

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, April 5, 2005

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

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

Excuse Absent Members:

MOTION: Mrs. Sheley moved to excuse Mr. Khare, Mrs. Stebbins and Mr. Treffinger from the meeting. Mr. Gramann seconded the motion. The motion was approved unanimously 4-0.

Approval of Minutes:

MOTION: Mrs. Sheley moved to approve the Board of Architectural Review minutes of March 1, 2005, as written. Mr. Graham seconded the motion. The motion was approved unanimously 4-0.

NEW BUSINESS

Burnap Advertising - BAR Special Approval

Mr. Lee reviewed the Special Approval application submitted for Burnap Advertising proposing to locate at 38 South Main Street in the Architectural Preservation District (APD). The applicant is seeking approval for a building addition, minor modifications to the existing elevations, as well as a proposed driveway. The addition will be located on the east elevation which will incorporate the design elements of the existing building by matching the roof pitch and shingles, the wooden siding, and windows. The addition has been designed to be well integrated into the overall design of the existing structure.

Minor changes to the exterior elevations will enhance the overall appearance of the structure by adding architectural details to the building facade. A driveway is proposed to be constructed in the rear yard of the property that would connect to the rear alleyway.

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

1. The roof on the proposed ramp canopy shall have a shingled roof matching the characteristics of the roof on the existing principle structure subject to approval by the City Planning Department.
2. The gable located on the proposed ramp canopy shall have wood fish-scale detailing consistent with the overall building subject to approval by the City Planning Department.

3. Final design of proposed replacement doors shall be subject to approval by the City Planning Department.
4. The proposed brick walk shall be installed in accordance with the City of Centerville Standards.
5. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
6. Final parking lot layout and concrete drive approaches shall be subject to approval by the City Engineering Department.
7. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

Mr. Alexander Luque, architect for the project was present for the review of the project. He stated that in review of the staff recommendations, he had no objection to any of those conditions. He did, however, want to point out that the flat roof structure on the existing building would be converted to a pitched roof that will extend into the proposed addition.

The members agreed this project would be a nice addition to the APD.

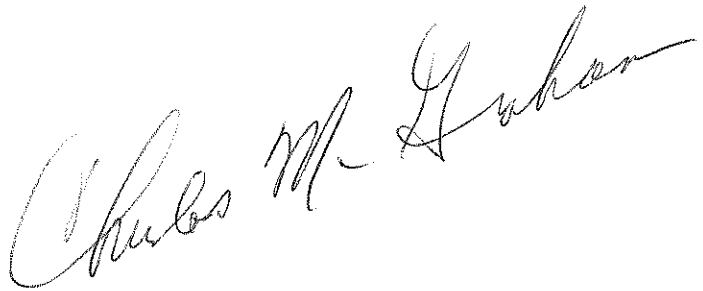
MOTION: Mr. Graham moved to approve the BAR Special Approval application submitted by Burnap Advertising for property located at 38 South Main Street subject to the following conditions:

1. The roof on the proposed ramp canopy shall have a shingled roof matching the characteristics of the roof on the existing principle structure subject to approval by the City Planning Department.
2. The gable located on the proposed ramp canopy shall have wood fish-scale detailing consistent with the overall building subject to approval by the City Planning Department.
3. Final design of proposed replacement doors shall be subject to approval by the City Planning Department.
4. The proposed brick walk shall be installed in accordance with the City of Centerville Standards.
5. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.

6. Final parking lot layout and concrete drive approaches shall be subject to approval by the City Engineering Department.
7. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

Mr. Gramann seconded the motion. The motion was approved unanimously 4-0.

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.