

**BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING
Tuesday, October 16, 2001**

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

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

Approval of Minutes:

MOTION: Mrs. Sheley moved to approve the minutes of the Board of Architectural Review meeting of March 20, 2001, as written. Mr. Graham seconded the motion. The motion was approved unanimously 7-0.

COMMUNICATIONS

Mr. Shrimplin stated the Design Review Criteria has been printed and is available for distribution.

Kiddie Kuts - Sign Color

Mr. Shrimplin stated the wall sign for Kiddie Kuts, 264-B North Main Street, was approved previously by staff for size, design and color. Signs in the Architectural Preservation District (APD) are permitted to have one (1) background color and two (2) copy color. This particular sign has a white background color and copy colors of red, blue and green, and was inadvertently approved with three (3) copy colors by staff. Mr. Shrimplin stated this issue must be addressed by the BAR to get the appropriate determination as to if the sign colors are appropriate.

Mrs. Sheley asked the ramifications should this sign be approved.

Mr. Shrimplin stated the BAR Color Chart is referenced in the Zoning Ordinance, however, any type of application that deviates from the Color Chart is forwarded to the BAR for their review.

Ms. Miller asked if the letters on the sign were dimensional letters.

Mr. Shrimplin stated the wood letters are dimensional and mounted to the wood panel.

Ms. Miller stated that although the sign is not offensive, it would not be difficult to remove one (1) color and repaint those letters on the sign.

After brief discussion, the members determined the existing sign was not offensive and could remain.

MOTION: Mr. Graham moved to approve the colors on the existing wall sign for Kiddie Kuts, 264-B North Main Street, as requested. Mr. Clark seconded the motion. The motion was approved unanimously 7-0.

NEW BUSINESSLas Piramides, Inc. - Exterior Modification

Mr. Shrimplin reviewed the Special Approval application submitted by Las Piramides, Inc., located at 101 West Franklin Street in the Architectural Preservation District. The request is specifically to install a brick patio in the front of the restaurant for dining purposes. A black railing or fence will enclose the patio area. In addition, the applicant is requesting the removal of one (1) of the windows on the front facade and replace it with a door to allow a separate access from the building to the patio area that does not conflict with the main entrance to the building. A rounded awning is to be installed over the new door which would match the awning over the main entrance. Patio furniture with umbrellas will be located on the patio area.

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

1. Infill brickwork shall be "toothed in" in an appropriate manner and shall match the existing brickwork in design and appearance, including mortar.
2. The final design of the brick paver pattern, the railing, and the door/transom details shall be subject to approval by the Planning Department.
3. The final colors of the awning and the patio table umbrellas shall be subject to approval by the Planning Department.

Mr. Gramann asked if the type of patio furniture could be regulated.

Mr. Shrimplin stated since the patio furniture is displayed on the exterior of the building, he felt it most likely can be regulated as is the color of the umbrellas.

Mr. Gramann asked how the additional seating on the patio would affect the parking requirement.

Mr. Shrimplin stated he would have to wait and see how seating will be provided on the patio to determine if the parking requirement would be affected.

Mrs. Stebbins asked if the patio area would be up to the existing sidewalk area.

Mr. Shrimplin stated a green space will divide the sidewalk area and the patio with a strip of approximately nine (9) feet.

Mr. Clark suggested the door have grids installed to match the window on the front facade.

MOTION: Mr. Graham moved to approved Application #DD-01-64 submitted by Las Piramides, 101 West Franklin Street, for an exterior modification subject to the following conditions:

1. Infill brickwork shall be "toothed in" in an appropriate manner and shall match the existing brickwork in design and appearance, including mortar.
2. The final design of the brick paver pattern, the railing, and the door/transom details shall be subject to approval by the Planning Department. The door/transom shall contain a grid pattern to be compatible with the other windows on the building subject to approval by the Planning Department.
3. The final colors of the awning, the patio table furniture and umbrellas shall be subject to approval by the Planning Department.

Mrs. Stebbins seconded the motion. The motion was approved unanimously 7-0.

Potential Landmark List

Mr. Shrimplin stated that the properties located at 8661 Dayton-Lebanon Pike (South Main Street) and 5285 Wilmington Pike are scheduled for public hearing to be heard during the BAR meeting on November 6th.

The members of the BAR agreed the following properties should remain on the potential landmark list and researched by a consultant for possible landmark designation:

1. Thomas Horner House/Barn - 2447 East Alex-Bell Road
2. William/Henry Reeder House - 2230 Centerville Station Road
3. John Tate House - 8110 Clys Road
4. William Blair/John Weller House - 7325 Bigger Lane
5. Stephen White House - 6935 Abington Green Court

The members agreed the Lawson Allen House, 80 Glencroft Place, should be removed from the potential list as they felt the structure was in no danger of not being maintained in an appropriate manner.

The Italianate House, 7555 Clys Road, was recommended to be removed from the potential list based on a decision rendered by Council in the 1990's to not initiate the review for this property as a landmark.

A list of medium and low priority properties was recommended to placed on an "as needed" list based on the following two situations:

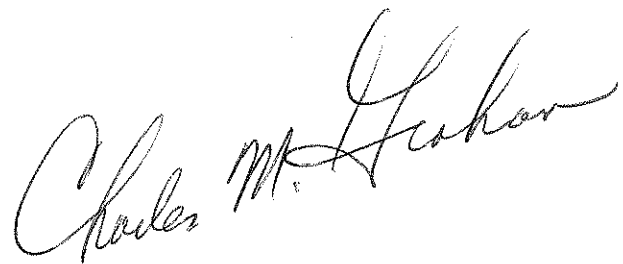
1. The building is located in a non-residential or multi-family residential zoning district and is subject to the architectural requirements in the Zoning Ordinance and review by the Planning Commission
2. The building is located in a single-family residential zoning district and its historic and architectural character has been compromised due to extensive alterations.

The following properties were recommended to be included and reviewed on an "as needed" list:

1. St. Leonard Hall and Belltower - 8110 Cloyo Road
2. Schoolhouse No. 2 - 1262 Centerville Station Road
3. Ian Steanhan House - 230 West Franklin Street
4. James B. White House - 716 East Franklin Street
5. 2-Story Frame House - 2200 Centerville Station Road
6. Lustron House - 162 West Franklin Street
7. 2-Story Frame House - 150 West Franklin Street
8. Tenant House - 2337 East Alex-Bell Road

Mr. Treffinger, Mrs. Sheley and Mrs. Stebbins indicated they would be unable to attend the next regular meeting scheduled for November 6th.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script that reads "Charles M. Leaker". The signature is written in dark ink and is positioned in the lower right quadrant of the page.