

BOARD OF ARCHITECTURAL REVIEW  
Regular Meeting  
Tuesday, January 6, 2009

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

Attendance: Ms. Heidi Miller, Chair; Mrs. Laverne Stebbins; Mr. James Treffinger; Mr. Frank Holloway; Mr. Bill Etson. Absent: Mr. Jaime Garrett and Mr. Charles Graham. Also present: Mr. Ryan Lee, Planner.

Approval of Minutes:

MOTION: Mrs. Stebbins moved to approve the Board of Architectural Review Regular Meeting minutes of October 7, 2008, as written. Mr. Etson seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mrs. Stebbins moved to approve the Board of Architectural Review Work Session minutes of November 18, 2008, as written. Mr. Holloway seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Michael A. Krumnauer DDS, Inc. - Board of Architectural Review Special Approval

Mr. Lee reviewed the Board of Architectural Review Special Approval application submitted for Michael A. Krumnauer DDS, Inc., requesting approval for vinyl replacement windows to the structure located at 44 South Main Street in the Architectural Preservation District (APD). The building has various styles of existing windows as they have been replaced over the years. A lot of the original wood trim along with the original window openings are still in tact. The applicant is requesting replacement of the sashes themselves preserving the internal and external wood trim to retain the appearance that the original windows had around the entire building. The proposed windows are appropriate for use in the APD and are highlighted in the Design Review Criteria. Mr. Lee stated the reason this application was forwarded to the BAR for review is based on the vinyl material used on the window replacements.

Staff recommended approval of the Special Approval application as requested.

Dr. Michael Krumnauer, applicant, stated he understood the significance of the APD and the fact that he was requesting the use of a synthetic material to be used on the building, however, in today's economy it is all his small business can afford. He felt the replacement windows would be aesthetic pleasing and consistent in appearance once installed. He stated over the years, 2 or 3 additions have been made to the building and the windows are of various styles and types. In order to make the building more energy efficient, replacing the 27 windows with the proposed window style is affordable possible and will make the appearance of the overall building more consistent.

Mrs. Stebbins asked the manufacturer of the proposed windows.

Dr. Krumnauer stated the replacement windows would be a Polaris product.

Mrs. Stebbins indicated there are other structures in the APD that have vinyl replacement windows approved by the BAR on a case-by-case basis.

Ms. Miller asked the color of the proposed windows.

Dr. Krumnauer stated the windows would match the existing tan base color of the building and any future painting would be done in the same color scheme.

MOTION: Mrs. Stebbins moved to approve the Board of Architectural Review Special Approval Application #BAR-08-67 submitted by Michael Krumnauer, DDS, for property located at 44 South Main Street, as requested for replacement windows. Mr. Holloway seconded the motion. The motion was approved unanimously 5-0.

#### T.J.'s Place of Hope - Board of Architectural Special Approval

Mr. Lee reviewed the Board of Architectural Special Approval application submitted for T.J.'s Place of Hope located at 85 East Franklin Street in the Architectural Preservation District. The request is seeking approval of an existing mural that was painted onto the northern building wall which consists of the logo for T.J.'s Place of Hope spanning the entire facade. Staff's interpretation is that the mural does not fall under the regulations for signage as it does not convey visual information to a person within the public right-of-way and/or a person not on the premises of which the visual communication device is located. Mr. Lee stated the northern building wall faces the rear of the property which is screened by vegetation to the adjacent properties; therefore, conveying visual information only to the premises in which it is located.

Staff recommended approval of the Special Approval application as requested. Mr. Lee noted that if the mural was visible from the public right-of-way and the intent was to provide signage, the recommendation would have been to deny the request.

Mrs. Stebbins asked the colors contained on the mural.

Mr. Lee stated the mural is black and green with a yellow sun logo.

Ms. Miller stated she was first concerned the applicant did not seek approval of the mural prior to its application on the building. She stated if the mural was the least bit visible from any portion of the right-of-way, she would consider it a sign. In this particular case, she stated she did not necessarily object to it, however, she did not want other property/business owners to assume this type of application to buildings would be favorably considered by the members.

Mr. Holloway suggested a condition be placed on the approval to limit the content of the existing mural on the north building wall to its current appearance and any addition or alteration must be reviewed for consideration by the BAR. Further, the mural must remain completely screened from the public right-of-way at all times.

The members suggested should the use of the building change, the north wall elevation should be repainted the same color as the other building walls.

MOTION: Ms. Miller moved to approve the Board of Architectural Review Special Approval application # DD-08-68 submitted for T.J.'s Place of Hope, 85 East Franklin Street, subject to the following condition:

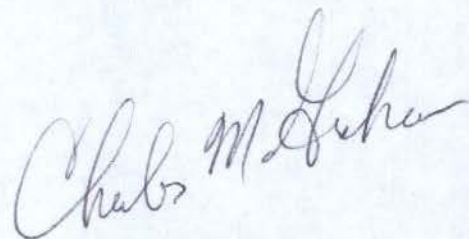
1. No additions or alterations are made to the existing mural on the north elevation building wall without specific approval by the Board of Architectural Review (BAR).

Mrs. Stebbins seconded the motion. The motion was approved unanimously 5-0.

#### OTHER BUSINESS

Mr. Lee stated a Work Session to discuss the new temporary signage regulations within the APD with members of the Heart of Centerville has been tentatively scheduled with the BAR on January 20, 2009. Further, updated pages of the Design Review Criteria (DRC) will be distributed for the members to review. He stated at the time the DRC is completed, staff would like the members to meet in a Work Session with City Council prior to the formal adoption of that document.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to read "Charles M. Decker". The signature is written in a cursive style and is located in the lower right quadrant of the page.