



**BOARD OF ARCHITECTURAL REVIEW**  
**Regular Meeting**  
**Tuesday, August 15, 2006**

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

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

Approval of minutes:

MOTION: Mrs. Sheley moved to approve the Board of Architectural Review Regular Meeting minutes of August 1, 2006, as written. Mrs. Stebbins seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Eclipse Restaurant - Board of Architectural Review Special Approval

Mr. Lee reviewed the Board of Architectural Review Special Approval application submitted by Eclipse Restaurant located at 79 South Main Street in the Architectural Preservation District. The applicant is requesting approval of a wall opening and patio addition on the south elevation of the building. He explained the area originally thought by the applicant to be the property of the applicant is actually property abandoned by an alley and now owned by the City. The applicant is working with the City to get a land lease in order to allow the patio to be constructed on this property which is basically of no use to the City. The proposed patio is proposed to be entered from the front of the building and will wrap around on the south elevation facing Cranston Court which will require the replacement of the second window with a door. The proposed door will have the same fixtures to blend with the character of the APD along South Main Street. The patio will have wrought iron aluminum fencing installed around its perimeter. Specific plans have not been completed since the lease agreement is still being prepared, however, the Board is required to approve the wall opening for the door and the fencing.

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

1. The applicant shall enter into a land lease agreement for the portion of land owned by the City in which the patio is proposed to be located subject to approval by the Centerville City Council.
2. Final design of the wall opening and patio addition shall be subject to approval by the City Planning Department.
3. Patio furniture shall be subject to approval by the City Planning Department.

Mrs. Sheley asked for clarification on the fencing labeled along the west elevation as wood.

Mr. Lee stated that fencing will match the existing fencing to screen the parking lot from the patio. The sections facing Cranston Court and South Main street will be the wrought iron aluminum fencing material.

MOTION: Mr. Graham moved to approve Application #BAR-06-42 submitted for Eclipse Restaurant, 79 South Main Street, as requested subject to the following conditions:

1. The applicant shall enter into a land lease agreement for the portion of land owned by the City in which the patio is proposed to be located subject to approval by the Centerville City Council.
2. Final design of the wall opening and patio addition shall be subject to approval by the City Planning Department.
3. Patio furniture shall be subject to approval by the City Planning Department.

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

#### Shared Treasures - Department of Development Special Approval

Mr. Lee reviewed the Board of Architectural Review (BAR) Special Approval application submitted by Bonnie Hobbs for Shared Treasures located at 43 West Franklin Street in the Architectural Preservation District (APD). The request is seeking approval of the copy color proposed for a permanent sign. The specific request is to use the color pink as a second copy color on the sign which is prohibited on the BAR Sign Color Chart.

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

1. The copy color(s) shall be replaced with a copy color that is permitted on the BAR Sign Color Chart subject to approval by the City Planning Department.
2. The final location of the signage shall be subject to approval by the City Planning Department.

Ms. Miller stated the building where Shared Treasures is located is a gold tone color with green trim and the proposed sign has an ivory background color with light blue and pink copy colors. She stated she did not feel the colors were complimentary of the building, but asked if the proposed colors were previously used logo colors.

Ms. Bonnie Hobbs, applicant, stated this is a new retail business and the proposal was designed with the assistance marketing and advertising personnel as well as a graphic designer. The color proposed to be used inside the chest is actually coral rather than pink. She stated business cards and brochures have been created and was surprised there was a problem with the color for the sign considering the small amount of it to be used.

Mrs. Sheley asked Ms. Hobbs if the building was painted the existing colors when she leased the space for her business.

Ms. Hobbs stated the building was painted the existing colors at the time she signed the lease.

MOTION: Mr. Treffinger moved to approve Application #DD-06-43 submitted for Shared Treasures, 43 West Franklin Street, subject to the following conditions:

1. The copy color(s) shall be replaced with a copy color that is permitted on the BAR Sign Color Chart subject to approval by the City Planning Department.
2. The final location of the signage shall be subject to approval by the City Planning Department.

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

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to read "HMM", is located in the lower right quadrant of the page.