



OAK RIDGE HISTORIC PRESERVATION COMMISSION MEETING
SEPTEMBER 12, 2012 - 6:00 P.M.
OAK RIDGE TOWN HALL

MINUTES

Members Present

Steven Lantz, Chair
Debbie Shoenfeld, Vice Chair
Ann Schneider
Mac McAtee
Pearse Edwards, Alternate (Sitting)
Jim Kinneman, Alternate (Not sitting)
Ann Pitz, Alternate (Not sitting)
George McClellan, Council Liaison (Not sitting)

Staff Present

Sandra Smith, Town Clerk/HPC Staff
Bruce Oakley, Town Manager/HPC Staff
J. Michael Thomas, Town Attorney

Members Absent

Ron Simpson

1. JURY TOUR OF CROSSFIT OAK RIDGE SITE

Steven Lantz called the Historic Preservation Commission meeting to order at 6:03 p.m. Commission members and staff then walked to CrossFit for a jury tour of the site. Town Manager Bruce Oakley reminded Commission members that the meeting was to be conducted in a quasi-judicial manner and that they should not discuss issues among themselves, talk to the applicant, take notes or make photos.

At 6:17 p.m., **Debbie Shoenfeld** made a motion to recess the meeting until 7:00 p.m. **Ann Schneider** seconded the motion, and it was passed unanimously (5-0).

2. CALL MEETING TO ORDER

Lantz called the meeting back into order at 7:00 p.m.

Mac McAtee made a **motion** to return from recess. **Pearse Edwards** seconded the motion, and it was passed unanimously (5-0).

3. APPROVE AGENDA

Mac McAtee made a **motion** to approve the agenda of the September 12, 2012, meeting. **Pearse Edwards** seconded the motion, and it was passed unanimously (5-0).

4. APPROVE MINUTES OF JUNE 13, 2012

Debbie Shoenfeld made a **motion** to approve the minutes of the June 13, 2012, meeting. **Ann Schneider** seconded the motion, and it was passed unanimously (5-0).

5. NEW BUSINESS

Lantz explained the process for a COA hearing, saying that because it was quasi-judicial, the Commission was only allowed to hear evidence and apply it to the Historic Guidelines. Town staff would present each case, and there would be opportunity for applicants/proponents and opponents to be heard and rebut previous testimony. Only those presenting sworn testimony as evidence would be allowed to speak, and there would be no opportunity during the hearing to voice opinions. Those who wished to do so would be allowed during the period for citizen comments. He added that HPC members are volunteers and that there is an appeals process for disagreements with Commission decisions.

- **Request for Signage COA:** Oak Ridge Elementary School, 2050 Oak Ridge Road, Oak Ridge NC 27310. Guilford County tax parcel number 0165808. Zoning classification PI.

Melissa Stallings was sworn in to offer testimony.

Proponents:

Melissa Stallings, PTA president at Oak Ridge Elementary School, stated that there was an area on the side wall of the school gym which may have included a fan several years ago. It had since been removed and filled in with brick, which does not match the original brick very well. In addition, a gap had formed around the outside and water had caused streaks below the area. School administration had requested a sign to cover the unsightly area, and a local sign company had designed one that says "Oak Ridge Colts" and shows the school mascot.

Opponents:

None

Commission questions/comments:

Lantz inquired about the sign's materials and Stallings said it would be a digital print of gloss laminate over fabricated aluminum. Lantz asked if samples were available, and Stallings said no; Lantz said the Commission typically requests sample materials and approval might be conditional upon approval of the materials. Lantz asked if the sign was to be illuminated or internally lit, and Stallings said no.

Ann Schneider said the Guidelines only allow signage for identification purposes and say that logos/trademarks should be no more than 25 percent of the sign, and she was concerned this sign doesn't meet the criteria. She said there may be some leeway since this is a school/PTA sign and not a commercial sign. Mac McAtee said the Guidelines say logos and graphics on signs should be subtle and this did not appear to be subtle.

Debbie Shoenfeld asked about the size (88 inches by 76 inches) and whether they were trying to cover up the entire mismatched brick/stained area with the sign. Stallings said yes and that the sign would extend about 1 inch beyond the former fan opening.

Pearse Edwards asked which side of the school the sign would be located on, and Stallings said it would face Caison Drive toward the back of the school, but that drivers going west on Linville Road might be able to see the sign for a moment. Lantz said he did not believe there was a provision based on where a sign is located on a building, but said his major concern was with the proposed sign material. In addition, the logo is clearly larger than 25 percent of the sign, he said. Schneider also expressed concern

about the material, but said she felt where the sign would be located is a mitigating factor because it wasn't an identification sign. Shoenfeld asked if the sign might be considered similar to the sponsor signs at the ball field that are located within the Historic District but that do not face the road. Lantz said he felt the primary difference was that this sign would be attached to the building.

McAtee expressed concern about the section of the Guidelines that say large signs should not be attached to building façades. Lantz said he thought that Guideline was designed to combat very large signs such as billboards.

Schneider asked if the difference in brick was a concern to the school; Stallings said the appearance of the school – which is a School of Excellence and which the administration wants the building to reflect – was a concern.

Commission members discussed whether the location of the sign might be allowed since it would face a dead-end, gravel road that only has about six houses. McAtee said he thought the location was appropriate, but felt some of the other issues needed to be addressed. Lantz said he thought the "gray area" is that the Guidelines do not address signage on an educational building. Schneider said the Commission's task is to follow the spirit of the Design Guidelines, but she felt mitigating factors were that the sign cannot be seen from the front, that it isn't being used to identify the building and that it faces athletic fields. She also expressed concern about setting a precedent, but said she felt this situation was unique enough that it would not do so.

McAtee referred back to the size of the graphic and sign material. Shoenfeld asked if the PTA was given a choice of materials, and Stallings said what was being presented was what had been recommended by the sign company. Lantz said he was leaning toward seeing a smaller size graphic and that if construction and materials were different than other signs, he would want to see examples; the Commission might be able to offer suggestions as to what was acceptable to the sign company as well, he said. Schneider asked if it was impractical to construct the sign of wood, but Lantz said the logo size would still be an issue and he felt there were so many other elements needed before HPC could approve the COA.

Schneider said another option would be to advise the applicant to come back with a revised COA application to address the logo size and material. Lantz said he thought the HPC's inclination was to allow the placement of the sign on the building.

Mac McAtee made a **motion** to deny the COA application as presented and asked the applicant to have artwork redone to comply with the Historic Guidelines and investigate other materials if possible. **Ann Schneider** seconded the motion, and it was passed unanimously (5-0).

- **Request for Revised COA:** CrossFit Oak Ridge: 8309 Linville Road, Oak Ridge NC 27310. Guilford County tax parcel number 0165098. Zoning classification LB-CU.

Bruce Oakley, Chad Gimbert and Mark Smith were sworn in to offer testimony.

Oakley presented the case, saying it was different from a typical COA request in that a COA had already been approved but changes made during construction do not comply with the approved COA. He gave a brief history of the project, and a staff report listed 17 items to be addressed. While some of the changes could have been approved at staff level, due to the large number of discrepancies Oakley felt it was appropriate to bring all changes before the Commission.

McAttee asked if anyone from CrossFit had approached Town staff for approval or guidance on the items on the staff report, and Oakley said no; there have been meetings with CrossFit on various issues, but not to specifically address those items.

Proponents:

Chad Gimbert of CrossFit Oak Ridge (CMT Commons/Mustang Fitness) asked for approval of the revised COA application. He said a landscaping extension and paving the parking lot had been taken care of, and before receiving the letter of notification from Town staff, CrossFit had otherwise not engaged with the Town since June 5 when painting on the sign began. At that time, Oakley notified CrossFit that the sign did not comply with the COA, and it was quickly corrected. Gimbert noted that the project was unique and didn't "come with a team of engineers." Although it had asked for COAs on several different aspects of the project, CrossFit had not received paperwork on one particular COA that was granted in July 2011 until the week prior to the September 12, 2012, meeting.

Gimbert said in January 2012, the group received approval from the Commission of an artist's rendering of the Varco Pruden building; construction drawings were submitted to the county and were also approved, and the building was constructed from those plans. Some of the discrepancies resulted between the artist's rendering and the construction drawings. On August 13, 2012, CrossFit completed the final inspection and two days later received a letter from the Town with the large list of items being addressed at the meeting.

Gimbert said there was no attempt to deceive the Commission, but that they didn't realize they had to ask for approval on many of the items which they considered minor and aesthetic in nature. CrossFit's intent was to construct a modern interpretation of a historic structure - a big, tan horse barn - and that was what had been done.

Lantz said the Commission did not receive copies of the mechanical drawings of the building that were submitted to the county, and asked if CrossFit had called attention to anyone regarding the discrepancies between the mechanical drawings and the artist's rendering; Gimbert said no, because they didn't realize they were required to construct exactly what was shown on the rendering.

Schneider told Gimbert it was incumbent upon the applicant to submit to the Commission what they are going to build and that the Commission and Town Planner look at different things. Lantz explained that the Commission was concerned with architectural elements that it had approved but were not present on what was constructed. If the end result was not going to comply with what had been approved, it was up to the applicant to bring those changes to light, Lantz said; Gimbert responded that they didn't say they were going to build a big, tan barn and instead built a blue French castle.

Mark Smith said the Historic Guidelines say the applicant should submit the COA application and any other pertinent information including drawings, elevations and samples, which CrossFit had done. Shoenfeld said they had also submitted the artist's renderings, and Smith said once the rendering was approved, mechanical drawings with elevations were done and then are submitted to the county; whether those drawings are reviewed again by the Town is not the responsibility upon the applicant, he said. Mac McAtee said it is also not incumbent upon the Commission to check to make sure what is being built is what was approved.

Smith quoted from the *Handbook for Historic Preservation Commissions in North Carolina*, which says after the approval of a COA, Commissions should issue a COA that describes the work approved— something CrossFit never received after the August 2011 meeting until the previous week, a copy of the meeting minutes and a certificate suitable for display. Oakley said the COA had been sent to David Linville, the owner of the property. Smith said the handbook also advised sending a copy of the COA to the head building inspector.

Regarding unapproved elements on the building, Smith said the vents on the sides were required by code, even though CrossFit did not know that until mechanical drawings were issued. Gutters were also required to pass inspection, he said. Lantz said the question was not whether HPC has the authority to approve or deny those things, but that such building elements had to be included in the COA application.

Lantz asked, for the record, if Smith believed the rendered drawings approved by HPC were not binding. Smith said a rendering, which is just a conceptual drawing, was the beginning of the process. He added that renderings do not include elements such as gutters and ventilation that are included on the later mechanical drawings and are required by code. He said the blueprints were then presented to the Town Planner, which CrossFit said they assumed would feed back to the Commission. Because they said they did not receive the COA from the July 2011 meeting, CrossFit simply constructed the building per the blueprints, Smith said.

Gimbert cited the COA from the Town's storage shed, which described seven items of approved work. The COA granted for CrossFit's landscaping plan was a similar document, and Shoenfeld added that a landscaping plan was attached. Lantz said the Commission had issued a COA for landscaping, and that CrossFit understood that the attached landscaping plan was an element of the document that had to be adhered to. While a rendering may not show all elements, that is where discrepancy arises if that rendering is what has been approved, he said.

Lantz asked Smith if he could say that the approved plans (renderings) were exactly what had been built. Smith said the cupolas on the plan were originally 8 feet by 12 feet, but the building would not support that weight so they had been rescaled to 4 feet by 8 feet; he had a letter from the engineer stating that the weight load would only support a 4-by-8-foot structure. Shoenfeld said the roof could have been engineered to support the larger, approved structure.

Lantz said when CrossFit knew the building could not be constructed as was approved, it was their responsibility to apply for a COA for those changes. Smith disagreed, saying

the rendering had been approved by the Commission, as had the blueprints by the county as submitted to Bill Bruce. Lantz asked Smith if what he was saying was that the renderings that were approved by the Commission were what was built by CrossFit, and Smith said he was saying that there was a metamorphosis from the time the renderings were approved by the Commission to when the construction drawings were made and approved by the county.

Smith argued that a rendering was simply a conception and that a building was not constructed from a rendering, but by the mechanical drawings. Lantz reiterated that when necessary changes came to light, it was CrossFit's responsibility to request approval by applying for another COA. Smith said if all changes were brought before the Commission, the project would take 5 years to complete. Lantz said several of the items were considered minor works that could have been approved at staff level.

Oakley said that although Smith had mentioned Bill Bruce's name several times, it was not Bruce's responsibility to approve construction drawings – only site plans. While he may have received them, he would have simply turned them over to the person at the county in charge of that. Smith said he had a daily log that showed Bruce received the plans on January 4, and while he may not have reviewed them, he is the Town Planner.

The Commission then began addressing the list of items and CrossFit's written response.

Large main entry doors on front and sides of building are different than on the submitted and approved plan. The approved plan shows them appearing to be split into four sections with cross braces on the bottom and vertical braces or windows on the top. Gimbert said the rendering showed the doors as sliding doors, but the engineer determined they could not be secured or weatherproofed with sliding barn-type doors. CrossFit had located garage-type doors that do have the appearance of cross bracing on the bottom and is split into four sections similar to what was approved, and they had added hardware to make it appear that it would open from the middle.

Lantz explained that the struggle is going back to approve elements that, while the Commission may have said were appropriate, were not on the submitted and approved plans. The danger with that, he said, is that anybody can present almost anything and then build something completely different and come back for a new COA; another concern is that items on the COA being heard that night were only brought forward after they were flagged by Town staff. Lantz reiterated that anything that did not appear as it was approved needed to be resubmitted for approval – something he felt had been adequately explained before – and the process was not to build something and then ask for approval.

Gimbert said he understood, but CrossFit did not understand they would be held to building an exact replica of the approved rendering. He cited that when gutters were required, they did not know they had to come back and have them approved by HPC. While the door is not exactly as what was approved, it did have the same features as a horse barn-style door.

Smith said there was no attempt to deceive, but while the rendering may look like a sliding door, Eric Bradley (the engineer), had specified an overhead carriage-style door

on the mechanical drawings, which means a roll-up door. Smith said the Historic Guidelines say the Commission cannot “prevent the construction, alteration, restoration, relocation or demolition of any feature or structure that a building inspector or other qualified official, i.e., the engineer or architect, deems necessary to protect human safety,” and that was the thought process he applied.

Gimbert said the conversation of the doors also falls under the portion of the Guidelines which say the Commission cannot dictate “specific design motifs.” Ann Schneider said it seemed as if whenever there was an aesthetic or cosmetic change, it was as if that did not seem important to CrossFit, but after sitting through the many meetings, the Commission had made it “abundantly clear” that aesthetic or architectural details are extremely important. Smith said he understood, but asked what he should do if an architect or engineer said the sliding door would not seal off water penetration and pass inspection.

Lantz asked if Smith was stating that once changes were required of the approved plans, he had no idea that he had to come back before HPC for approval, regardless of the reason for change. Gimbert said he did not realize they had to have changes approved “to that level of detail.” Smith said this was a failure to communicate and he fully thought HPC had the building’s blueprints.

Gimbert said CrossFit did not understand the level of scrutiny to which they would be held, but said the Town could have approached them when they saw things that needed changing, as they did when the sign was being painted. Lantz said a phone call to Town Hall in many cases could have averted the meeting, and that it was up to the applicant to bring changes to the Town’s attention.

Schneider and Shoenfeld asked about the windows in the doors, and Smith and Gimbert said there were no windows in the doors and that the Commission must have construed that there were windows from the rendering. Gimbert said he had stated at one meeting that there would be no windows in the building; Shoenfeld said according to the Guidelines, a building without windows would not have been allowed in the Historic District.

Smith asked Town Attorney Michael Thomas to tell the Commission that it was not the applicant’s responsibility to give them blueprints; Thomas said Lantz had not said that, and Oakley stated it was not the applicant’s responsibility to submit the blueprints to the Commission, nor was it the Commission’s responsibility to review blueprints – they merely make approvals based on what the applicant submits.

Smith said CrossFit had submitted everything required for the COA, including plans, elevations, drawings of the façades of the building, photographs and construction materials. Shoenfeld said CrossFit never submitted the building plans to the Commission, and Smith said he turned in seven copies to Guilford County. He referred several times to the *Handbook for Historic Preservation Commissions in North Carolina*; Lantz said those were not the Town’s guidelines, and Oakley said they also were not state law.

A woman from the audience approached the dais and attempted to address the Commission. Lantz stopped her, saying that she was not allowed to enter testimony and

that if she continued to speak, the Commission would be forced to deny the COA request based on receipt of non-sworn evidence.

Thomas said the Historic Guidelines and ordinance of the Town were the laws the Commission was required to follow during this procedure. The Commission was to decide whether to approve a modified COA based on evidence presented at the meeting. Smith asked again to reiterate that a COA from July 2011 was not received by the applicants until the previous week, and Thomas said he had already done so repeatedly.

Regarding the large entry doors, Gimbert stated that the doors are split into four sections as presented except that they roll up instead of are sliding. Lantz asked if a sample of the door was provided, and Gimbert said no.

Small doors that were approved show cross braces on the bottom portion and vertical braces or window panes on the top. Lantz said CrossFit had stated that the bottom portion of the small doors was not built as presented because there was a problem with door handles selected – due to their preference under Americans with Disabilities Act – not opening properly, and that the single bar cross bracing was consistent with the larger, main entry doors. Photos of the door handle were submitted; Smith said they had tried, but the door handle didn't work as originally shown.

Shoenfeld asked if CrossFit was saying they had added the cross bracing to the small doors and that once that was done, the door knob would not function properly. Smith said yes and that they could not find a manufacturer who made doors with cross bracing on them. She asked if CrossFit had looked for doors that appear like those in the approved rendering, and Smith said that type door did not exist.

Shoenfeld said there are doors that have windows in the top half, and Smith said they had searched extensively for similar doors. Shoenfeld said she didn't believe CrossFit was concerned about replicating the type door that had been approved. Smith disagreed, saying CrossFit had installed Dutch doors in four locations in an attempt to replicate the renderings, which cost \$400 more per door.

Lantz asked if, in doing so, CrossFit was attempting to make the doors look like what had been approved in the artist's rendering, and Gimbert said absolutely. Gimbert added that he had specifically said in one meeting that there would be no windows in the building, and Smith said that would have been impractical in a sports facility with balls flying around.

One of the doors shown on the submitted and approved plan was not installed. Lantz read CrossFit's statement that said the door was eliminated due to placement of interior bathrooms per code requirements. Lantz asked if efforts were made to minimize changes when compared to the artist's rendering, and Gimbert said yes.

Installed large main doors operate in a garage-door fashion and the installed smaller doors operate on a hinge, as opposed to doors on the submitted and approved drawings that appeared to be sliding. Lantz said CrossFit's engineer had said such doors did not take into account operational considerations of safety, security and weatherproofing and that what was installed was meant to preserve the overall appearance of a barn.

Secondary roof structures on the main roof appear different than what was constructed. The approved plans show significantly longer structures with louvered vents on the side and Hardie Board siding on the sides. Lantz said CrossFit was stating that this was an example of where the rendering was making something appear one way but was not consistent with what was built. Smith again referred to the letter from engineer Eric Bradley referencing that issue. Lantz again referred to CrossFit's statement that the roof structures/cupolas were custom engineered to fit the building's roof supports and conform to its structural requirements. They were not engineered by the manufacturer, but instead engineered on the site by the fabricators. Additional steel supports were placed where necessary, and the additional weight of the Hardie Board and louvers were eliminated to address the wind and weight load margins.

Shoenfeld said she thought the building could have been engineered to support the cupolas that were shown on the approved plans. Smith again said the engineer's artist had drawn the cupolas as 8 feet by 12 feet, but that the building would not accommodate them and so when drawing the blueprints, the engineer reduced the size. Smith referred to the change as a "health and human safety" factor and said the building inspector approved the structures based on the engineer's letter.

Lantz asked if the engineer knew about the issue at the time the renderings were produced, and Smith said no. He again referred to the mechanical drawings, and asked if it was a big concern that the cupola structures were smaller than originally shown. Lantz said the concern was that the Commission was only now hearing about change, and that the Commission should have considered the change before the cupolas were built.

Smith said they were now asking for the COA to be amended based on the engineer's letter. Gimbert said he now understood HPC's concern, and that although CrossFit should have asked for approval of the change, they didn't have all the changes together at one time - which would have required CrossFit approaching the Town multiple times.

Shoenfeld again said the building could have been engineered to appear exactly as shown on the approved rendering, and Smith adamantly disagreed.

Hay loft doors on the approved plan showed cross bracing; the installed hay loft doors have one diagonal brace. Lantz said CrossFit's statement indicated their intention was to match the bracing on the other doors on the building.

The approved plans show a significantly larger roof overhang on the sides above the hay loft doors than what was constructed. Smith pointed out that the approved artist's rendering indicates that the drawing is not to scale.

The approved plan shows a hay loft door underneath the front gable and on a subsequent COA application for the sign permit, the doors were described by the applicant as non-functioning and decorative. Lantz read CrossFit's statement that the trim was purely decorative and when the roof pitch of the front gable was changed to 7:12, CrossFit had said it might make the hay loft doors under the sign lower than the

other hay loft doors. As such, CrossFit made the decision to eliminate the decorative hay loft door feature.

The approved plan shows framed supports underneath the front and side gables that appear to replicate a pulley system; the frame supports were not installed. CrossFit said the decorative fly bracing shown on the rendering is historically used for larger, unsupported overhangs and since the building does not have a large overhang requiring that type of support, the feature was eliminated.

The louvered vents on the side of the building were not shown on the approved plan. CrossFit's statement said the ventilation system is required by state building code and such items are not typically shown on renderings.

The approved plan showed six braces attached to the structure underneath the main roof line, but they were not installed. Lantz read from CrossFit's statement, which said the braces would interfere with the required gutter system and were eliminated since they had no function. However, the gutters were placed at intervals to replicate the location of the decorative supports.

Gutters, downspouts and rain barrels installed were not shown on the approved plan. Lantz read from CrossFit's statement, which said gutters are a building code requirement and not typically shown on an artist's rendering. Rain barrels are movable, and Oakley had stated that the rain barrels were not permanent or affixed to the building and did not require a COA.

Debbie Shoenfeld said the sidewalks also appear to have cutouts to allow rain barrels to drain, and said she believed that would only be done for a permanent feature. Lantz said the site plan did not appear to show those cutouts in the sidewalk. Lantz asked if CrossFit was aware of the gutter requirement, and Gimbert said they knew they were required, and that they had decided to install rain barrels which are plastic and movable. Oakley said the sidewalk cutouts would not have been shown on the site plan.

Smith said the cutouts cannot be seen from the road, and Lantz said it is not a matter of whether they can be seen from the road or whether the changes are good or bad – it is that what has been built does not conform to what was approved. Gimbert said he understood.

Oakley said the rain barrels would not have required a COA.

Horizontal pieces of trim along the length of the front of the building and two parallel pieces of horizontal trim were installed along the length of the sides of the building that were not shown on the approved plans. CrossFit said the strips were required to seal the seams where the Hardie Board panels meet. Lantz said he seemed to recall a meeting where the length of the Hardie Board sections and the seams were discussed. Gimbert said the Hardie Board sections were 10-feet long.

An air conditioning unit installed on the side of the building was not shown on the approved plans and the applicant had said there would be no air conditioning. The Town's Historic Guidelines say air conditioning/heating units should be screened or not visible from the road. Lantz said he believed the issue had been

discussed between CrossFit and Oakley and that required screening would be installed, and Gimbert said that was correct.

A COA for lighting and a site lighting plan has not been submitted or approved by staff. Lantz read from CrossFit's statement, which said they had submitted information to Danny Yanusz, the Town's lighting consultant, and that Commission members had viewed lighting fixtures installed during their visit to the property prior to this meeting. Oakley said the lighting plan had now been submitted. CrossFit said the fixtures were selected from the approved list.

Mac McAtee inquired about the concrete piers that were poured for the lighting poles in the parking lot; Smith said they were required by the county building inspector, and Oakley said they would not require a COA.

Lantz, saying that he would "be hard line on this," stated that the Commission had said at every meeting regarding CrossFit COAs that the lighting plan COA had to be submitted and approved before a Certificate of Occupancy (CO) would be issued, yet one was not done until now. Gimbert agreed and said that while the paperwork had not been submitted until now, lighting fixtures were chosen from the approved list and they put lights where Yanusz suggested. Lantz reiterated that it was critical that COAs be approved *before* work was done.

HPC approved the signage based on testimony that colors would be muted and weathered. CrossFit's statement said the colors are almost exactly as presented on the approved drawings, that an effort was made to deepen the red, that the white background was replaced with gray to further mute the sign's appearance, and that the hand-painted sign will weather naturally.

Lantz referred to the staff report where Smith had said the sign colors would not be as bright as shown and that the sign would have a weathered look. Lantz said he felt everyone could agree that the sign was as bright as what was presented in the original rendering and that it was not weathered at all.

Gimbert said the sign was not exactly as shown on the original rendering because the white oval area of the sign had seemed too bright and was replaced by a gray color. Gimbert said CrossFit's logo had a "sanded" appearance, which the sign painter had a difficult time reproducing so they instead decided to change the white area to gray. Smith said the dictionary said the colors of black, gray and deep red were all muted tones.

Lantz said the COA was issued on the fact that the sign was going to look weathered – something that wasn't done – so the COA needed to be amended to reflect that. Gimbert said he understood and asked for the Commission's consideration.

The applicants stated on July 13, 2011, and August 10, 2011, that the pitch of the roof would be 7:12. The front gable appears to be 7:12, but the main roof is not. CrossFit answered that HPC approved the submitted plan which showed a 4-pitch front gable and main roof, but in a subsequent meeting, HPC mandated that CrossFit construct a 7:12 pitch roof on the front gable. For a building this size, CrossFit said a

7:12 main roof pitch would have created a very unattractive building with a prominent roof that was not in compliance with or met the intent of Historic Guidelines.

Lantz said when it was known the pitch was not going to be 7:12, the issue should have been brought back before the Commission. Now it is extremely difficult to address the issue in hindsight, he said.

Gimbert read from the August 10, 2011, meeting minutes, saying that Lantz had asked if the roof pitch was going to be 7:12 on both ends of the building. He continued that Gimbert has said he didn't believe the pitch would be 7:12 on the ends, and Lantz said gables must be 7:12 according to the Guidelines. Gimbert then agreed that the gables would be changed to 7:12. The motion to approve that COA said the extended roof would be 7:12 pitch.

Smith said that meant the front gable would be 7:12, and that the matter was discussed in a separate meeting between CrossFit and the Town in which Thomas said the issue could have been addressed but that now the plan had been accepted.

Gimbert said a 7:12-pitch roof had been discussed several times and it would be extremely tall on a building the size of CrossFit's. Smith said the 7:12-roof-pitch requirement was going to cause problems in the future and that 7:12 was a residential-structure pitch.

McAtee pointed out a place in the July 13, 2011, minutes that said "Smith clarified that it would be a 7:12 roof pitch with a 16-inch extended gable." Smith said he was talking about the front gable. He added that it cost \$38,000 to change the pitch of the front gable and fabricate it. Gimbert said it looked good. Oakley said the Commission did not mandate the 7:12 roof pitch, but that it was offered by CrossFit.

Opponents:

None

Commission discussion:

Lantz said it was HPC's task to approve or deny the COA, and the Commission would discuss the items point by point.

□ Regarding the large main entry doors, he read from the Guidelines and said he thought the primary elements to be considered are the sliding element and the overall size. Schneider said the architectural details also need to be considered, and she also read from the Guidelines. McAtee said the details on the doors could not be seen unless you are very close to the building, and Schneider said paint might be used to remedy that.

Lantz said the most conscientious way for HPC to approach the COA would be to consider if the structure as built would be approved. He said other applicants have been in similar situations and have reached a resolution with HPC, and because CrossFit's building is one of the largest elements in the Historic District, HPC "finally drew the proverbial line in the sand" in requiring CrossFit to address the elements on the list. After this meeting, there should be no question as to what items need to be brought back for approval on this project, he added. Lantz suggested CrossFit contact Town Hall

regarding any changes to find out if another COA is required. He said it is within the Commission's authority to deny the COA and require changes be made, which means a Certificate of Occupancy (CO) would not be issued.

Regarding the large doors, Schneider said she thought the lack of architectural details and human scale were an issue and that what was built is not consistent with her interpretation of a historic barn. While the applicant said it looked like a horse barn, Schneider said the building looked more like a warehouse, and that the lack of so many of the architectural details made the building very different than what HPC had previously approved.

Shoenfeld said she thought the fact that the building has no windows is problematic, and that the rendering showed what she thought were windows with tempered or wired glass like is seen in gymnasiums. Smith said the rendering represents vertical bars on a stall door with no glass and that the applicant had "made great effort" to achieve that by installing four Dutch doors that open at the top.

Gimbert said the top of the garage-type door also has the vertical pieces, and Lantz pointed out a statement by McAtee that the detail could not be seen from a distance; Lantz said there was also the issue with the overall size of the door. Smith responded that the rendering that was approved had "not to scale" printed on it. Shoenfeld said all the doors were shown as the same height, and Smith said if they had been installed to scale they would have been 10 feet tall.

By pointing out the "not to scale" statement on the approved rendering, Lantz told Smith that could apply to anything on the building; Smith agreed and said nothing is ever to scale on a rendering – that occurs on the mechanical drawings.

In light of time, Schneider suggested the Commission discuss items on the list instead of continuing to have conversation with the applicant.

If the project as built had been submitted to HPC for approval, Schneider said it lacks detail and architectural style consistent with the type of building described to the Commission. Shoenfeld said the doors lack the detail to make them consistent with the Historic Guidelines, and Lantz said he felt that particularly applies to the front door.

□ Regarding the smaller doors, Shoenfeld said the same type of issues with scale and detail were of concern. Although the doors do not actually slide, they could have been made to appear that way on the building façade. The doors are not consistent with the rendering, she said.

□ On the door that was not installed due to the location of the restroom, none of the HPC members expressed concern with its removal, but Lantz said a revised COA should have been requested first.

□ Regarding the lack of sliding doors, Lantz said he felt the issue – setting aside the scale and architectural detail discussion – was whether it is important that the main door rolls up instead of being a sliding door. Schneider and Lantz said they did not believe that issue was addressed in the Guidelines, and Pearse Edwards said it was

more about the appearance. McAtee said if CrossFit had requested approval for a roll-up door, he felt it would have been approved.

□ In discussing the secondary roof structures, which appeared significantly longer and had louvered vents on the front and Hardie Board on the sides, Lantz said their length was not specifically stated for approval purposes, but it was said that overhangs would be 16 inches. McAtee said the proportions of the structures did not appear to be consistent with the approved drawings.

Smith said the structures were made of metal and that the engineer's letter stated that they must be made of metal due to wind load requirements. Gimbert added that the structures do not protrude through the roof, but are attached to it. Lantz said he wasn't sure the Guidelines address the issue. Shoenfeld said it might be possible to paint the structures to replicate what had been approved, and Lantz said the issue could be discussed more along with architectural details which do not match the rendering.

□ On the hay loft doors not having cross bracing to make them consistent with the hinged entry doors on the building, Lantz said he didn't know if the Guidelines address the issue other than regarding overall architectural appearance. Schneider said if the entry doors were being done with just a cross brace, it was appropriate to do the hay loft doors in a similar fashion. However, if the plan for the structure as built had come before the Commission "with such simplistic and limited architectural styling," Schneider said she was not sure the "package" would have been approved due to the fact that all the architectural details appeared to have been "pared down."

□ Concerning the roof overhang that was approved appearing to be significantly larger than what was constructed, Lantz said Smith had stated in the April 2011 meeting that they would be 18- to 20-inch overhangs. Aside from the fact that it does not match the approved drawing, Lantz said there did not appear to be a Guideline that would preclude overhangs in the range of those built or say that they were inappropriate for this type of building, and other Commission members did not cite anywhere that the issue was addressed in the Guidelines.

□ Lantz addressed the fact that the approved drawing showed what appeared to be hay loft doors under the hand-painted sign. Since the doors were not intended to be functional, Lantz asked whether there is anything in the Guidelines to address the issue. He added that the issue fell into the same category as many of the other items on the list in that what was built does not match what was approved.

Shoenfeld said she thought it had been discussed that the faux hay loft doors would be constructed, they would be consistent with the look of the other hay loft doors, and that the sign would be painted over the top of them. Ann Schneider agreed, saying that would keep up the illusion of a barn.

□ Regarding the framed supports underneath the overhangs on the front and side gables, Lantz said the supports were consistent in trying to make the structure look like a barn, but asked whether the Guidelines specifically address the issue. Schneider said the Guidelines do address balance and scale, Shoenfeld said they are an architectural detail of the building, and McAtee said since they were shown on the approved plan they

should have been installed. Shoenfeld said the CrossFit facility was completely devoid of any type of bracing or faux pulley system, which would give the building character.

Schneider said the Guidelines do state that new construction should include details typically found on analogous structures in the Historic District and, in this case, HPC had been told it would look like a barn; the Guidelines say rhythm, scale and aesthetics are important to a building's design.

□ Lantz brought the next item on the list – louvered vents on the side of the building – up for discussion. McAtee suggested looking at the vents on the back of the Town Hall for comparison to see how the vents on the CrossFit facility could be improved upon. Schneider asked if McAtee meant size, and McAtee said he was referring to design and that what was on CrossFit's building appeared to be galvanized iron like would be installed on the side of a factory. He added that there are ways to make louvers look more "tasteful."

Lantz said if there wasn't a Guideline that specifically talks about their placement or design, the issue should be more about consistency of placement within the Historic District. McAtee said the louvers on the back of the Town Hall were made of aluminum that had been painted. Smith said the louvers at CrossFit are also made of aluminum and cost \$6,000; Lantz explained that the cost of the vents had no bearing on the Commission's decision. Gimbert said the vents were not made of galvanized iron.

□ On the gutters, downspouts and rain barrels that were not on the approved plan, Lantz added that now the sidewalk contains cuts and sculpts for the rain barrel drainage and asked whether that would have been approved. Shoenfeld said she typically thought of that type of issue as accessory because it is not seen.

Schneider said her concern was with the gutters, which the applicant said replaced the decorative brackets on the front of the building. In that sense, the gutters had become a decorative feature since they were painted in a contrasting color. Schneider said the Guidelines say gutters should be painted to match the building. She suggested they be painted the same color and appropriate decorative features be added.

□ On the horizontal pieces of trim installed on the building, Lantz said the issue had been discussed at a previous meeting because there is a limitation on the length of individual pieces of Hardie Board siding. Had the trim been shown on the original COA, Lantz and Shoenfeld said they saw no reason it would not have been approved.

□ In discussing the six braces underneath the main roof line, Lantz said the applicant had said they were eliminated because they interfered with the guttering and served no purpose. Shoenfeld said she thought they could still be installed and she only saw one area where they might overlap with the downspouts. She added that the braces were a "great architectural detail."

□ Regarding the braces that the staff report said appeared to replicate a pulley system, Smith said they were wind bracing in gables and they were typically only used where there was a 3- to 4-foot overhang. Since the overhang was not that big, he referred to the Guideline that said not to install false façades or ostentatious add-ons.

Because there was no functional purpose, CrossFit did not include them. Commission members said they looked at the bracing as an architectural detail.

□ On the air conditioning unit that was installed on the side of the building, Lantz asked Oakley if he would need to be provided with a planting plan; Oakley said a screening plan was needed and that it could include plantings or fencing. As a minor work, it can be approved by staff.

□ Lantz said he saw no issue from HPC with the lighting fixtures. Any additional lighting on the building would need to have an additional COA.

□ Regarding the signage issue, Lantz said what was installed looked nothing like what was on the plan and did not have a weathered look. Schneider said she didn't feel HPC had applied all the Guidelines and if the issue came before them today, she would say the logos and graphics were not subtle and secondary to the message, the sign is not unobtrusive or compatible with scale size, the coloring is not in harmony with the restrained quality of the surrounding architecture in the Historic District, and that both "Mustang Fitness" and "CrossFit Oak Ridge" painted on the building were logos or trademarks and take up more than 25 percent of the signage area. The sign also is inconsistent with the spirit of the ordinance which limits most signage to 6 feet, she said.

Smith said the COA included one word regarding signage: "Approved." Schneider said the signage was now being reconsidered under the revised COA and that the chairman had asked HPC members whether they would approve what was constructed if it were being considered today. She told Smith it could be considered bad luck for CrossFit's failing to comply with the COA because then additional considerations could be given with a different decision.

Lantz said he thought the items that should be considered are the ones that do not meet the previously approved COA and whether what was built would be approved had it been submitted that way. The Commission approved the size and placement of the sign, but it was not weathered, he said. Shoenfeld said HPC had also approved the sign to be painted on hay loft-style doors.

□ In discussing the roof pitch, Lantz said any change required would represent a significant structural change to what has been constructed. The Commission is sympathetic to the fact that some effort has been made to comply with the 7:12 pitch.

* * * * *

□ In going back through the list of issues and regarding the garage-type door, Lantz said it seemed not to be an issue with how the door opens, and Shoenfeld said it was not the function, but the character being questioned. Shoenfeld asked if the architectural detail or the size was being considered, and Lantz said he thought the detail was the issue. The artist's rendering shows doors across the front with architectural elements, what was built was four doors with some detailing and one big door with nothing – although it does have some definition that can be seen up close.

□ Going back to the issue of the smaller doors, Lantz said the Commission's overall feeling was that it took issue with no windows and he felt the only way to address that was to go back and determine whether, at any time, the applicant had represented that the top of the doors, behind the "bar element," would have windows. Lantz said some of the items being considered might require going back and looking at what was said at previous meetings.

Schneider said if some of the elements of CrossFit's facility are approved as built, she would want it stated in their COA that they are not in compliance with the Historic Guidelines but that the Commission was willing to approve the item in this case. Schneider said she didn't think HPC would ever approve a building without windows in the Historic District again because that was not their intention and it was not in the spirit of the Guidelines. Lantz said it was important to note that precedent did not dictate a future response. If HPC did not specifically approve windows, then it would be dealing with the architectural elements on the doors.

□ Commission members had no additional comment on the door that was not installed.

□ Regarding the operation of the garage-style doors, the Commission did not have a problem with that.

□ On the secondary roof structures, Edwards said he understood the weight issue, but said perhaps they could be painted to appear more like what had been presented and approved.

□ Regarding cross bracing on the hayloft doors, Lantz said the Commission had agreed that they should be consistent with what is decided regarding the smaller entry doors.

□ Commission members had no additional comment on the roof overhang.

□ Regarding the hayloft doors underneath the signage, Shoenfeld said what was built was not consistent with the approved plan.

□ On the bracing/decorative pulley system under the front and side gables, Lantz confirmed that HPC felt this was another item that made the structure consistent with others in the Historic District. Lantz said he understood that what the Commission was saying was that without these architectural flourishes, the building went from looking like something that would be approved in the Historic District to looking like a warehouse.

Schneider suggested that, instead of mandating all the details that had previously been approved, the applicant come back to the board with a series of architectural details that would solve the same problems of rhythm, space and architectural historic characteristics that are required.

Regarding the bracing, Smith said with the size of overhang on the building, the wind bracing that was approved would look like "a pig in horseshoes – it'll look really weird"

because there was no need for the support. McAtee asked if Smith would prefer to extend the overhang so there was need for the bracing.

□ Lantz confirmed that the Commission would like to see the vents on the side of the building appear more muted. Smith said the vents are aluminum, their specs are dictated by the engineer, and they cannot be painted. He said they are silver and match the trim and roof, and he thought they created continuity and balance. Gimbert added that the building is “clean and crisp” and its colors are tan, white and silver.

Shoenfeld said the Guidelines say air vents should be located on the back of a building, and Smith said their placement is dictated by code. Shoenfeld said she had never heard of aluminum that couldn't be painted, and Smith said they are part of a fan system that is balanced and that the warranty states that it is voided if you paint the machinery. McAtee said some type of trim louver could be installed so the metal color isn't seen, and Smith said that would reduce the air flow and that he would fail the building inspection if HPC made that requirement.

□ On the six wind braces under the main roof line that were not installed, Smith again said they were not required because of the size of the overhang. Shoenfeld said she thought adding them would create an architectural detail that the Commission was looking for when it approved the rendering and that it would be appropriate to require them. Smith said their addition would create “inappropriate architectural detail” on the building.

□ Regarding the gutters and downspouts, Schneider said the Guidelines say to paint them appropriate to the colors of the historic building or to a site in the Historic District. Lantz asked if the downspouts were painted to match the building, would that prevent them from breaking up the façade. Schneider said if they could be balanced with other decorative features, she would be willing to consider it because the downspouts are very visible and decorative but not aesthetically appealing.

Smith said trim pieces should always be white because the trim is white, and Lantz responded that gutters are not trim. Shoenfeld explained that the Commission was suggesting the downspouts be downplayed so that they disappeared.

□ In further discussing the signage, Lantz said the applicant said they attempted to do the weathering but it did not work. McAtee said if the hay doors and wind bracing are added to the building it will cover up part of the sign, so why not make another attempt at the muted colors. Smith disagreed, saying the wind bracing would not cover the sign. McAtee said the hay loft doors would touch the sign, and Smith again disagreed.

McAtee asked how the hay loft doors were going to be added, and Smith said the only thing they could do was paint some type of shadowing so the doors appeared to be there. Schneider said she didn't think that would be acceptable, and Gimbert said the feature wasn't true doors – it was fake doors made of molding. Smith said the hayloft doors would be painted tan and wouldn't even be visible. Gimbert said the hay loft doors are painted tan in the approved rendering and that the feature was removed “because it seemed like a silly thing to have underneath a sign if you can't see it anyway.”

Smith said all the architectural features that HPC was trying to add were inappropriate. McAtee said there seemed to be some confusion regarding the hay loft doors and asked if it had been made clear what the Commission wanted. Smith said it was "structurally impossible" to put hayloft doors in the 7-pitch gable and that the feature would not be seen.

Schneider said she would prefer to see the logo come into compliance rather than to see the addition of the faux loft doors. She said she realized a lot was being asked of the applicant, but that the applicant had put themselves into this position. Lantz asked if the Commission was requiring the hay loft doors, and Shoenfeld said she thought the front of the building "screams for it."

Although the wind bracing would help the appearance of the front of the building, Schneider said she would not vote in favor of that item as constructed because she felt the logo was setting a precedent. The colors in the sign have to be muted, she said, and if the sign has to be repainted to mute it then the size of the logos should be gotten into compliance as well.

Edwards read from the staff report an excerpt from the April 11, 2012, meeting minutes which said the sign would be painted on the building so the material of the loft doors could be seen through the paint. Smith said if the loft doors were tan, he didn't think the details would be able to be seen. Smith said the colors of the sign match exactly to the drawing that was submitted for the COA, and Lantz said they did not match the description of the sign; Smith asked how he should go about weathering the sign so he could get a COA, and Lantz said the Commission's point was that it was not weathered now and it was stated that the sign would have a weathered appearance. Smith said the sign would naturally weather over the winter and by next year, it would probably have to be repainted.

Smith said if weathering was required, it should be stated in the COA how the sign was to be weathered, and HPC members said that was not their responsibility. Gimbert said they would figure out a way to make the sign look weathered. Lantz said the sticking point was not that HPC told the applicants the sign had to appear weathered, it was that CrossFit said in its application that the sign would be weathered. Lantz said COAs were not issued with the understanding of what a structure would look like in the future - they were issued with the understanding that it would look that way when constructed.

Gimbert said CrossFit's logo had a weathered, mottled look, and when they tried to achieve that look on the sign, it didn't work so they instead replaced the white area with a more muted gray. Smith said he wanted the COA to say whether the sign should be sanded, sandblasted, etc. to achieve the weathering, and HPC members said it was up to CrossFit how they weathered the sign.

When Smith again asked that the COA specify how weathering was to be achieved, Lantz asked Smith if he was stating that the sign today is not weathered. Smith said he thought the sign was muted, and Lantz again asked if he was saying the sign was not weathered. Smith said the paint was water-based and in three months, it would be "seriously weathered."

Gimbert stated that the sign was not as weathered-looking as he thought it would be, and Lantz said the applicant had stated that the sign couldn't be weathered so they painted it with a more muted color. Smith said they would weather the sign and it would "look like a fake weathered sign." Gimbert asked if there was a requirement that a sign not be "bright," and Lantz said the Commission never said the sign had to be weathered.

Smith said he guessed CrossFit was asking for approval to change the sign to the way it is and that the Commission was saying they didn't like it the way it is. Lantz responded that what the Commission is saying is that it is struggling with COAs that were not implemented as approved and not brought back to them until after the fact; now they are required to revisit everything on the COA and come up with a resolution that meets in the middle. Gimbert said CrossFit is willing to work with HPC on everything brought up unless it is impossible to do so.

Thomas asked HPC to re-address the hayloft doors and whether that was an actual door or a faux door made of trim. Lantz said he understood it would be a faux door. McAtee stated that it was to be an architectural element added to the building and not something painted on the building, and Lantz agreed. Schneider said she thought the sticking point was the signage and whether it should overlap the faux doors; not overlapping might give the applicant more opportunity to more closely bring it into compliance with the sign ordinance. Lantz said the size of the sign was originally approved, but he agreed that what was stated was what had been approved and the applicants agreed to that. The COA application is only approved if those conditions are met.

To summarize what had been covered thus far, Schneider said the Commission's consensus was:

- to ask for additional architectural detail in the following:
 - the main entry doors
 - the smaller entry doors
 - the cupolas/secondary roof structures
 - the frame supports/wind bracing
- to ask the applicant to look into ways to mute the appearance of the louvered vents
- to have the applicant consider painting the downspouts to balance them with the architectural features
- to add the front hay loft door feature and reduce the overall size of the signage so as not to overlap with the hay loft doors
- to approve without conditions:
 - the removal of the side entry door
 - the operation of the garage-style door and scale of the front doors
 - the roof overhang
 - gutters and presence of downspouts and rain barrels
 - horizontal trim resulting from installation of the Hardie Board
 - the air conditioning unit, with the condition that it be appropriately screened
 - light fixtures

Any changes must be submitted to HPC for approval, regardless of the reason for the change.

Regarding the wind braces, front bracing and faux pulley system, Thomas said the roof line has been changed and a different building is now being presented for approval. He suggested that similar but different architectural details might be added to soften the appearance of the building and make it more barn-like if the Commission was open to allowing approval of some items and having the applicant come back with suggestions for how to handle other issues. That could allow the applicant more flexibility and an opportunity to come up with other possible ways to address the issues that might not be thought of at the meeting. Lantz said he thought Thomas had offered a fine suggestion so long as the Town had no concern about CrossFit being open for business knowing that all issues with the building had not been approved by HPC.

Lantz said his biggest concern with Thomas' suggestion is the timeframe to be allowed, since this project shouldn't be allowed to be stretched out. Thomas agreed and said a short timeframe should be allowed. Lantz said that is an option so long as all parties involved understand that this is not an ongoing process, that additional options need to be presented to HPC and, once approved, completed in a manner that is reasonable for the applicant but also timely for the Commission.

Schneider asked if it would be appropriate to say "additional architectural detail in areas such as main doors, smaller doors, side hay loft doors, weather bracing, gable ends or other similar architectural features that provide visual interest through details typically found on historic barns." Commission members agreed, and Lantz asked to add that the items approved would be removed from consideration. Lantz asked if CrossFit would be open to that type of approval, and Smith said yes, but requested they be given 90 days before appearing again before the Commission.

Gimbert asked if HPC could be included in discussions regarding changes; Lantz explained that the biggest challenge with that is the Commission cannot suggest changes to be made, but that perhaps CrossFit could funnel proposed change documents through Oakley, who would in turn forward them to the Commission. Smith asked if items on the list could be approved at staff level, and Lantz said if they are within staff's authority as a minor work. Smith said trim is considered a minor work, and Lantz said it also related to the overall balance and rhythm of the project.

Lantz suggested that all communication be done in written or electronic format to protect all parties involved.

Oakley said the Town had agreed that if a COA was agreed to at the meeting, CrossFit would be given a temporary CO and have 45 days to come into compliance, but the earlier suggestion would add a lot of time to that. Oakley said he thought the process could be completed at the next HPC meeting in October and that unresolved items on the list could be continued until that time. An additional application would not be needed because one has already been submitted. Smith said that should not pose a problem.

Lantz reiterated that unresolved items on the list would be continued to the next HPC meeting, that the Town would issue a temporary CO – allowing CrossFit to open for business, and that CrossFit would return at the next meeting with suggestions for items that had not been addressed yet. In response to a request from Smith, Oakley said he and Sandra Smith would include the items yet to be considered on the COA for

clarification. Thomas suggested that because the applicant would be bringing in more evidence, the Commission reopen that portion of the hearing at the next meeting.

After additional conversation, **Schneider** made a **motion** to approve with no conditions the following items:

- the removal of the side entry door
- the fact that the large doors open in a garage door fashion and the smaller doors open on a hinge
- that the approved renderings show a larger roof overhang than what was constructed
- gutters, downspouts and rain barrels that were installed on the front of the building
- horizontal trim relating to installation of the Hardie Board
- that the air conditioning unit will be approved if screened (requiring staff approval)
- that the site lighting plan is approved as installed and any future changes would require a revised COA
- that the roof pitch be approved as built.

Pearse Edwards seconded the motion, and it was passed unanimously (5-0).

Debbie Shoenfeld made a **motion** to continue the meeting to the next HPC meeting on October 10 to consider the other items on the list which are not in compliance. **Pearse Edwards** seconded the motion, and it was passed unanimously (5-0).

Debbie Shoenfeld made a **motion** at 10:34 p.m. to take a 5-minute recess. **Ann Schneider** seconded the motion, and it was passed unanimously (5-0).

Pearse Edwards made a **motion** to return to open session at 10:39 p.m. **Debbie Shoenfeld** seconded the motion, and it was passed unanimously (5-0).

Due to the length of the meeting, Lantz suggested that unless an issue under Old Business and Updates were critical that their discussion be postponed to the following meeting. Schneider requested that Commission members review the proposed changes in the Design Guidelines.

Ann Schneider made a **motion** to move discussion of Old Business and Updates to the October 10 meeting. **Pearse Edwards** seconded the motion, and it was passed unanimously (5-0).

6. CITIZEN COMMENTS

George McClellan commended the Commission, saying they are part of what has made Oak Ridge the envy of North Carolina.

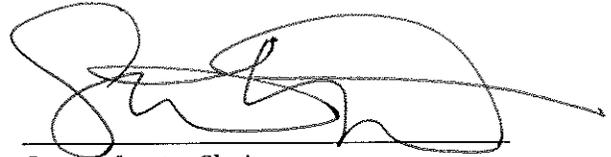
7. ADJOURNMENT

Pearse Edwards made the **motion** to adjourn the meeting at 10:47 p.m. **Mac McAtee** seconded the motion, and it was passed unanimously (5-0).

Respectfully Submitted:

A handwritten signature in cursive script, appearing to read "Sandra B. Smith", written above a horizontal line.

Sandra B. Smith, Town Clerk

A handwritten signature in cursive script, appearing to read "Steven Lantz", written above a horizontal line.

Steven Lantz, Chair