LEVIS ARCHITECTURAL REVIEW COMMITTEE

MARCH 23, 2017

The meeting was called to order at 9:00 a.m. by Brody Walters. Committee members present were: Kim Klewer, Jeff Normand and Brody Walters. Frank Butler was absent.

ORLEANS BUILDING, 3145 HOLLISTER LANE

Craig Stambaugh and Dallas Paul of NAI Harmon Group, and Mark Shambarger of Coger/Shambarger Architects were present to discuss their proposal for exterior duct chase alterations for the Orleans Building. Mr. Paul said that they feel the best use for the first floor is for restaurants which has required them to figure out how to do ventilation. It will be on the interior for the first two floors, but the third floor is already built out so they can't take the chase out that way. Mr. Normand asked what would be visible from the roof and Mr. Shambarger said you won't be able to see anything because what will be on the roof is smaller than the existing units. He said they will exit from the chase through the parapet and it elbows onto the roof; it does not goose neck. Mr. Normand asked if the trim will match the existing. Mr. Shambarger said that they will replicate the existing trim, EIFS, and banding. Mr. Klewer asked how much of an offset there will be or if it will be flush. Mr. Shambarger stated that it will stick out 2'8" as indicated on the plans and it will go 10 ½' across the back. Mr. Normand clarified that it will be tucked back in the corner. Mr. Shambarger said it will be and they are keeping clear of doorways, greenspace and bike racks. Mr. Normand said that Larry Dillin sent an email indicating he has no problem with the alterations. Mr. Normand said that the drawings do not give a feel for how apparent this will be, but he also has no problem with it.

Mr. Walters made a motion to approve the alterations as presented. Mr. Klewer seconded and it was unanimously approved.

AMERIPRISE FINANCIAL, 6180 LEVIS COMMONS BLVD, SUITE 105

Chris Walker of Kec, Walker & Associates has submitted a sign proposal for an Ameriprise Financial sign that has already been installed. The Committee discussed the distance from the ground to the bottom of the sign and whether it was replacing an existing sign. Mr. Klewer asked if they are going to change the main sign on the building and the awning. Mr. Walters said that the awning has already been replaced with a plain black awning and no application has been received for any other sign. Mr. Normand said that he thinks the sign should be at 8', but he doesn't want them to cobble up the fascia. Mr. Walters said that the sign could be covered up by the awning if it goes up and he thinks they used an existing bracket. Mr. Klewer asked if there is a cap that goes over the exposed bolts and nuts, and Mr. Normand said he does not think there is one. Mr. Normand asked if the owner of the building has approved the sign, and Mr. Walters said that the applicant indicated the landlord has approved it.

Mr. Normand made a motion to approve the application for the sign based on the sign being a replacement and landlord approval. Mr. Klewer seconded and it was unanimously approved.

TOWNEPLACE SUITES BY MARRIOTT

Jon Roumaya previously presented plans for the TownePlace Suites by Marriott to the committee but they were not approved. Mr. Walters stated that the most recent submittal shows the building flipped so the front will face north on Wilkinson. The fine details such as landscaping, building materials and colors, sign detail including the size of letters still need to be submitted. Mr. Walters said that the signage is excluded from this review.

Mr. Normand moved to grant preliminary approval contingent up a final submittal showing signage, landscaping, building materials and colors. Mr. Klewer seconded and it was unanimously approved.

There being no further business, the meeting adjourned at 9:37 a.m.

Respectfully submitted,

Mary Jo Sutton