

BOARD OF ARCHITECTURAL REVIEW
Work Session
Tuesday, January 16, 2001

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

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

The purpose of the meeting was to discuss the upcoming public hearing to consider the structure located at 230 West Franklin Street for Landmark status.

Also in attendance representing the owners of the property, Franklin Street Baptist Church, were John Cooke, architect, and Lane Metcalf, Steering Committee Member for the building project.

Mr. Cooke explained the expansion project and stated that after many alternative designs, the design that best suited the needs of the Church were proposed and would require the removal of the house in question.

Mr. Shrimplin stated the Planning Commission, upon review of the application, found no justification for encouraging the BAR to make a nomination for Landmark status based on a land use impact.

The house was built between 1924 and 1926, and was owned by the Stansell family which was one of the earlier settlers in the community. The Church purchased the property in the 1960's and used the house for many years. The structure is in good structural condition although there is some damage in the attic area due to a lack of a flashing on the roof where seepage has occurred. The limestone basement has some deterioration as well from moisture penetration.

In a report prepared by Reed Doran Associates, it has been concluded the structure is a good example of bungalow architecture. Some features of bungalow architecture include 1 to 1-1/2 story buildings with a porch integrated into the design and a dormer window located over the porch which is the case of the structure in question. The upper sashes on the windows throughout the house are divided into 4 vertical panels with single panels on the lower sashes which is also an identifying feature used in the bungalow architectural style.

Mr. Shrimplin stated that the All Seal building to the west was granted a front yard setback variance by the Planning Commission to maintain the street edge and character change between the Township and City corporation line to establish a transition into the Architectural Preservation District (APD).

Should this structure be approved for demolition, staff recommended that the BAR made a recommendation to the Planning Commission and Council to make a condition to maintain the street edge with either a building, pavilion, landscaping or whatever is approved for that location.

Mr. Graham asked if consideration had been given to maintaining the street edge with the future development of the Church project.

Mr. Cooke stated this was the first he had learned about that desire, however, the addition to the Church could be moved further toward the street.

Mrs. Sheley stated she would prefer the building extend into the front yard setback rather than having parking in the front yard.

Mr. Graham asked if the structure had been considered for relocation.

Mr. Cooke stated the structure could be relocated should an interested party come forward.

The members of the BAR agreed the structure had little landmark significance and would permit demolition if relocation was not an option. Further, they agreed the street edge should be maintained for the character of the APD.

Certified Local Government

Mr. Shrimplin reminded the members of the BAR to submit their resumes to be included in the City's application for Certified Local Government status.

There being no further business, the meeting was adjourned.

James L. Truffinger
Feb. 6, 2001