

MINUTES
ARCHITECTURAL REVIEW BOARD
September 15, 2021

The Wyoming Architectural Review Board (ARB) met on Wednesday, September 15, 2021 in the City Building Council Chambers. The meeting was called to order at 8:08 PM by Chair Gene Allison. Attendance was as follows:

MEMBERS:

Gene Allison, Chair
Mark Browning
Scott Kyle
Dean Lutton, Alternate

STAFF:

Megan Statt Blake, Community Development Director
Tana Bere, Community Development Specialist

OTHERS:

Grant Hoffman, 1208 Springfield Pike property owner
Alex Dever, Architect - Drawing Department, representative of The Arepa Place, 1517 Springfield Pike

REVIEW OF A DEVELOPMENT PLAN EXEMPTION APPLICATION IN ACCORDANCE WITH CHAPTER 1133 OF THE WYOMING CODIFIED ORDINANCES FOR NOBLEMAN FARMER LLC LOCATED AT 1208 SPRINGFIELD PIKE

Ms. Statt Blake explained that a Development Plan Exemption is being sought by Grant Hoffman and Ken Edelman, property and business owners of 1208 Springfield Pike and Nobleman Farmer LLC, in order to convert the property from the former retail wine shop to a restaurant, to include re-constructing a front dining patio with possible pergola, re-fenestrate the front façade, and construct a rear cooler addition.

Mr. Hoffman provided conceptual sketches showing the potential exterior modifications in order to receive feedback from the ARB. The proposed cedar pergola over the front dining patio is intended to provide protection from the strong evening sun while allowing light into the building. It is not intended at this time to provide rain cover. A section of the front windows would open to 90 degrees to provide an open-air dining experience from the interior, and a second front door would be added. They are working with the neighboring property owner to the south to add a walkway from the rear parking area to the front of the building. Signage placement is yet to be determined, but likely to be installed on the front façade above the proposed pergola. The rear cooler is proposed to be attached to the building, as opposed to being placed within an addition to the building, and Members recommended that the cooler be designed to integrate with the building. Mr. Hoffman added that the rear door would be used for delivery and emergency exit only. Discussion ensued regarding the pergola and the residential feel of the design, and the symmetry of the fenestration.

Mr. Kyle moved to accept the proposal conceptually and to have refined drawing brought back to the ARB which address the design of the cooler and the fenestration and sunshading on the front façade. Mr. Browning seconded the motion, and the motion passed unanimously.

REVIEW OF A DEVELOPMENT PLAN EXEMPTION APPLICATION IN ACCORDANCE WITH CHAPTER 1133 OF THE WYOMING CODIFIED ORDINANCES FOR THE AREPA PLACE LOCATED AT 1517 SPRINGFIELD PIKE

Ms. Statt Blake explained that a Development Plan Exemption is being sought by the Drawing Department, architect on behalf of The Arepa Place, which is locating at 1517 Springfield Pike (former CWC Restaurant). They are proposing to upgrade the fenestration on the front façade and construct a vinyl siding-clad cooler on the existing concrete entrance platform on the side of the building.

Alex Dever, architect with Drawing Department, provided details and rationale for the proposed changes, and explained that the cooler location on the side of the building makes it more accessible to the kitchen, and keeps it from interfering with the existing rear patio. Members expressed concern with the placement and cladding of the cooler, as it is noticeable and not attractive. The cooler should be moved to the rear of the building or could be kept in the proposed location with an improved screening/enclosure solution.

With the addition of another door on the front faced, Members recommended emphasizing the primary entry point to draw patrons into the correct door.

Additionally, Members recommend re-stripping the parking lot to provide handicap accessible parking closer to the new front door.

Mr. Browning moved to request revisions to be brought back to the ARB which relocate or adequately screen the cooler. Mr. Kyle seconded the motion, and it passed unanimously.

ADJOURNMENT

Mr. Allison moved to adjourn the meeting, seconded by Mr. Lutton. The motion passed unanimously. The meeting adjourned at 9:22 PM.

Respectfully submitted,

Megan Statt Blake,
Community Development Director
Secretary of the September 15, 2021 Meeting

Gene Allison,
Chair of the Architectural Review Board