approve the Board of Architectural Review Regular Meeting minutes of July 20, 2010, and correcting the date in the title to 2010. Mr. Holloway seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

Mr. Feverston stated The Castle on North Main Street will be bringing a request for a temporary sign to the Board at their next meeting for their annual open house and wine tasting event.

Mr. Feverston stated the Board received replacement pages to the Unified Development Ordinance (UDO) for the recent changes passed by City Council.

UNFINISHED BUSINESS

Antony F. Staub – Major Site Plan

Mr. Feverston advised the Board on the status of the proposed walking track for The Castle. He stated that Mr. Staub has requested this application remain on the Table pending resolution of the zoning violations. He further stated that Mr. Staub is considering withdrawing the request and will decide this for the next meeting.

NEW BUSINESSMs. Jane Weikel – Window Replacement

Mr. Feverston reviewed the request by Ms. Weikel to replace certain windows of the residence at 33 South Main Street with vinyl windows. He stated that the applicant is requesting the replacement of six (6) windows; one in each of the four (4) gables and two (2) on the ground level in the rear. The proposed windows are double hung, having no mullions, and will be inserted into the existing openings and all trim will remain around each window

Staff recommended approval subject to the condition that the color of the remaining windows be repainted to match the new windows.

The Applicant was not in attendance.

Mr. Garrett stated that wood windows are the preferred window type as described in the newly adopted Design Review Criteria. He further stated that the single decorative or stained glass window located in the gable of the front façade should not be replaced.

Ms. Miller stated that the Board has approved this type of window in the past citing the cost of wood versus vinyl replacement windows. She stated since only a portion of the windows are going to be replaced, it would be hard to match the replacement windows with the remaining windows.

A poll of the members resulted in a majority concurrence that wood windows matching the existing windows should be installed if only six (6) are replaced. The Board would consider the installation of vinyl only if all, except the front decorative window, are replaced.

MOTION: Mr. Holloway moved to approve the application to replace windows at 33 South Main Street subject to the following conditions:

1. The six replacement windows shall be wood to match the existing windows that will remain.
2. The BAR will consider modifying this approval to this application should the applicant decide to replace all windows in the house with a vinyl window exclusive of the decorative multi-paned window on the front building elevation.

Mr. Garrett seconded the motion. The motion was approved unanimously 6-0.

Harmoni Salon and Spa – Permanent Ground and Wall Signs

Mr. Feverston reviewed Application 2010-0024 submitted for Harmoni Salon and Spa, 237 North Main Street, for a permanent ground sign and a wall sign to be placed above the covered walkway and

centered over the main entrance. The sign meets all requirements of the UDO. The colors of the sign plaque proposed to be placed on the ground sign are additional colors to those existing for other tenants in the shopping center exceed the maximum number of colors permitted for a ground sign.

Staff recommended approval of the application subject to the following conditions:

1. The Board must approve the additional sign colors for the ground sign also occupied by Marion's Piazza.
2. If the laundromat sign panel remains on the ground sign, the proposed ground sign panel for Harmoni Salon and Spa shall be reduced in size to 60 inches by 12 inches.

The Applicant was not in attendance.

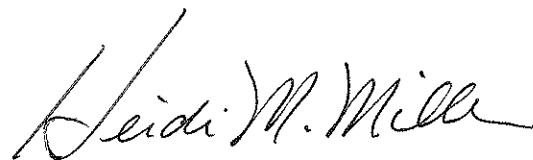
Ms. Miller summarized the Board's policy on sign color as it applies to multi-tenant ground signs.

MOTION: Mr. Graham moved to approve Application 2010-0024 subject to the following conditions:

1. The Board approved the additional sign colors for the ground sign also occupied by Marion's Piazza.
2. If the laundromat sign panel remains on the ground sign, the proposed ground sign panel for Harmoni Salon and Spa shall be reduced in size to 60 inches by 12 inches.

Mr. Garrett seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script that reads "Heidi M. Miller". The signature is written in black ink and is positioned in the lower right quadrant of the page.