

# Avondale Estates

## ARCHITECTURAL REVIEW BOARD

Wednesday, July 7, 2010 – 7:00 p.m.

*Immediately following Historic Preservation Commission Meeting*

### MINUTES

**Members Present:** Jim Glover, Chairman  
Todd Pullen  
David Sacks

**Members Absent:** Doug Leckband  
Patrick O'Connor

**Staff Present:** Juliette Sims-Owens, City Clerk  
Ken Kocher, Consultant

**Item 1.** Meeting called to order at 7:04 p.m. by Jim Glover.

Jim Glover noted that since the Chair and Vice-Chair are not present tonight he will preside over the Architectural Review Board Meeting.

A motion to appoint Jim Glover as Interim Chair of the Architectural Review Board was made by David Sacks, seconded by Todd Pullen; passed with all ayes (3-0).

**Item 2.** Approval of Minutes  
➤ June 7, 2010 – Regular Meeting

A motion to approve the minutes as presented was made by David Sacks, seconded by Todd Pullen; passed with all ayes (3-0).

**Item 3.** Consent Agenda:  
➤ **3143 Kensington Road (Clower)**- Remove existing aluminum patio roof and replace with wooden pergola.

Public Comment: None

A motion to approve the consent agenda as presented was made by David Sacks, seconded by Todd Pullen; passed with all ayes (3-0).

**Item 4.** Old Business: None

**Item 5.** New Business:  
➤ **2831 East College Avenue (Our Way Café):** Construction of new patio and new sliding glass door

Applicant reviewed the site plan with the board. Applicant noted that there will not be a sliding glass door. Applicant stated that there will be two iron gates put up to match the rod iron they are installing, applicant

noted that it will be exactly like Avondale Pizza Café railings which matches the Avondale Station Apartments.

Consultant Kocher noted that he did go by and looked at the Avondale Pizza Café iron work.

Applicant noted that the windows will be double pane.

Consultant Kocher stated that the site plan fits the guidelines and will be based on an interpretation that will go from here on out if the board excepts it because the guidelines look for a lot of open space and it refers to fenestration but it also talks about new or rehab buildings and the guidelines do allow for alternative storefront configuration.

Todd Pullen stated that the board should also consider that something similar has been done at the Avondale Pizza Café so there is a precedent already established versus new construction, just so it does not open the door for everyone to do this throughout the commercial district. Todd asked if that was a fair statement to put into a motion.

Consultant Kocher stated that he thinks that is fair statement. Consultant Kocher stated that given that, the new wall basically will be an interior wall.

David Sacks stated that this plan is a very nice design, his only comment is about the style of the rod iron because he did notice that the guidelines call for simple and to his eye what they did at Avondale Pizza Café is a little fussy. David noted that they have pointed finials that have little points on them and they are a little big.

Applicant stated that she has not picked out the rod iron and she would be happy to do whatever the board suggests.

Jim Glover stated that if there is already a style there then they should stay consistent with the style so it does not become a mishmash of styles for Twin Oaks.

David Sacks stated that except the style is around the side and it is not facing the front.

Jim Glover stated that it is the Avondale Station Apartments on the side and that is why they chose that type of rod iron because they have that rod iron across the side of it facing the parking lot.

David Sacks stated that it was a mistake to have copied Avondale Station Apartments and he would encourage the board to contain the damage to the side of the building because the front of the building has this odd contemporary look and he feels that they should go simple with the rod iron to go with the façade of the shopping center. The board agreed.

The board asked applicant to bring back to the board some alternatives for the rod iron.

David Sacks asked that the board strike from the record that the rod iron will match the Avondale Pizza Café because it is not a good precedent. The board agreed.

Public Comment: None

A motion to approve the application for 2831 East College Avenue without the fennels that match the Avondale Pizza Café but instead the board encourages the applicant to explore different fennel options or no fennel options and based on the fact that an opening like this there is a precedent existing in Twin Oaks that is appropriate for this shopping center was made by Todd Pullen, seconded by Todd Pullen; passed with all ayes (3-0).

**Item 6 .** Other items deemed appropriate for discussion: None

**Item 7.** Adjournment

There being no further business, a motion to adjourn at 7:16 p.m. was made by David Sacks, seconded by Todd Pullen; passed with all ayes (3-0).

***The next scheduled Architectural Review Board Meeting will be held on:  
Monday, August 2, 2010 at 7:00 p.m.  
Applications DEADLINE: Friday, July 9, 2010 at Noon***