BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, November 6, 2012

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

ATTENDANCE

Present: Chair Charlie Graham, Mr. Jaime Garrett, Dr. Richard Hoback, Ms. Amy Korenyi-Both, and Ms. Sharma Stone. Also present: Mr. Steve Feverston, City Planner, and Mrs. Julie Weaver, Assistant Clerk of Council.

Absent: Brad Thorp and Frank Holloway. Both had notified staff that they would be absent.

MOTION: Dr. Hoback made a motion to excuse the absence of Mr. Thorp and Mr. Holloway. Ms. Stone seconded the motion. The motion passed with five ayes.

APPROVAL OF MINUTES

No changes were noted for the minutes of the meeting on September 4, 2012.

MOTION: Mr. Garrett made a motion to approve the minutes of the Board of Architectural Review meeting of September 4, 2012, as distributed. Dr. Hoback seconded the motion. The motion passed 3-0-2. Ms. Korenyi-Both and Ms. Stone abstained from the vote on the minutes, because they were not present for the meeting.

NEW BUSINESS

Mr. Feverston noted two late additions to the agenda for the meeting. "Item E." would be a daily display sign at The Massage Room, 89 S. Main Street, and "Item F." would be the BAR submittal calendar for 2013.

Application P-2012-0188 – Monument Sign for Colonial Court Shopping Center,
201 North Main – Applicant, Amanda Selwitschka

Mr. Feverston gave the staff report concerning the request by Amanda Selwitschka of Baltes Commercial Realty for an updated sign for the shops in the Colonial Court Center. Ms. Selwitschka asked permission to remove the tall pylon sign and replace it with a ground sign in a landscaped bed. Mr. Feverston showed an aerial view as he described the current and the requested signs. The current sign is twenty-five feet tall; it is legally non-conforming, but it cannot have an additional panel added for a new business because that would increase the non-conformity. The new ground sign would have a base of stone or a concrete product and be about eleven feet in total sign height. The area of the sign would be reduced from about 120-150 sq. ft. to about 60 sq. ft. According to the Unified Development Ordinance, the landscaped area around the base is allowed to be equal in size to the sign. Mr. Feverston projected an image of the proposed sign. He noted that the purple color of the panel for a new interior design business was of concern especially since the name was generic and the font and the design had not been

finalized. Mr. Feverston recommended approval of the application, subject to the following two conditions:

1. The Board must approve any additional sign colors for the ground sign.
2. The final design of the landscaped area beneath the sign shall be subject to approval by the City Planner.

When Amanda Selwitschka, a representative of Baltes Commercial Realty, 921 Congress Park Drive, came forward to answer questions, she stated that the intent was to use natural limestone for the base and have a landscape bed about six feet out on each side. Several parking blocks would be removed, and the bed would be bordered in stone. Upon comments from Ms. Stone about the shape of the landscape bed, Ms. Selwitschka stated her willingness to explore other options for the shape of the area, but noted that any planting would need to be able to survive on a shallow base. Mr. Garrett asked about the impact of the loss of several parking spaces. Mr. Feverston stated that 4.5 parking spaces are needed per 1000 sq. ft. of business area. Ms. Selwitschka said parking is a consideration, as it is somewhat limited. With three rows of parking, two drive aisles are needed. In response to Mr. Garrett's question about lighting, Ms. Selwitschka replied that external LED lighting will come from under the yellow trim canopy at the top of the monument.

The Board then turned to the colors on the mock-up of the panels for the sign. The BAR expressed concern about the lack of detail for the new panel which they were asked to approve. Ms. Stone stated that the colors were more important to her than the exact words or font. She felt that the new panel should coordinate with the rest of the sign which is predominately red, white and blue. Mr. Feverston noted that staff sometimes approves panels as they come in, based on guidelines given in the Unified Development Ordinance/Design Review Criteria. Mr. Garrett suggested giving staff the ability to approve the final panel, with the caveat that the request come back to the BAR if staff questions the acceptability of the submission. The Board clarified that its preference was for red or dark blue lettering for consistency with the rest of the sign.

MOTION: Mr. Garrett moved to approve Application P-2012-0188 subject to the two conditions recommended by staff and subject to the third condition that the additional panel be red, white and blue with only a small accent color, subject to approval by the City Planner. Ms. Korenyi-Both seconded the motion. The motion passed with 5 ayes.

Application P-2012-018 - Zoning Verification: Rear Window and Door, Window Wrap, Shutters, and Gutters for 21 W. Franklin Street- Applicant: David Gunter of A.E. Fickert, Inc.

Mr. Feverston gave the staff report on repairs at 21 W. Franklin Street, following the hail damage of the storm in May 2011. Mr. Feverston shared a series of photos as he discussed the application, noting that some changes were made prior to submission of the application. A door and the window on the back shed were replaced; the window is bigger than the previous one. The decorative header trim pieces above each door and window had been removed as the window trim was wrapped with aluminum. Approval of vinyl replacement shutters also was requested in the application. Staff recommended approval subject to the following two conditions:

1. The three profile exterior headers, matching the design of the original headers that were removed from the building, shall be reinstalled above all doors and windows, subject to approval by the BAR.
2. The shutter design shall be subject to approval by the BAR

Mr. Garrett stated that the header detail was important to the overall character of the building, and the board concurred that the trim pieces should be reinstalled. In addition, the BAR felt that the damaged shutters were replacements that had never been of an historic size and style. The members suggested that the vinyl replacement shutters be simple and straight in design; the length and width should allow the shutters to cover the windows if the shutters were to be closed. The BAR concurred that all windows should have shutters, even in the rear, since the rear of the building faces a busy public parking area. The members also agreed that the style of the doors and the window that had been installed were satisfactory as long as they were trimmed as the other openings.

Mr. Garrett asked whether there would be new exterior lighting for the property. He pointed out that it was the task of the BAR to approve such lighting if changes were being made. Mr. Feverston stated that he was not aware of plans to change out more than the small coach lights at the doorways at this time.

MOTION: Mr. Garrett moved to approved Application P-2012-0189, subject to two conditions, amended as follows:

1. The three profile exterior headers, matching the design of the original headers that were removed from the building shall be reinstalled above all doors and windows, subject to approval by the City Planner.
2. The shutter design and any additional exterior lighting shall be subject to approval by the BAR.

Ms. Korenyi-Both seconded the motion. The motion passed with 5 ayes.

Application P-2012-0191, Amendment to an Approved Plan requesting glass block for cellar windows for 18 E. Franklin Street – Applicant: James McCutcheon for McCutcheon Music

Mr. Feverston went over the details of the request for four glass block windows in the basement of the historic home at 18 E. Franklin Street. He showed photos of the site and several other businesses in the Architectural Preservation District for which glass block was previously approved. Staff recommended approval as requested.

When Mrs. Deb McCutcheon came forward, Dr. Hoback asked if the galvanized window well liners were going to be replaced or stay the same. She stated uncertainty. Since rust was evident in the photos, the Board asked that the metal liners, if remaining, be made more attractive with some type of paint.

MOTION: Dr. Hoback made a motion for approval of Application P-2012-0191, as requested. Mr. Garrett seconded the motion. The motion passed with 5 ayes.

Application P-2012-0192, Temporary Sign - Banner for 264A North Main – Applicant: Kevin Murachanian for Pastime Junction

Mr. Feverston explained Mr. Murachanian's request for a "Grand Opening" banner to be displayed from November 23 through December 22, 2012, on his business at 264A N. Main Street. Mr. Feverston located the site of the new craft shop on a map, showed the two choices submitted for the banner font and projected a photo of the building with mock-up of the banner. Mr. Feverston stated that the request was for a typical temporary sign and recommended approval of the request for a white banner with red lettering. The Board considered the font and concurred that the "2nd Choice" was its preference.

MOTION: Mr. Garrett made a motion to approve Application 2012-0192 and endorse the 2nd choice of font. Ms. Korenyi-Both seconded the motion. The motion passed 5-0.

The Kevin Murachanian family was in attendance.

Daily Display Sign for The Massage Room, 89 S. Main

Mr. Fevereston requested direction from the Board for a request by The Massage Room at 89 S. Main Street for a daily display sign. Because of the unusual layout of the property, the only good location for the sign seemed to be on the front sidewalk near the unused front door. Mr. Feverston showed photos of the property and outlined some possible solutions. Visually blocking the front entrance was seen as unacceptable and a bad precedent.

MOTION: Upon further discussion, Mr. Garrett made a motion that the daily display sign be set on a level surface of pavers having appropriate base material at a location acceptable to the City Planner. Ms. Korenyi-Both seconded the motion. The motion passed with five ayes.

2013 Submittal Calendar for the Board of Architectural Review

Mr. Feverston noted that the members had copies of the 2013 submittal calendar. The calendar outlined meeting dates and the deadlines for submitting applications for the coming year. Following a clerical edit, the Board felt the calendar was acceptable.

MOTION: Ms. Stone moved for approval of the 2013 Submittal Calendar for the Board of Architectural Review as shown below. Mr. Garrett seconded the motion. The motion passed with five ayes.

Application Deadline (Due at Noon)	**Board of Architectural Review Meeting Date** (Held on First Tuesday of Month)
Monday, January 7, 2013	Tuesday, February 5, 2013
Monday, February 4, 2013	Tuesday, March 5, 2013
Monday, March 4, 2013	Tuesday, April 2, 2013

Monday, April 8, 2013	Tuesday, May 7, 2013
Monday, May 6, 2013	Tuesday, June 4, 2013
Monday, June 17, 2013	Tuesday, July 16, 2013
Monday, July 8, 2013	Tuesday, August 6, 2013
Monday, August 5, 2013	Tuesday, September 3, 2013
Tuesday, September 3, 2013	Tuesday, October 1, 2013
Monday, October 7, 2013	Tuesday, November 5, 2013
Monday, November 4, 2013	Tuesday, December 3, 2013
Monday, December 2, 2013	Tuesday, January 7, 2014

COMMUNICATIONS

The next meeting of the Board of Architectural Review is scheduled for December 4, 2012, at 7:30 p.m. in the Council Chambers.

There being no further business, Ms. Stone moved to adjourn the meeting. Ms. Korenyi-Both seconded the motion. The motion passed unanimously.

Charles M. Graham