



BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, July 1, 2008

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

Attendance: Mr. Charles Graham, Acting Chairman; Mrs. Laverne Stebbins; Mr. James Treffinger; Mr. Bill Etson. Absent: Ms. Heidi Miller and Mr. Jaime Garrett. There is currently one (1) vacancy on the Board. Also present: Mr. Ryan Lee, Planner.

Approval of Minutes:

MOTION: Mr. Etson moved to approve the Board of Architectural Review minutes of May 6, 2008, as written. Mr. Treffinger seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Mr. Lee updated the members concerning the standards in the Unified Development Ordinance (UDO) which would affect the duties of the BAR. Staff is in the process of reviewing the standards for temporary signs. Some of those issues include display of temporary signs by merchants for a longer period of time than the current 30 days per evenly divided quarter of the calendar year. The size of temporary signs would be reduced to 12 sq. ft. of total sign area and be of a "A" frame or banner style. Staff is attempting to put together regulations to allow temporary sign display throughout the year during business hours. These regulations will be reviewed by the BAR in the next few weeks for comments.

NEW BUSINESS

Momentum - Board of Architectural Review Special Approval (Building Alteration)

Mr. Lee reviewed the Board of Architectural Review Special Approval application submitted by Michael Geis, for Momentum located at 72 East Franklin Street within the Architectural Preservation District, APD. The applicant is seeking approval of building alterations for the replacement of windows on the second story of the building, increase the size of the window openings, and the use of fiber cement siding on the gable ends of the structure. Mr. Lee stated the applicant had started the work when staff was notified. The applicant did submit the proper application at that time along with the materials to be used on the building alteration.

In looking at the rear elevation of the building prior to the window replacement, there was an existing 20-30 year old single-pane window which had been damaged by water infiltration and was rendered not usable. The rear elevation was covered with 2 layers of cedar shake shingle material which also had deterioration issues. The cedar shake has been replaced with fiber cement siding and the wall opening has been increased for the new Pella windows. In comparing the new windows with the existing windows on the first story of the building, the same characteristics and style are maintained. The trim is a fiber cement trim and the windows are wood interior Pella windows with an aluminum clad exterior.

Staff recommended approval of the Special Approval application as requested.

The members agreed the alterations to the building were in keeping with the character of the building as well as the APD.

MOTION: Mrs. Stebbins moved to approved Application #BAR-08-45 submitted for Momentum, 72 East Franklin Street, as requested. Mr. Treffinger seconded the motion. The motion was approved unanimously 4-0.

POLL OF MEMBERS

Mr. Graham asked the status of the town clock.

Mr. Lee stated the Centerville-Washington Foundation is working on the project and it should be installed sometime this fall.

There being no further business, the meeting was adjourned.