

ARCHITECTURAL REVIEW BOARD
Tuesday, May 28, 2019
5:30 pm
Town Council Chambers

Members Present:	Members Absent:	Others Present:
Lon Fox Tom Chiudioni Jason Gasaway		Matt Ray Erin Hurley Maura Hoff, Defur Voran Liz Rozelle, Petitioner Martin Truesdell, Stair Assoc

The meeting was called to order at 5:30 pm by ARB attorney Maura Hoff.

Old Business:

There was no old business.

New Business:

Election of Officers:

Jason Gasaway nominated Lon Fox as Chair, Tom Chiudioni as Vice Chair, and Jason Gasaway as Secretary of the Architectural Review Board. Second by Tom Chiudioni. All members voted Aye.

Adoption of Rules and Procedures:

Attorney Maura Hoff distributed proposed Rules and Procedures for ARB hearings. After review Tom Chiudioni moved to adopt the ARB Rules and Procedures as presented. Second by Jason Gasaway. All members voted Aye.

ARB Application #2019ARB-01 (Yorktown Public Library):

Matt Ray introduced a request from the Yorktown Public Library located at 8812 W. Adaline Street for approval of construction plans for an expansion of the building. There are issues with the proposed plans that do not comply with the standards of the Downtown Overlay district. Those issues include: setbacks, height, entrances, architectural guidelines, signage, and parking.

Lon Fox stated that it is not the intention of the Planning Commission through the use of the ARB to close down projects. The purpose of the ARB is to maintain consistency in the downtown overlay area.

Yorktown Library administrator, Liz Rozelle, responded by stating that the building is a public library and not a storefront, and was built as a drugstore originally. They are tied to downtown but are on the outskirts and should not be held to the same standards. In order to change the plans to comply would be too expensive or there is not enough room on the lot. The library board does not want the building to look like a retail store, they want it to look like a library.

Martin Truesdell, the architect on the project, responded to the specific issues:

- Setbacks: There is no on street parking at the site. In order to comply they would need to fill the entire site with the building which would not leave room for parking.
- Height: The height of the expansion is dictated by the existing building which is 14 feet tall. Making the addition 25 feet high would be too different from the existing portion. They are raising the existing building to 16 feet and the new addition will be 18 feet in order to blend the old and new better.
- Entry doors: Control of the entrance is important. There will be an emergency door on the north side of the building. If the intent of the overlay is openness of the façade, the large window on the corner gives the imagery of an entrance.
- Architectural guidelines: The design is a response to the scale of neighboring buildings and is adding programming space while bringing elements together with an old drug store.
- Parking: As much parking as possible has been added in the back of the building, but to meet zoning requirements for required spaces they have to have some spaces in the front and on the side. No parking can be seen from SR32.
- The brick will be matched as close as possible to the existing brick. In transition areas the brick will be removed and replaced. The cement fiberboard is long lasting and is able to be painted. It has a more residential, softer look and complements the existing brick. It will have a less monolithic feel and ties the old and new parts together.

Public comment was given by residents Connie Delaney, John Mogush, Wesley Hanson, Anne Hanson, Samantha Taylor, Pat Freeman, Diana Thornburg, Vicki Craig, Bruce McFarland, and Town Manager Pete Olson.

In response to questions from the ARB members, Mr. Truesdell discussed plans for handicap accessible parking and stated that the old parking areas in the front of the building will be taken up by the building expansion or greenspace. The entry doors are all at the main entrance which will be a control point, however there will be a safety exit door in the back which is required for the state release. There may be some stained glass in three small windows in the conference room. The orange accent color on the exterior shown in the plans has been changed to black. The exterior color code is “Olive” (Allura by Elementia www.allurausa.com), which the architects feel ties in with the surrounding areas. There was discussion about adding a pinnacle structure to the glass corner but the architects felt that adding too much would put the addition out of proportion with the existing building. The scale between the elements has to look right, otherwise it will look like an addition was added to a drug store. There was also a discussion about the signage on the building.

Jason Gasaway moved to approve the design and colors of the library expansion as presented including all non-conforming issues. Second by Tom Chiudioni. All members vote Aye.

Meeting adjourned at 6:45 pm.



President

Secretary