

**Board of Architectural Review
Work Session
Tuesday, March 4, 2003**

Attendance: Mr. John Carr, Chairman; Ms. Heidi Miller; Mr. Jim Treffinger; Mrs. Laverne Stebbins. Absent: Mrs. Martha Sheley; Mr. Jack Gramann; Mr. Charles Graham. Also present: Mr. Ryan Shrimplin, Planner.

Las Piramides Mexican Restaurant - Exterior Lighting

Mr. Alfredo Leon, applicant, Mr. Dave Eaton and Mr. Greg Gochenour and were in attendance to review the exterior lighting for Las Piramides, 101 West Franklin Street.

Mr. Shrimplin stated the standards for approving exterior lighting for this property are the compatibility of design of the fixtures as well as the glare produced by the fixtures. The existing fixtures have three (3) globes on each pole using forty (40) watt bulbs in each globe. The concentration of light being produced from each pole is creating glare which is an issue of concern for the Board members.

There was discussion regarding the possibility of using the existing poles and retrofitting them with a fixture design that would be compatible with the surrounding district. Further, all fixtures on the premises should be of a uniform design.

Mr. Gochenour stated it may be possible to remove the arms on the fixture so that only one (1) would remain resulting in one (1) globe per pole. He indicated they would have to look at the existing fixtures to see if that scenario could work. He stated the original use for the building was that of a school house and a single globe fixture is a common fixture to be used on a school building.

Mr. Carr stated other options should be considered including reducing the amount of wattage used in the existing globes to determine if that would remedy the glare problem.

Ms. Miller stated the wattage could be reduced until the entire issue is researched in terms of determining how much light is necessary to illuminate the patio without spilling out onto the sidewalk. Further, the fixtures will have to be viewed to determine if they can be reduced to one (1) arm/globe and what bulb wattage would be needed to achieve the goal of lighting the patio.

Mr. Gochenour stated that eight (8) to ten (10) footcandles would be necessary to light the patio area equaling an incandescent bulb of approximately two hundred (200) watts.

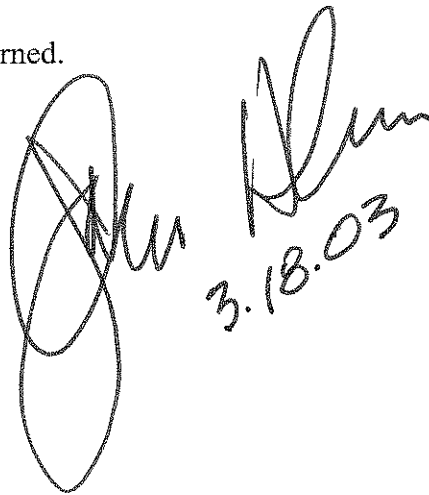
Mr. Eaton suggested a reading of the current lighting output on the patio be made, the bulbs be changed to twenty-five (25) watt bulbs and a new reading of lighting output be made on the patio area. He indicated they would also research the existing fixtures to determine if they can be retrofitted.

Mr. Shrimplin stated Mrs. Sheley and Mr. Graham had telephoned staff with their concerns. Mrs. Sheley indicated she did not like the round globe as well as the number of globes on each fixture. Mr. Graham indicated he did not object to the round globe, however, he did object to the number of globes on each fixture.

Mr. Shrimplin stated another issue to be considered is that the measured lighting must be zero (0) footcandles at the lot line. He stated if there is not an exact cutoff, the Board and the staff would determine if the proposal is the minimal amount of light that would serve the needs of the restaurant in terms of operation and safety issues.

The Board directed the applicant to investigate the available options for review at a future meeting.

There being no further business, the meeting was adjourned.



Handwritten signature and date: 3.18.03