

Heidi M. Miller
12-7-04

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, October 5, 2004

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

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

Excuse Absent Members:

MOTION: Mr. Treffinger moved to excuse Mr. Gramann from the meeting as he gave prior notice to staff. Mr. Graham seconded the motion. The motion was approved unanimously 5-0.

Approval of Minutes:

MOTION: Mrs. Sheley moved to approve the Board of Architectural Review minutes of July 6, 2004, as written. Mrs. Stebbins seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Matthew Fritz - Demolition/Reconstruction of Garage

Mr. Lee reviewed the Special Approval application submitted by Matthew Fritz to demolish and reconstruct a garage structure on property located at 59 East Franklin Street in the Architectural Preservation District (APD). The existing steps and walkway on the side of the house would be removed, as well, and replaced with a concrete driveway and front walkway. The Board of Architectural Review (BAR) previously approved a request for the demolition of the garage, however, due to the time that elapsed, the approval for that request expired.

The proposed construction of the new garage will consist of a faux two-story facade that continues the overall theme of the McCracken House. It will have six (6) inch lap siding, architectural fiberglass shingles, and additional architectural details and paint to match the existing house.

The Planning Department recommended approval of the application subject to the following conditions:

1. Materials and color of the proposed garage shall be consistent with the principle building subject to approval by the City Planning Department.
2. The driveway shall not encroach within five (5) feet of the rear property line.
3. Any changes or alteration to the driveway approach shall be subject to approval by the City Engineering Department.
4. The final details of the walkway and retaining wall shall be approved by the City Engineering Department.

The members discussed the scope of the proposed work to be done on the applicant's property and they determined the proposal was acceptable.

MOTION: Mr. Graham moved to approve the Special Approval application submitted by Matthew Fritz for property located at 59 East Franklin Street for the demolition and reconstruction of a garage structure subject to the following conditions:

1. Materials and color of the proposed garage shall be consistent with the principle building subject to approval by the City Planning Department.
2. The driveway shall not encroach within five (5) feet of the rear property line.
3. Any changes or alteration to the driveway approach shall be subject to approval by the City Engineering Department.
4. The final details of the walkway and retaining wall shall be approved by the City Engineering Department.

Mr. Khare seconded the motion. The motion was approved unanimously 6-1.

Digital Media Integration - Sign

Mr. Lee reviewed the Special Approval application submitted by Wendy Oliver of ALT Architecture, for Digital Media Integration located at 235 West Franklin Street in the Architectural Preservation District (APD). The request is seeking approval of a new ground sixteen (16) square foot double-sided sign at the front of the existing building. The sign colors proposed are red, green and blue for a total of three (3) sign colors in addition to the base color. The sign post is proposed to be constructed of a dryvit material.

Mr. Lee stated the policy adopted by the members concerning sign colors is to allow two (2) colors in addition to the base color.

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

1. The dryvit exterior on the sign must be specifically approved by the Board.
2. The use of three (3) copy colors must be specifically approved by the Board.
3. The sign shall not exceed sixteen (16) square feet of sign face area, or thirty-two (32) square feet of total sign area.

Mrs. Stebbins stated the location of this business on West Franklin Street is an entryway into the APD and the standards of the Ordinance should be maintained to reflect the character of the District.

Mr. Khare stated he understood the desire of businesses to use corporate colors on their signage and buildings, however, the APD has standards that must be maintained. Approval of this request would set a precedent in varying from those standards.

MOTION: Mrs. Sheley moved to approve the Special Approval application submitted for Digital Media Integration, 235 West Franklin Street, for a ground sign subject to the following condition:

1. The sign shall not exceed sixteen (16) square feet of sign face area, or thirty-two (32) square feet of total sign area.

The sign colors shall be limited to two (2) colors in addition to the base color and the use of dryvit was approved as the principle building contains a material similar to that of dryvit.

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

There being no further business, the meeting was adjourned.