

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, October 2, 2007

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

Attendance: Ms. Heidi Miller; Mrs. Martha Sheley; Mrs. Laverne Stebbins; Mr. James Treffinger; Mr. Alok Khare; Mr. Charles Graham. Absent: Mr. Jaime Garrett. Also present: Mr. Ryan Lee, Planner.

Motion to Excuse:

MOTION: Mrs. Sheley moved to excuse Mr. Garrett from the meeting as he gave prior notice of his absence to staff. Mrs. Stebbins seconded the motion. The motion was approved unanimously 6-0.

Approval of Minutes:

MOTION: Mr. Graham moved to approve the minutes of the September 4, 2007, Board of Architectural Review meeting as written. Mrs. Stebbins seconded the motion. The motion was approved unanimously 6-0

NEW BUSINESS

Sew-A-Lot - Board of Architectural Review Special Approval

Mr. Lee reviewed the Board of Architectural Review Special Approval application submitted by David and Debra Bernard for Sew-A-Lot located at 232 North Main Street. The zoning on the property is Architectural Preservation District, APD. The request is to replace windows, siding and a door on the existing structure. He stated the materials proposed for the renovation project were appropriate for the building, however, the wood frame on the windows should be maintained. Mr. Lee indicated the applicants explained the use of the HardiPlank on the front of the building was selected based on its strength to weather elements and the salt residue from road salt used on North Main Street.

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

1. Final design and specifications of the proposed second story door shall be subject to approval by the City Planning Department.
2. The existing wood frame of the windows shall remain without the use of a vinyl clad exterior. The replacement windows shall be limited to replacement sashes.

Mr. David Bernard, applicant, stated their purpose in replacing the windows, siding and second story door on the building to improve those elements that are decaying and need to be replaced with energy efficient materials. He stated all exterior painted surfaces will be repainted with the exception of the fire escape and main level entry doors. The materials selected by the applicant

are white vinyl clad double hung windows to include a grid feature; the siding will be HardiPlank which has the appearance of cedar; and the door on the second story will be a metal door with the same 9 lite window appearance as the existing door. Mr. Bernard using the proposed materials will maintain the appearance of the existing structure, but will be energy efficient and reduce the maintenance aspect.

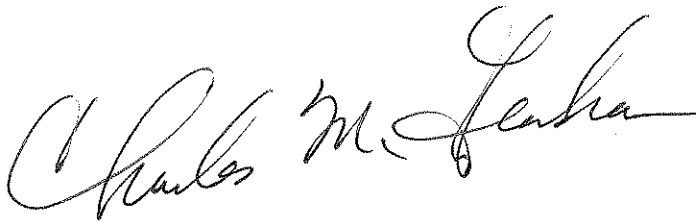
The members felt the materials were appropriate for the renovation of the building, however, they determined the wood trim elements should be used on the replacement windows.

MOTION: Mrs. Sheley moved to approve the Board of Architectural Review Special Approval applications for Sew-A-Lot, 232 North Main Street, subject to the following condition:

1. The replacement windows shall utilize wood trim elements subject to approval by the City Planning Department.

Mrs. Stebbins 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, reading "Charles M. Lenka". The signature is written in black ink and is positioned in the lower half of the page.