



A.R.C. Members in Attendance: Community Development Director Jason Bond, Kylie Lance, Tim Ringger, and Ron Jones.

Other's in Attendance: John Chisholm Dental Office Owner, and Fred Cox Architect.

Mr. Bond called the meeting to order at 5:37 p.m.

Chisholm Dental Addition Architectural Review:

Mr. Fred Cox the project architect reviewed the Chisholm Dental addition plans. He noted the complexity of including the number of required windows in a dental office, while maintaining patient privacy. He clarified that they plan to keep the windows consistent with the current structure. Mr. Cox indicated that he believes the pitch of the building is consistent with the other buildings in the area. He stated that additional materials could be added to the roofline if required. Mr. Cox presented their plan to hide the exposed foundation by adding additional landscaping. He also explained their proposal to provide articulation to the East face of the building, by creating columns. Dr. Chisholm described that the existing and new brick will be painted white and trimmed in black. Mr. Cox shared their idea of adding board and batten to match the adjacent uses.

Committee Member Ringger asked for details regarding the proposed columns. Mr. Cox explained that they would be brick pillars that would stick out a foot in order to meet the articulation requirement. Mr. Bond asked if the brick pillars would also be painted white. Mr. Cox confirmed that is their plan. Committee Member Jones suggested that they use precast or wooden columns instead. Dr. Chisholm asked if a wood or a stucco trim around the windows could instead count toward the articulation requirement. Mr. Bond indicated that the ordinance requires a visual break every 30 feet, and that adding decorative trim could meet that requirement.

Mr. Bond pointed out that the windows appear offset on the current plans. Mr. Cox explained that the existing roof structure makes it difficult to make the building appear symmetrical. Mr. Bond asked if the windows can be shifted. Dr. Chisholm stated that he needs the windows in the center of each room for his work. Committee Member Jones suggested that they make the roofline symmetrical.

Mr. Bond suggested the use of decorative lighting as another dimensional solution. Committee Member Jones suggested they install a metal awning. Committee Member Lance indicated that she likes the idea of having board and batten along the gable to provide a break from the brick. Mr. Cox asked if there is a required width for the window trim. Committee Member Jones stated that the ordinance doesn't specify, but that he would like to see it come out about a foot. Mr. Bond suggested that awnings with corbels (similar to the awnings at High Park South) could also be used to provide dimension. Committee Member Ringger explained that in order to meet code, they wouldn't need to provide awnings above all of the windows. Mr. Cox stated that they could put awnings above the second and fourth windows to help create balance. Dr. Chisholm noted that they are already planning on installing an awning above the back door that would match.

Mr. Bond asked the ARC members if they feel that the basement windows should count towards the fenestration requirement. Committee Member Lance stated that she thinks it should count. Mr. Bond also asked the ARC members if they think vegetation is a sufficient cover for the concrete foundation. Committee Member Ringger noted that the white brick will blend with the concrete foundation, and agreed that plants and bushes are a good option to cover exposed foundation.

Dr. Chisholm noted that he plans to keep his current monument sign. He explained that he likes the idea of providing a few lights on the East side of the building in between the windows. Mr. Bond suggested that a few matching lights are provided on the West entrance, perhaps on either side of the door.

It was clarified that the architect will implement awnings with corbels, goose neck lighting and plants will be used to cover the exposed foundation.

Mr. Ringger asked if the architect will pursue centering the ridgeline. Mr. Cox indicated that he thinks removing the proposed columns and adding the awnings will help even out the appearance of the roof. Dr. Chisholm explained that he plans to continue working in this building while the renovations are taking place, so the roof removed.

Mr. Bond recommended that the that the architect move forward and provide a drawing of the proposed changes. Then pending ARC's approval of the recommended changes, a motion can then be ratified at the next ARC meeting.

Approval of Minutes:

Committee Member Lance motioned to approve the minutes from June 27, 2019. Committee Member Jones seconded. The vote was unanimous in the affirmative.

Adjournment:

Committee Member Lance motioned to adjourn at 6:20 p.m.