

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, August 2, 2005

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

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

Excuse Absent Members:

MOTION: Mr. Graham moved to excuse Mr. Treffinger from the meeting. Mr. Khare seconded the motion. The motion was approved unanimously 6-0.

Approval of Minutes:

MOTION: Mrs. Sheley moved to approve the Board of Architectural Review minutes of May 3, 2005, with the following changes:

1. The time the meeting was called to order be changed to 7:30 P.M.
2. At the bottom of Page 1, "Mr." be changed to "Mrs."

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

NEW BUSINESS

Gallatin, Julie & Eric - Board of Architectural Review Special Approval

Mr. Lee reviewed the Board of Architectural Review Special Approval application submitted for Julie and Eric Gallatin for property located at 221 West Franklin Street in the Architectural Preservation District (APD). The request is for exterior remodeling of the existing structure to be used as a dental office. Some modification will be done to the parking area to decrease in pavement area and an increase in landscaped area. A new entry will be constructed to the reception area on the north elevation which will be very accessible to the parking area. Bump-outs will be constructed on the north and south elevations. The south elevation will have new gables and will be clad in a stone veneer to enhance the appearance of the existing building. New lap siding and windows will be installed on the entire building as well as new architectural roof shingles. The east elevation will have the closed shuttered windows as well as the addition of some double-hung windows on the west elevation.

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

1. The final landscape plan shall be subject to approval by the City Planning Department.

Mr. Ken Seidl, architect for the project, stated his clients are relocating from Florida to the Architectural Preservation District (APD) and have purchased this property with the purpose of using it for their speciality dental practice and making it compatible with the District. He stated that although the improvements to the main entrance are located at the rear of the building, it was important to create something on the street side by adding the bump-outs, stonework, and completely reworking the window pattern to correspond with opportunities that are completely within building.

Ms. Miller asked what type of siding was being proposed.

Mr. Seidl stated that it is currently being proposed as wood lap siding, however, if modifications are made to the Ordinance concerning other suitable siding materials, he indicated he would like to work with staff to use alternate materials that would still retain the same appearance as presented.

The members agreed the project as proposed would be a great improvement to the existing structure and the APD.

MOTION: Mrs. Sheley moved to approve the Board of Architectural Review Special Approval application #BAR-05-52 submitted by June and Eric Gallatin for property located at 221 West Franklin Street, subject to the following condition:

1. The final landscape plan shall be subject to approval by the City Planning Department.

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

Doepke, Daniel - Board of Architectural Review Special Approval

Mr. Lee reviewed the Board of Architectural Review Special Approval application submitted by Daniel Doepke for property located at 98 West Franklin Street in the Architectural Preservation District (APD). The request is to repair the damaged soffits and replace some of the existing aluminum windows. It is staff's opinion that the use of the proposed vinyl windows would not increase the nonconformity of the building, but rather enhance the aesthetics of the building and further integrate its appearance with the characteristics of the APD. The applicant is proposing the use of vinyl to repair the soffit which requires specific approval from the BAR as well.

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

1. The existing sashes shall be replaced with vinyl sashes and the existing wood frames shall be restored subject to approval by the City Planning Department.
2. The soffits shall be replaced with a wood product subject to approval by the City Planning Department.

Mr. Daniel Doepke, applicant, stated they are trying to make the appearance of the building more aesthetic as well as provide improvements to upgrade the heating and cooling systems. He stated they do not intend to remove any of the wood sashes, but will replace whatever wood is necessary during the replacement of the windows. There is approximately two (2) inches of metal frame around each window that is visible and the vinyl proposed for use would be very minimal. The eaves are on about a forty (40) percent incline and are not really visible until you stand underneath that area of the building.

Mr. Gramann asked if all the windows would be all the same style and would the building remain as a residential use.

Mr. Doepke stated the only exceptions would be the window in the bathroom and two (2) windows in the adjoining room that are sliders. He stated that at the present time, a user has not been selected, however, they would prefer it remain residential as parking would be an issue.

The members agreed a wood product should be used on the soffit areas on the building as many wood products are now treated to resist moisture prior to being installed.

MOTION: Mr. Gramann moved to approve Application #BAR-05-53 submitted by Daniel Doepke for property located at 98 West Franklin Street for window and soffit replacement subject to the following conditions:

1. The existing sashes shall be replaced with vinyl sashes and the existing wood frames shall be restored subject to approval by the City Planning Department.
2. The soffits shall be replaced with a wood product subject to approval by the City Planning Department.

Mrs. Sheley seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

Heidi M. Miller