

Minutes of the Design Review Committee meeting held on April 26, 2012, at 5:30 p.m. in the Murray Public Services Building Conference Room, 4646 South 500 West, Murray, Utah.

Present: Design Review Committee:
Jim Allred, Chair
Ned Hacker
Darrell Jones
Chad Wilkinson, Community Development Manager
Citizens

Excused: Jay Bollwinkel

Jim Allred opened the meeting.

I. APPROVAL OF MINUTES

A motion was made by Ned Hacker to approve minutes from February 23, 2012. Seconded by Darrell Jones. A voice vote was made. Motion passed 3-0.

II. BOARD REPORTS

No report was given

III. BUSINESS

JERKS BIKE SHOP– 4967 South State Street – Project # 12-50

The applicant, Kirk Sherrod and David Chappuis of Jerks Bike Shop are requesting a facade renovation and new signage for the property addressed 4967 South State Street. The building is located between two historically significant buildings but is not identified as a historically significant building in the Murray City Center District (MCCD) design guidelines. The MCCD ordinance requires a Certificate of Appropriateness for changes to facades of existing buildings in the district. Proposals for façade change are forwarded to the design review committee for review and recommendation to the planning commission. The Planning Commission then reviews the application and approves or denies the application based on compliance with the MCCD ordinance and design guidelines. The applicant proposes to replace the existing stucco façade with a brick veneer composed of brick taken from the former Hoffman building which was demolished because of fire damage in 2011. The brick is described as a tan in color. A sample of the brick color was presented. The proposal also includes sand-stone headers, base course foundation and a cap treatment. The applicant still isn't sure if they will go with that due to cost. The design guidelines indicate that earth tones proposed are appropriate and the use of brick reclaimed from the historic Hoffman building is consistent with the guidelines which encourage the use of traditional materials. The applicant will treat the windows with a perforated vinyl material with some signage. The MCCD ordinance allows for signage on the inside or outside of windows provided that the signage covers no more than 50 percent of the window. The signage proposed appears to meet this requirement. The applicant also proposes two signs. The first sign

will replace an existing "box-can" sign that is not allowed under the MCCD Ordinance. The proposed sign will be a brushed aluminum projecting sign which is in keeping with the guidelines. The second is also a metal sign with a PVC backing material. Both signs are consistent with the encouraged sign types for the district. A building permit will be required and the projecting sign will need to provide a minimum clearance of 8 feet from the sidewalk.

Based on analysis of the design review guidelines staff recommends that the overall design is consistent with the design guidelines and recommends that the Design Review Committee recommend approval of the façade renovation and the proposed signage to the Planning Commission with the following condition:

1. The applicant shall obtain proper building permits from the Murray City building department for the façade renovation and signs.

Mr. Allred asked Mr. Sherrod what the green colored object on the photo was. Mr. Sherrod responded by saying that it is a perforated vinyl window treatment, allowing shop employees to see out, but hard for people to see into the shop. This type of treatment acts as a theft deterrent as well as keeping the western sun exposure to a minimum and can be removed if desired. Mr. Wilkinson asked if they intend for it to be green. Mr. Sherrod stated that they would like it to have some type of color and some writing added for advertising purposes. Mr. Allred asked what the color of vinyl window treatment will be. Mr. Sherrod does not know that at this time. Mr. Hacker asked if there would be two signs. Mr. Sherrod responded in the negative. Mr. Allred confirmed that the stucco would be removed and replaced by a split brick veneer which would be taken all the way up the side of the building. Mr. Sherrod responded by saying that the width of the building would be the brick with the possibility of the window sill jutting out with a ledge.

Mr. Jones made a motion to give a positive recommendation to the Planning Commission for a façade renovation to the property addressed 4967 South State Street.

Mr. Hacker seconded the motion.

A voice vote was made. Motion passed 3-0.

ITEMS FROM STAFF

Mr. Wilkinson mentioned that the History Advisory Board wanted to schedule a meeting with the Design Review Committee on at City Hall on Tuesday, May 29, 2012 at 4:30pm. All members present of the Design Review Committee agreed, but asked for Mr. Wilkinson to send out an email reminder. The agenda will consist of talking about the review process for significant buildings within the historic district.

Meeting adjourned.

Chad Wilkinson, Manager
Community & Economic Development