

BOARD OF ARCHITECTURAL REVIEW
Tuesday, November 10, 2009
Regular Meeting

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

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

Motion to Excuse:

MOTION: Mr. Graham moved to excuse Mr. Treffinger from the meeting. Mrs. Stebbins seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

Fair Exchange – Temporary Sign

Mr. Lee reviewed Application #205 submitted for Fair Exchange located at 43 South Main Street in the Architectural Preservation District (APD) requesting a time extension for a temporary sign display. The applicant is requesting a “going out of business” temporary sign to be placed underneath the existing ground sign until the end of the calendar year. The UDO allows a temporary sign to be displayed for a period of 30 days over half of a calendar year unless granted approval by the Board for an extension of that time period.

The proposed temporary sign has a black background with gold lettering both colors of which are included on the approved Sign Color Chart.

Staff recommended approval of the Application #205 as requested.

MOTION: Mr. Graham moved to approve Application #205 submitted for Fair Exchange, 43 South Main Street, for a time extension of a temporary sign as requested. Mr. Holloway seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

LaShoe - Minor Site Plan

Mr. Lee reviewed Application #190, a Minor Site Plan, submitted by April Kinnett for LaShoe located at 27-A West Franklin Street in the Architectural Preservation District (APD). The applicant is requesting approval for an exterior second story entrance on the west elevation of the building at 27 West Franklin Street as well as permanent wall sign for the front building facade. The second story is currently used for storage purposes and will be converted to a retail space.

The proposed entrance includes an exterior staircase to the second story located along the west building elevation. The applicant has incorporated existing details from the rear porch railing into the proposed railing and structural supports of the stairway. The new wall opening will have a curvilinear upper portion which will house a stylized door as the new business entrance.

The applicant is also requesting approval of a permanent wall sign to be located on the building elevation fronting West Franklin Street. The sign incorporates an image of a shoe overlaid onto a black background with a purple copy color used for the business name. The use of the color scheme, back ground image, and sign shape shall require approval by the BAR for its use as proposed.

The Planning Department recommended approval subject to the following conditions:

1. The BAR must approve the curvilinear wall opening of the second story entrance.
2. The final design of the staircase structural supports shall be subject to approval by the City Planning Department. Specifically, the color, design, and proportions shall be compatible with the architectural details of the principle building.
3. The BAR shall approve the design of the proposed wall sign. Specifically, the background image, color scheme, and the shape of the sign must be approved.

The members discussed the design of the proposed stairway and railing. They indicated the simple design should be utilized for the trim details and that the final fit and finish should match that of the surrounding buildings. They also agreed the design of the sign is appropriate for the business, however, the style of lettering with the selected color is difficult to read. They suggested the applicant consider a revision to those elements to be used on the sign in order to provide a more effective and readable sign.

MOTION: Mr. Graham moved to approve Application #190 submitted by April Kinnett for LaShoe, 27A West Franklin Street, a rear entrance to the second story of the building and permanent wall signage on the front facade subject to the following conditions:

1. Concerning the curvilinear wall opening of the second story entrance, the door style is approved subject to the applicant submitting a revised drawing showing the trim around the door, the columns, and the keystone. Further, a revised sketch of the proposed railing which shall be simplified with the sunburst design removed. Both aforementioned elements shall be subject to staff approval.
2. Based on the irregular shape of the sign, the final size dimensions of the sign shall meet the standards contained in the Unified Development Ordinance (UDO) and be approved by staff.

3. The copy color shall be modified to have a lighter color from the BAR Approved Color Chart subject to approval by staff.

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

OTHER BUSINESS

LA Tan – Request for Time Extension

Mr. Feverston stated the applicant for LA Tan requested a time extension of their approval of the Major Site Plan for property located at 255 West Franklin Street. Based on the previous conditions of that application approval not being addressed, staff recommended the request for a time extension not be approved.

Mr. Ken Volrath, 234 West Ridgeway Drive and adjacent property owner to the project, voiced his objections to the time extension request based on his frustrations with the ongoing construction on the site with no appearance of progress.

MOTION: Mr. Garrett moved to deny the request for a time extension of the LA Tan Major Site Plan application. Mr. Holloway seconded the motion. The motion was approved unanimously 6-0.

Design Review Criteria

Mr. Lee presented the final draft document of the Design Review Criteria to the members. The document now includes all revisions as discussed in previous work sessions.

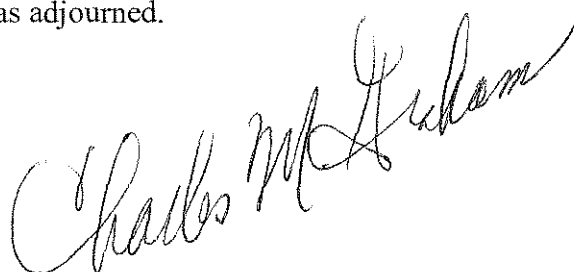
Mr. Holloway stated it is a great document and is laid out in a very logical manner.

Mr. Garrett felt the document should become a “living” document as it is very user friendly.

Ms. Miller stated the document should be available at each BAR meeting to become a “living” document. She suggested it should be re-evaluated each year to address any applicable changes.

The members congratulated Mr. Lee on a job well done and expressed their gratitude in the time he devoted to it's development.

There being no further business, the meeting was adjourned.

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