BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, November 3, 2015

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

ATTENDANCE

Present: Charlie Graham, Richard Hoback, Chris Von Handorf, Ed Ross and Brad Thorp. Also present: City Planner Andrew Rodney, Planner Mark Yandrick and Assistant Clerk of Council Julie Weaver

Absent: Frank Holloway

EXCUSE ABSENT MEMBERS

Dr. Hoback made a motion to excuse Mr. Holloway, who had notified staff of his absence. Mr. Von Handorf seconded the motion. The motion passed 5-0.

APPROVAL OF MINUTES

A vote was not taken on the minutes of the September meeting, in order allow time to consult the municipal attorney on a procedural matter.

NEW BUSINESS

Because the projector was not working for use with the staff report, Mr. Graham and Mr. Rodney rearranged the agenda while copies were made. Mr. Rodney noted that the BAR Submittal Calendar was set up as in the past. Applications were due about 3½ weeks prior to meetings, and meetings were set for the first Tuesday of each month.

MOTION: Dr. Hoback made a motion to approve the submittal calendar, as distributed. Mr. Ross seconded the motion. The motion passed 5-0.

COMMUNICATIONS

Mr. Rodney announced Mr. Garrett recently had moved outside the boundaries of the City of Centerville and was no longer eligible to serve on the Board of Architectural Review. He stated appreciation for Mr. Garrett's ten years of service and said he hoped Mr. Garrett would be able to return to the Board in the future.

Because Mr. Garrett had been vice-chair, the presider in the event of the chairman's absence, Mr. Graham brought up the subject of a replacement. Dr. Hoback nominated Mr. Thorp, and Mr. Thorp nominated Mr. Ross. It was decided to wait until the next meeting for a vote.

Mr. Rodney shared details of the upcoming Miami Valley Planning and Zoning Workshop on December 4, 2015. He said the City would pay for registration for the event. Mr. Ross, Mr. Von Handorf and Dr. Hoback voiced interest in attending.

NEW BUSINESS (Continued)

Application P-2015-0047: Minor Site Plan for Addition and Remodel
18-22 S. Main Street
Applicants: Angela and Solomon Gomez

Mr. Rodney presented the staff report for the request by Mr. and Mrs. Gomez to renovate the three buildings on the property at 18-22 South Main Street in the Architectural Preservation District. The City Planner discussed the history of the property and the extensive interior and exterior renovations required to make the Italianate style home, built in 1898, habitable. Using photos and elevation drawings, he went over the current conditions and the improvements suggested for each building and the lot. The applicants expected the upgrades, other than siding and paint, for the detached garage to be delayed to a later time. Mr. Rodney pointed out that the UDO required a hard paved surface for the driveway to the barn/garage. He said most of the updates were in keeping with the character of the original buildings, but he questioned the use of stain for the exterior doors and pillars, the monotonous white on white color scheme for siding and trim, the modification of a window to a French door on the north elevation of the house, the replacement of the round porch pillars with square ones, the sliding barn doors on the former blacksmith shop/library that would block other architectural detail, the appropriateness of removing the shutters, and the lack of visual interest on the southern exposure of the addition. He stressed the importance of using historically appropriate, natural materials. He stated that the wood trim for any new windows or doors should match what was currently on the house, and Mr. Gomez concurred. Mr. Rodney added the department was very excited about the project and very supportive overall.

Staff recommended approval of the application with the following eleven conditions:

1. The driveway shall be resurfaced with a hard, paved surface in accordance with UDO Article 9.29(B)(2)(a).

2. The property shall be cleared of excess vegetation and debris. A Landscape Plan shall be presented for review and approval by the City Planner.

3. Exterior colors shall be chosen from those on the approved Design Review Criteria color palette, or a third complimentary color shall be selected and utilized on the structures.

4. Existing porch columns shall be restored in place.

5. The proposed French door on the north façade shall be substituted with a traditional single door.

6. Decorative sliding barn doors on the commercial building shall be prohibited.

7. Shutters shall be appropriately placed on the house.

8. Window and door trim on the proposed addition shall match the house.

9. At least two (2) openings shall be provided in the south wall of the proposed addition.

10. The proposed stone wall shall be constructed exclusively utilizing natural stone materials.

11. The existing sign post shall be removed.

Mr. Thorp noted that the plan was the most extensive renovation he had seen during his tenure as a member of the Board of Architectural Review. He felt the BAR should work to be helpful, rather throwing roadblocks at a project with the potential to change the property from an eyesore to a beautiful asset in the downtown.

Mr. Solomon Gomez of 6871 Mad River Road, the applicant and the owner of 18-22 S. Main Street, explained his interest in the property and thanked the Planning Department and Dave Weir of RAM Restoration for the suggestions in designing the rehab.

Mr. Gomez and the Board discussed staff's recommendations and his responses. Mr. Thorp felt stain colors requested for the doors were an omission in the *Design Review Criteria* charts rather than forbidden. Mr. Gomez said his wife found the white on white color palette on a Williamsburg, Virginia, historic color chart. Mr. Thorp noted the accessory building had a French door; the use of one on the house would tie the two together. Mr. Ross pointed out that his turn of the century farmhouse had two sets of French doors. Looking at pictures, the members felt the house may have had squared pillars and a railing. Mr. Thorp felt the shape of the pillars should be up to the applicants, and Mr. Ross noted a 6" x 6" pillar might not be large enough for the scale of the house. The main concern with the sliding barn doors for the accessory building was the obstruction of the windows. As to the omission of the shutters, Mr. Gomez felt shutters were shown on one of the older pictures, but not the other. The family liked the clean look without the shutters. As far as the use of natural materials for the stone wall, he said his goal was to match, as closely as possible, the wall across Main Street from his property. The members agreed the expanse of the southern elevation needed visual interest, but windows were not required. Mr. Thorp stated that BAR should yield where possible because the project was such an improvement for the downtown. Dr. Hoback and Mr. Von Handorf agreed the concerns were minor compared to the big picture.

Mr. Rodney summarized changes to staff's recommendations.

MOTION: Mr. Thorp made a motion to approve the Minor Site Plan for 18-22 South Main subject to the following five conditions:

1. The driveway shall be resurfaced with a hard, paved surface in accordance with UDO Article 9.29(B)(2)(a); the City Planner and the applicants shall agree upon the timing of the work.

2. The property shall be cleared of excess vegetation and debris. A Landscape Plan shall be presented for review and approval by the City Planner.

3. Decorative sliding barn doors on the commercial building shall not obscure the front windows.

4. Window and door trim on the proposed addition shall match the house trim.

5. At least two (2) openings or architectural features shall be provided on the south wall of the proposed addition.

Dr. Hoback seconded the motion. The motion passed 5-0.

ADJOURNMENT

Mr. Von Handorf made a motion to adjourn the meeting. Mr. Ross seconded the motion. The motion passed 5-0.

The next meeting of the Board of Architectural Review was scheduled in the Council Chambers on Tuesday, December 1, 2015 at 7:30 p.m.

Charles M. Graham