BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, March 5, 2013

Mr. Graham called the meeting to order at 7:30 P.M.

ATTENDANCE

Present: Chair Charlie Graham, Mr. Jaime Garrett, Ms. Amy Korenyi-Both, Dr. Richard Hoback, Ms. Sharma Stone, Mr. Brad Thorp and Mr. Frank Holloway. Also present: City Planner Steve Feverston, City Manager Greg Horn, Municipal Attorney Scott Liberman, Assistant City Engineer John Sliemers, and Assistant Clerk of Council Julie Weaver.

APPROVAL OF MINUTES

No changes were noted for the minutes of the Board of Architectural Review meeting on January 8, 2013.

MOTION: Mr. Garrett moved to approve the minutes of January 8, 2013, as distributed. Ms. Amy Korenyi-Both seconded the motion. The motion passed, 7-0.

NEW BUSINESS

Application P-2013-0004: Site Plan, Dewey's Pizza 35-45 N. Main – AED Enterprises, LLC.

After Mr. Holloway recused himself from this part of the meeting and left the dais, Mr. Feverston explained the application by AED Enterprises, LLC, to demolish the Gregg house at 35 N. Main and construct a new restaurant on a .9 acre site north of Town Hall in the Architectural Preservation District. Using projected images, he described the neighborhood, situated the site on an aerial map, located property lines in the vicinity and pointed out public parking areas.

Mr. Feverston discussed the possible demolition of the Gregg house. Following historic evaluations done several years ago, the houses at 39 and 45 North Main were shown to have no historic significance and were demolished in 2012, leaving vacant lots. Because the study of the Gregg house showed that it had some historic significance, Mr. Feverston shared the four criteria in the UDO to be considered in permitting the demolition. Of these criteria, the one that best applies to the Gregg house states that it can be torn down to make way for a significant community improvement. It is felt that the Dewey's project with its plaza by Town Hall and historic look should be seen as a significant community improvement. If approved, the demolition would have a standard three-month waiting period, unless the BAR waived the interval. Mr. Feverston requested that the members waive that waiting period. He also noted that a replat consolidating the lots and defining easements will be required.

The site plan for Dewey's Pizza showed a restaurant in a two-story limestone federal-style building with an "addition" on the back that will have hardie board lap siding. The plan also

defined parking areas, a trash corral, a public plaza and access/egress lanes. Mr. Feverston described the roof lines, the interior features of the building, the topography of the lot, the stormwater plan to carry run-off into the storm sewer system, the retaining wall, the privacy fence, and the screening required for the parking areas. He asked for the placement of several windows on the west façade to balance the look of the building. Mr. Feverston stated that the City would continue to pursue interconnection with other public parking to improve safety for motorists heading northbound on Main Street.

Mr. Feverston described the variances approved by the Planning Commission for signs, the reduced number of parking spaces, and the reduced parking and paving setbacks. He noted that 6' solid fences were recommended for screening vehicles and headlights from Mr. Perkins' property. The Planning Commission required delineation of the wall with recesses that will have thinset veneers. The Commissioners considered sight lines from various places in the neighborhood in making their determination.

In going over details, Mr. Feverston showed samples of the exterior materials suggested by the architect. Plaza and sidewalk improvements to the Town Hall property are included in the plan. Mr. Feverston stated that clay fired pavers should be used for the plaza area since they are more durable and are compatible with the look of Town Hall. He presented pictures of the outdoor lanterns for the area lighting on the parcel.

The Planning Department recommended approval of this application subject to the following 14 conditions:

1. The BAR must approve the demolition of the residence at 35 North Main Street.

2. A record plat shall be submitted establishing this lot, public right-of-way for North Main Street Road and all necessary utility and access easements subject to approval by the City Council.

3. The design of the main building entrance on the south elevation shall be modified to emulate the design of the door and windows on the south elevation of the limestone portion of the building subject to approval by the City Planner.

4. False windows shall be incorporated into the west building elevation matching the design north and south elevations subject to approval by the City Planner.

5. All pavers to be used on the south plaza shall be a clay fired paver with the pattern and color subject to approval by the City Planner.

6. The public sidewalk shall be expanded in width to the curb line beginning at the town hall plaza and ending at the Dewey's pizza curb cut subject to approval by the City Planner.

7. The sidewalk along the north side of the building shall connect to the public sidewalk subject to approval by the City Engineer.

8. The final design of the proposed entrance drive shall subject to approval by the City Engineer.

9. All proposed curbs shall be ODOT type 6 curbs.

10. All proposed parking lot landscape islands shall have a minimum width of 9 feet and modified to incorporate a compound radius subject to approval by the City Engineer.

11. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating erosion control during construction in accordance with Article 9.35 of the Unified Development Ordinance.

12. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Unified Development Ordinance (UDO) subject to approval by the City Planner in accordance with Article 9.25 C of the UDO.

13. Fire hydrants shall be located in accordance with the fire code subject to approval by the Washington Township Fire Department.

14. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

Mr. Graham invited Mr. Scott Rogers of Tilsley and Associates, Architects, 1140 St. Gregory Street, Cincinnati, to the podium as the representive of Dewey's. Mr. Rogers stated that he had no objection to the conditions of approval recommended by the Planning Department.

A brief discussion of the Gregg house followed. Mr. Thorp asked if there had been any objections to the demolition. Mr. Feverston stated that objections were not recent. Earlier, an individual had voiced concerns, but the Historical Society was not opposed. Ms. Stone asked about the possibility of relocating the house and how the properties had been advertised for sale.

Mr. Thorp asked whether Mr. Perkins was satisfied with the stormwater plan. Mr. Rogers said that the final stormwater design had not been completed. Mr. Graham asked about stormwater runoff volumes and the size of the underground vault. Mr. Rogers explained that the rate of runoff cannot be more than it was prior to the development. Mr. Sliemers used a map to explain two options for tying into the sewer system. He agreed that the vault and its drains will be sized to retard the flow of water after development to the rate it is presently. Dewey's site is approximately half an acre or 0.3% of the 163 acres that drain into the ditch behind the Park District's Activity Center and also flows behind Gene and Barbara Huch's property at 7552 Normandy Lane. The couple had written a letter to the City staff and the Planning Commission concerning flooding. Ms. Korenyi-Both asked if anyone had addressed Mrs. Huch's concerns.

Upon question from Dr. Hoback, Mr. Feverston stated that it is still the long-term goal of the City of Centerville to connect the parking at Dewey's with the public parking areas in the

northwest quadrant of the downtown. Mr. Feverston stated that Dewey's was a major improvement for the downtown and getting Dewey's underway was the priority. Mr. Rogers added that the pedestrian connector will help in the meantime.

The BAR discussed the lighting proposed for the area. Mr. Feverston had pointed out that the LED bulbs that make use of energy-saving technology would be whiter than the current high pressure sodium street lights downtown. He and Mr. Rogers described the lighting planned for the public areas and the parking lot in more detail. Mr. Feverston noted that the downtown has a variety of lighting already. The BAR concurred that the lighting should be revisited at a later date, because they were concerned about the whiteness of the light and the compatibility of the style with the current streetlights. Mr. Rogers explained the backlighting for the signs as approved by the Planning Commission.

Mr. Thorp voiced a question about the adequacy of the access for the site and safety. Mr. Feverston pointed out that the three houses required three driveways on Main Street before the development was presented. Any one or all three could have been used as a business. An agreement for interconnection with Dr. Burke is required for the parking variance. Because businesses have a right to access to their properties, the City has worked to maximize the access potential.

Ms. Korenyi-Both questioned the effect of additional traffic on Ridgeway and the possibility of a traffic signal. At certain times of day there are no left turns for vehicles to go northbound on Main Street. Mr. Sliemers stated that a signal was unlikely. Mr. Horn stated that people already deal with that by circling around to head to their destinations. It is the nature of the downtown area.

Mr. Robert Perkins, 32 W. Ridgeway Drive, stated concerns about stormwater management, the maintenance of the screening and the lack of parking and safety at the intersection of Ridgeway and Main. He expressed discontent with the height and length of the wall that will abut his property and block his view of the downtown. He estimated that the wall would cut the value of his property by 50%. He showed photos of his current sight lines and one with an approximation of the way the wall would look in his backyard. He stated that no other residents have such imposing walls in their yards. He suggested that Dewey's drop its elevation rather than raising it to meet the Township property. He stated that he did not want ivy on the wall.

Mr. Feverston did not believe the mass of the wall to be as great as that shown on the approximation. Recesses and variations in materials would also soften the impact. Mr. Rogers said the wall would be concrete with articulation of different areas using thinset veneer over concrete. Variations in color or types of stone could be used, including manmade stone materials. Mr. Thorp asked whether the screening could be more transparent. Mr. Garrett requested an accurate picture of the size of the wall in Mr. Perkin's back yard. He asked for better definition of the construction and aesthetics of the wall.

Mr. Dave Beyerle, 49 W. Franklin Street, stated his main concern was parking. He said that the lunch crowd would create a problem for parking in the APD. Evening parking should be less problematic.

Mr. Thorp asked why the general elevation of the parking lot had to be so high and the wall so tall. Mr. Feverston said that the height was needed for a smooth transition of the grade to the rear of Town Hall, that Dewey's did not want to build a restaurant lower than Main Street and that the underground detention vaults would be large and need to drain at a certain elevation.

Stephen Burke, Burke Orthodontics, 49 N. Main, explained that, although he was caught in the middle of the parking issue, he must do what is best for the convenience and safety of his patients. He suggested moving the light from the Irongate Park intersection to Ridgeway Drive.

Lynn Brumfield, Mr. Perkins daughter and executor of the Perkins family trust, said that the family wanted to do the right thing for the community but also wanted the house to be marketable. She enumerated challenges that already exist, noting the "industrial business" next door and the ugly metal wall behind Town Hall. She said the retaining wall looked like a highway wall and said two homes behind the Speedway station on Main Street had been abandoned after the gas station was built. She asked that consideration be given to making the view attractive from the Perkin's property. She also asked what plans and allowances were being made to plow snow in the close quarters of the Dewey's site.

When Ms. Stone asked Ms. Brumfield to define the problems with the wall, she cited the height and the materials. She asked where any other residents live with such an imposing wall that blocks the sky and the view. Mr. Thorp asked about a wrought iron fence with more transparency, even if it required another variance. Mr. Feverston interjected that the primary reason for the fencing is to protect the neighbors, hiding headlights and buffering sound and activity. He noted that code mandates fences of six feet and Planning Commission had looked at view corridors from Mr. Perkin's property. Mr. Thorp asked respect for the resident's wishes. Mr. Feverston suggested that Ms. Brumfield look at a retaining wall on the property of Michael Masters off Versailles Drive behind Fortis College, to get some sense of the materials that might be used. He noted that the Board of Architectural Review could add a condition that the design of the wall and screening be subject to the review of the Board, instead of tabling the decision on entire the site plan. When Mr. Thorp inquired about the possibility of requiring Dewey's to plant trees on Mr. Perkin's property to soften the scale of the wall, Mr. Feverston responded that, since the planting would be on Mr. Perkin's property, an agreement would be between Dewey's and Mr. Perkins.

MOTION: Ms. Korenyi-Both made a motion to approve the site plan for the Dewey's restaurant, subject to the 14 conditions recommended by staff, waiving the three month waiting period for the demolition of the Gregg house and adding two conditions: 1. The BAR shall revisit the style and color temperature of the light fixtures. 2. The BAR shall revisit the screening, design and materials of the wall. Mr. Garrett seconded the motion. The motion passed unanimously, 6-0.

Mr. Horn asked for clarification of the wishes of the BAR in revisiting the wall and fence. Mr. Thorp asked for accurate examples of the materials to be used and the possibility of another approach with fences not so high or having greater transparency for the screening and low maintenance landscaping on Mr. Perkins property. They requested an accurate picture of what the wall will look like from Mr. Perkin's patio.

Mr. Holloway returned to the dais at this time.

Application P-2013-0009: Amending An Approved Site Plan – Joe Turner for Centerville Service Center, 140 N. Main Street.

Mr. Feverston had a presentation on the request by Joe Turner for upgrades to the façade of his property at 140 N. Main Street on the northeast corner of Irongate Park Drive and N. Main Street. He showed an aerial view of the property and noted that gas pumps and a canopy were removed several years ago from this property. The owner wants to give the building a firehouse look, filling the column areas between the windows with brick to match the rest of the building, replacing the glass overhead and service doors for energy efficiency, and using hardie board cedar shakes on the front gable. Red trim will outline the doors and windows. The Planning Department recommended approval of the application without conditions.

Mr. Ben Forsee, 140 N. Main, stated that the changes were intended to give the building the feel of a small home town community in keeping with the APD. An approved new elliptical sign will repeat the red of the trim.

Mr. Thorp moved to approve the application as requested. Mr. Garrett seconded the motion. The motion passed 7-0.

COMMUNICATIONS

At the April meeting Mr. Feverston said the Preservation Award for 2013 will be on the agenda. Mr. Feverston said he would make a list and photos of nominations and asked the members to add suggestions if they felt certain properties worthy of consideration. The award itself will be as last year. The artist has agreed to frame the certificate and drawing, and she can work with our schedule if we have a decision by early May for an award to be presented at the June meeting of Council. Mr. Holloway asked that the photos of the nominated properties be of a consistent good quality, especially the color. Mr. Garrett encouraged all the members to walk the Architectural Preservation District in order to make a selection.

Mr. Feverston announced his retirement later this year. The Board members extended their congratulations.

The next meeting of the Board of Architectural Review is scheduled for Tuesday, April 2, 2013.

There being no further business, Mr. Holloway moved to adjourn the meeting. Ms. Stone seconded the motion. The motion passed unanimously, 7-0.

Charles M. Feverston