

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, July 6, 2004

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

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

Excuse Absent Members:

MOTION: Mrs. Sheley moved to excuse Mr. Graham from the meeting as he gave prior notice to staff. Mr. Treffinger seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Anthony Staub - Board of Architectural Review Special Approval

Mr. Lee reviewed the Special Approval application submitted by Anthony Staub for property located at 121 North Main Street. The request is to construct a 5,000 square foot community center building for use by senior citizens and young children. There is a farmer's market structure, having no historic significance, that currently exists on the lot which will be demolished prior to the development of the property.

The lot is set below street grade and is supported by retaining walls on the north, east, and west borders. Due to the layout of the lot, the proposed building will have a two-story facade from the street level and will have a three-story rear elevation.

The proposed building will be primarily constructed of brick with wood siding incorporated into the north, south and west elevations. Wood trim will signify the cap of the building and there are also brick quoins wrapping the corners of the brick masonry. The majority of the windows will be double-hung and will have mullions. The west elevation depicts a large window opening that consists of double-hung as well as fixed window units that spans the length of the three-story elevation.

On June 29, 2004, the Planning Commission approved a front yard setback of thirteen (13) feet for this building based on the goals brought forth from the Create the Vision Master Plan. The setbacks within the APD are being reviewed to enhance the deteriorated building edge which was the case with the variance for Esther Price Candies to locate their building closer to the street to revitalize the streetscape.

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

1. The overhead door on the south elevation shall be approved and any additional treatment of the pedestrian access be approved by the Planning Department.
2. The roof pitch on the gables shall be of a higher pitch to replicate the roof pitch of the surrounding area subject to approval by the City Planning Department.

3. The architectural divisions on the south elevation shall be extended out from the building to create a shadow line thus creating breaks in the horizontal mass of the building elevation subject to approval by the City Planning Department.
4. The blank brick masonry wall on the north elevation shall have window openings to break up the mass of the wall subject to approval by the City Planning Department.
5. Proposed retaining wall on the southern side of the property shall either be keystone or other decorative wall subject to approval by the Planning Department.
6. A raised island walkway shall be provided for the parking area to provide for emergency access to the building from the parking lot.
7. A final exterior lighting plan shall be subject to approval by the City Planning Department.
8. A final landscaping plan shall be approved by the City Planning Department.
9. A final grading, stormwater drainage, and parking lot plan shall be subject to approval by the Engineering Department.
10. A performance bond or other construction guarantee shall be posted by the developer for all landscaping improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.
11. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

Mr. Will Kaly, architect for the project, stated they agreed with the conditions for approval as recommended by staff.

The members reviewed each individual condition outlined by staff and agreed with each.

MOTION: Mr. Gramann moved to approve the Board of Architectural Review Special Approval application submitted by Anthony Staub for property located at 121 North Main Street subject to the following conditions:

1. The overhead door on the south elevation shall be approved and any additional treatment of the pedestrian access be approved by the Planning Department.
2. The roof pitch on the gables shall be of a higher pitch to replicate the roof pitch of the surrounding area subject to approval by the City Planning Department.

3. The architectural divisions on the south elevation shall be extended out from the building to create a shadow line thus creating breaks in the horizontal mass of the building elevation subject to approval by the City Planning Department.
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Mrs. Stebbins seconded the motion. The motion was approved unanimously 6-0.

Mrs. Stebbins asked if the community center would be a private facility.

Mr. Anthony Staub, applicant, stated the facility will be private and will provide a recreation center for seniors, a walking track and basketball court, an area for arts/crafts, and an area for sculptures in the window area in the rear of the building.

Mr. Treffinger asked how the facility would operate.

Mr. Staub stated the details have not yet been determined, however, there most likely will be a monthly or yearly membership fee.

The next regular meeting was scheduled to be held on August 3, 2004.

There being no further business, the meeting was adjourned.

