

*Heidi M. Miller*

**BOARD OF ARCHITECTURAL REVIEW  
Regular Meeting  
Tuesday, March 7, 2006**

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

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

Approval of minutes:

MOTION: Mrs. Sheley moved to approve the Board of Architectural Review Regular Meeting minutes of December 6, 2005, as written seconded the motion. Mrs. Stebbins seconded the motion. The motion was approved unanimously 7-0.

The members welcomed Mr. Garrett as the newest member of the Board.

NEW BUSINESS

Kenneth J. Seidl - Board of Architectural Review Special Approval (Demolition)

Mr. Lee reviewed the Special Approval application submitted by Kenneth J. Seidl requesting approval for the demolition of the existing structure located at 221 West Franklin Street in the Architectural Preservation District (APD). Mr. Lee stated the applicant received approval from the Board in August, 2005, to renovate the existing structure for use as a dental office. As the project developed, it became evident the structure had significant termite damage and water infiltration which has affected its structural integrity.

Staff recommended approval of the demolition request subject to the following condition:

1. The Board of Architectural Review shall approve the demolition and waive the three (3) month delay period in order to allow the project to begin as soon as possible.

Mr. Seidl was present for the review of his request. He stated as the renovation progressed it became evident one structural problem would occur right after another. The property owner decided to forego the monies already spent on the renovation project and continue with a new structure to conform to the APD. Mr. Seidl stated he has been retained to design a new structure and will return to the Board for their review of that architectural design.

Mr. Garrett asked the square footage of the existing structure.

Mr. Seidl stated the existing structure is approximately 3,000 square feet in size. He stated the APD allows up to 5,000 square feet and he and his clients are going to determine what size of building will accommodate their needs.

MOTION: Mr. Graham moved to approve the Board of Architectural Review Special Approval requesting a demolition of the structure located at 221 West Franklin Street and the three (3) month delay period be waived. Mr. Khare seconded the motion. The motion was approved unanimously 7-0.

Scratching Post - Board of Architectural Review Special Approval

Mr. Lee reviewed the Board of Architectural Review Special Approval application submitted for the Scratching Post Cat Hospital to be located at 133 West Franklin Street in the Architectural Preservation District (APD). The applicant, Dr. Andy Summers, is requesting approval of a 968 square foot building addition to the 1,217 square foot existing building. The applicant is also seeking approval to demolish the existing garage structure to construct a parking area for the project. Staff has determined the garage structure is non-contributing to the historical context of the APD. All the architectural elements will be extended to the building addition by re-using the brick material from the garage structure.

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

1. The Board of Architectural Review (BAR) shall approve the demolition request as well as waive the three (3) month demolition delay period.
2. The wall openings shall match the style, materials, and characteristics of the wall openings on the existing principle structure subject to approval by the City Planning Department.
3. The proposed parking spaces shall be located a minimum of ten (10) feet from the side lot line.
4. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
5. The landscaping along the rear property line that abuts a residential use shall be maintained or enhanced according to the bufferyard screening requirements. A final landscaping plan shall be subject to approval by the City Planning Department.
6. Proposed lights shall be screened to minimize the affect on adjacent properties subject to approval by the City Planning Department.
7. The identification sign shall not exceed sixteen (16) square feet per side subject to approval by the City Planning Department.

Mr. Garrett asked what type of material was used to construct the existing foundation.

Mr. Lee stated the existing foundation was constructed of concrete.

MOTION: Mrs. Sheley moved to approve Application #BAR-06-11 subject for the Scratching Post, 133 West Franklin Street, subject to the following conditions:

1. The wall openings shall match the style, materials, and characteristics of the wall openings on the existing principle structure subject to approval by the City Planning Department.

2. The proposed parking spaces shall be located a minimum of ten (10) feet from the side lot line.
3. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
4. The landscaping along the rear property line that abuts a residential use shall be maintained or enhanced according to the bufferyard screening requirements. A final landscaping plan shall be subject to approval by the City Planning Department.
5. Proposed lights shall be screened to minimize the affect on adjacent properties subject to approval by the City Planning Department.
6. The identification sign shall not exceed sixteen (16) square feet per side subject to approval by the City Planning Department.

Further, the Board of Architectural Review (BAR) approved the demolition request and waived the three (3) month demolition delay period.

Mr. Graham seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.