

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, April 16, 2002

Mr. Treffinger called the meeting to order at 7:30 P. M.

Attendance: Mr. James Treffinger, Chairman; Mr. Charles Graham; Mr. Paul Clark; Mrs. Laverne Stebbins. Absent: Ms. Heidi Miller; Mrs. Martha Sheley; Mr. Jack Gramann. Also present: Mr. Ryan Shrimplin, Planner; Mr. Chris Pozzuto, Economic Development Administrator.

Motion to Excuse:

MOTION: Mrs. Stebbins moved to excuse Ms. Miller, Mrs. Sheley and Mr. Gramann from the meeting as each gave prior notice to staff. Mr. Clark seconded the motion. The motion was approved unanimously 4-0.

Approval of Minutes:

MOTION: Mr. Graham moved to approve the January 15, 2002, Board of Architectural Review meeting as written. Mrs. Stebbins seconded the motion. The motion was approved unanimously 4-0.

MOTION: Mr. Graham moved to approve the April 2, 2002, Board of Architectural Review Work Session as written. Mrs. Stebbins seconded the motion. The motion was approved unanimously 4-0.

NEW BUSINESS

Bhat Medical Offices - BAR Special Approval

Mr. Shrimplin reviewed the Special Approval application submitted for Bhat Medical Offices to be located at 101 South Main Street in the Architectural Preservation District (APD). The request is to redevelop the former Friendly's Restaurant site into medical/professional offices. The proposal is to construct a 2,377 square foot building addition to the rear of the existing building for a total of 4,926 square feet.

The cupola on the existing building will be removed due to inappropriate installation at the time of the original construction which has resulted in leakage and damage to the building. Removal of the existing entry door will be replaced with a matching window, and a new entrance door with an overhang and columns will replace the existing walk-up window on the north elevation. The south elevation has a window which will be removed to provide interior wall space and privacy for exam rooms, and the door will be replaced with a smaller door.

A gable for the new addition will be constructed perpendicular to the gable on the existing building. Other gables will stem off from that area to add detail and provide breaking of the building mass. Smaller windows, with shutters, will be used on the west elevation of the addition, which will provide detail to the design.

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

1. The final design of the access and parking layout shall be subject to approval by the City Engineering Department to provide adequate emergency vehicular access. If legally permitted, a grass paver system shall be installed at the southern end of the parking lot connecting to Westerly Lane for emergency egress purposes only. If the grass paver system is not possible, the applicant shall work with the City to modify the parking lot to allow for a turnaround for emergency vehicles only.
2. The walkway on the west side of the building shall be a minimum width of 6.5 feet.
3. Decorative vents shall be added to the top of each gable on the north and south building elevations, subject to approval by the Planning Department.
4. The final building colors shall be subject to approval by the Planning Department.
5. No sign depicted shall be approved as a part of this application.

Mr. Alexander Luque, architect representing the applicants, stated that there is a possibility of providing four (4) additional parking spaces in the side yard along the north property line.

Mr. Graham asked the design of the roof after removal of the cupola.

Mr. Luque stated the roof would simply be extended in a straight line with the existing roof structure.

Mr. Clark asked if the existing trim was wood material and if the quoins were stone.

Mr. Luque stated the trim was wood, however, some has deteriorated. The wood trim will be removed and replaced as necessary. The quoins are a brick material which were painted as was the entire building to appear as used brick. The existing building as well as the new building will be painted a solid color in accordance with the color standards in the APD.

MOTION: Mr. Graham moved to approve Application #BAR-02-15 submitted for the Bhat Medical Offices, 101 South Main Street, subject to the following conditions:

1. The final design of the access and parking layout shall be subject to approval by the City Engineering Department to provide adequate emergency vehicular access. If legally permitted, a grass paver system shall be installed at the southern end of the parking lot connecting to Westerly Lane for emergency egress purposes only. If the grass paver system is not possible, the applicant shall work with the City to modify the parking lot to allow for a turnaround for emergency vehicles only.
2. The walkway on the west side of the building shall be a minimum width of 6.5 feet.

3. Decorative vents shall be added to the top of each gable on the north and south building elevations, subject to approval by the Planning Department.
4. The final building colors shall be subject to approval by the Planning Department.
5. No sign depicted shall be approved as a part of this application.
6. A maximum of four (4) parking spaces may be added in the side yard along the north lot line maintaining the ten (10) foot paving and parking setback subject to approval by the Planning Department.

Mrs. Stebbins seconded the motion. The motion was approved unanimously 4-0.

Len McCarthy - BAR Special Approval

Mr. Shrimplin reviewed the Special Approval application submitted by Len McCarthy proposing construction of a deck and privacy fence at 33 West Franklin Street located in the Architectural Preservation District (APD). The deck with handicap-accessible ramp will be attached to the rear of the existing structure and wrap around the west elevation. A solid-board privacy fence is proposed as the side walls of the deck to be constructed as a dog-ear style fence starting at ground level and extend approximately three (3) feet above the floor of the deck. This portion of the fence will vary in height ranging from five (5) to seven (7) feet depending on the grade of the site. A seven (7) privacy fence, matching the fence along the deck, is proposed in the side and rear yard on the east side of the building. The deck and fence material will have a weatherproof treatment applied leaving them in a natural color. No parking will be displaced as a result of this project.

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

1. No fence shall exceed seven (7) feet in height.
2. Landscaping shall be provided between the ramp and the parking stalls, subject to approval by the Planning Department.

Mr. Clark asked if the tall bush on the west side of the building will be maintained.

Mr. McCarthy stated the bush would not be disturbed with the construction proposed.

Mrs. Stebbins asked about the entrances to the building.

Mr. McCarthy indicated there is a door on the west side of the building, double french doors on the back of the building, and two (2) doors on the front elevation.

Charles M. Leahy
Vice Chair
May 7, 2002

MOTION: Mr. Graham moved to approved Application #BAR-02-14, submitted by Len McCarthy for property located at 33 West Franklin Street, requesting approval of a deck and fence subject to the following conditions:

1. No fence shall exceed seven (7) feet in height.
2. Landscaping shall be provided between the ramp and the parking stalls, subject to approval by the Planning Department.

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

POLL OF MEMBERS

Mr. Graham asked the status of the sign regulations discussed at a previous work session.

Mr. Shrimplin stated Ms. Miller is working on a revised reproducible color chart to reflect the updates in appropriate color schemes for use the APD. When that is available, a work session will be scheduled.

There being no further business, the meeting was adjourned.