

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, September 4, 2012

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

ATTENDANCE

Present: Chair Charlie Graham, Mr. Jaime Garrett, Mr. Frank Holloway, Dr. Richard Hoback and Mr. Brad Thorp. Also present: Mr. Steve Feverston, City Planner, and Mrs. Julie Weaver, Assistant Clerk of Council.

Absent: Ms. Sharma Stone and Ms. Amy Korenyi-Both. Each had notified staff she would be absent.

MOTION: Mr. Garrett made a motion to excuse the absent members. Mr. Holloway seconded the motion. The motion passed with five ayes.

APPROVAL OF MINUTES

No changes were noted for the minutes of the meeting on August 7, 2012.

MOTION: Mr. Thorp made a motion to approve the minutes of the Board of Architectural Review meeting of August 7, 2012, as distributed. Mr. Garrett seconded the motion. The motion passed 3-0-2. Mr. Holloway and Dr. Hoback abstained from the vote because they were absent from said meeting.

NEW BUSINESS

Application P-2012-0173 – Major Site Plan, Doug Fisher, 30 N. Main Street

Mr. Feverston gave the staff report concerning the request by Doug Fisher on behalf of Craig Deanthony for a major site plan to set up a diner in the unused section of the building at 30 North Main that is behind Craig's Barber Shop. Using an aerial map, Mr. Feverston situated this parcel in the Architectural Preservation District and described how the property is currently used. Seven parking spaces are available at this address; fourteen spaces total are required for the barbershop, laundromat and diner, so Mr. Deanthony will be required to have an easement for seven more spaces in the APD within 400 feet of the subject premises. Mr. Feverston showed photos of the area and described the interior of the current building. He pointed out the proposed new window on the south face and the proposed awnings. While familiarizing the Board of Architectural Review with the various components of the site plan, Mr. Feverston discussed the nine conditions recommended by the Planning Department which are as follows:

1. Prior to issuance of a Zoning Certificate, an easement shall be recorded with Montgomery County granting the use of parking from the First Baptist Church of Centerville guaranteeing the use of at least seven (7) parking spaces in accordance with

Article 9.29 D 6 of the Centerville Unified Development Ordinance (UDO) subject to approval by the City Attorney.

2. A stoop to the side utility door may be installed to satisfy any applicable building code requirement for size and not encroaching on the City owned Asahael Wright property.
3. Prior to issuance of a Zoning Certificate, a landscape plan for the south side of the lot adjacent to the diner shall be submitted and subject to approval by the City Planner.
4. A minimum sidewalk width of 6.5 feet shall be maintained along the east edge of the parking lot and void of any table, seating or other obstruction in accordance with Article 9.29C3 of the UDO.
5. The proposed walkway on the south side of the building shall be eliminated to maintain the required side yard paving setback.
6. The paver stones that were placed on the Asahel Wright property shall be removed. The City Council must approve any walkway installed that connects to the City owned Asahel Wright parking lot with the subject property.
7. The Asahel Wright parking lot is for the sole and exclusive use by the Centerville Historical Society and is not a part of the public parking lot. Use of this lot for any other business shall be prohibited.
8. No sign shall be deemed approved with this application.
9. No exterior lighting is approved as a part of this application.

Mr. Feverston noted that Vickie Bondi, the Director of the Centerville-Washington Township Historical Society, was present; the Asahel Wright House adjoins the Deanthony property. He noted the parking at the Asahel Wright House is not part of the joint public parking downtown.

When Mr. Graham opened the public hearing, applicant Doug Fisher stated that the owner wishes to use the unproductive space in the building at the back of the lot for a small diner serving sandwiches and ice cream. Mr. Fisher said that he had no problem with the conditions recommended by the Planning Department.

Mrs. Vickie Bondi stated that the Historical Society has eight parking spaces that it maintains, but that they are in use by other parties much of the time. Many of the seventeen members who come for meetings are over seventy-five years old and should not be walking lengthy distances, especially in the winter. She stated that patrons bound for the Deanthony property often use the Wright House parking lot while the spaces in front of the laundromat are vacant. Staff at the Wright House frequently clean up cigarette butts and trash left on the property by Mr. Deanthony's patrons. In her view, an eating establishment would only increase those problems. A hedge that formerly separated the properties was trampled. In fairness, she said patrons and employees from other businesses in the area also use the Wright House parking lot and parking

was an issue before Mr. Deanthony owned the property.

Dr. Hoback asked if there were any signs designating the parking for use only by people at the Asahel Wright House. Mrs. Bondi replied that the number of permitted signs is limited and that the Historical Society did not have signs prohibiting parking in its lot.

Mr. Fisher's response was that parking is in high demand in the area, and parking has always been an issue. He said that the owner is willing to work with the neighbors on the parking. He felt that signs on the lot and notices inside the business would be helpful. He suggested that a substantial hedge could be part of the landscaping requirement.

A discussion of a hedge and fencing followed. Mr. Fisher suggested that signs and a continuous hedge could help substantially. When Mr. Garrett asked about current signage at the street for the Deanthony property, Mr. Feverston noted that there is one sign on the south face of the barber shop and that the pavement is not marked for the one way traffic. The group came to the agreement that both a fence and a hedge should be required, subject to the approval of the City Planner.

Attention turned to pedestrian access for the required off-site parking. The Cross Point Vineyard Church has a prominent sidewalk on the north side of the boundary with the laundomat, or there is room for a separate sidewalk to the public parking on Mr. Deanthony's property as well. It would be acceptable to the BAR if an agreement, subject to the approval of the City Planner, could be worked out with the Church for Mr. Deanthony's patrons to use the existing sidewalk for access to public parking areas. Otherwise Mr. Deanthony would need to install a sidewalk on the north side of the laundomat, south of the lot line.

Mr. Garrett asked for confirmation that there was a width of three feet available on the Deanthony property for the stoop at the side entrance, so that the required stoop would not encroach onto the neighboring property. The south lot line is angled from front to back with width for the standard stoop being a very tight fit. Mr. Fisher noted that the door could be removed, since it was not needed for egress. The BAR decided the door should be removed and asked to replace Condition 2 (related to the stoop) of the Planning Department recommendations with verbiage concerning the closing of the doorway.

Mr. Garrett asked about the window and the awnings for the south façade. He felt the window should have mullions and match the current windows as closely as possible. In order to save the approval of the windows from coming back to the BAR, he suggested making the details of the window subject to the approval of the City Planner. The other members concurred. The awnings and color of the paint were acceptable to the Board as submitted with the application.

MOTION: Dr. Hoback moved to approve application P-2012-0173 subject to twelve conditions. Mr. Holloway seconded the motion. The measure passed 4-0-1 with Mr. Thorp abstaining because he is a member of the Board for the Historical Society. The twelve conditions are as follows:

1. Prior to issuance of a Zoning Certificate, an easement shall be recorded with Montgomery County granting the use of a parking lot on a premises that is within the Architectural Preservation District and within 400 feet of the subject property, guaranteeing the use of at least seven (7) parking spaces in accordance with Article 9.29 D 6 of the Centerville Unified Development Ordinance (UDO) subject to approval by the City Attorney.
2. The utility door on the south side of the building shall be eliminated.
3. Prior to issuance of a Zoning Certificate, a landscape plan for the south side of the lot adjacent to the diner shall be submitted and subject to approval by the City Planner.
4. A minimum sidewalk width of 6.5 feet shall be maintained along the east edge of the parking lot and shall be void of any table, seating or other obstruction in accordance with Article 9.29C3 of the UDO.
5. The proposed walkway on the south side of the building shall be eliminated to maintain the required side yard paving setback.
6. The paver stones that were placed on the Asahel Wright property shall be removed. The City Council must approve any walkway installed that connects to the City owned Asahael Wright parking lot with the subject property.
7. The Asahel Wright parking lot is for the sole and exclusive use by the Centerville Historical Society and is not a part of the public parking lot. Use of this lot for any other business shall be prohibited.
8. No sign shall be deemed approved with this application.
9. No exterior lighting is approved as a part of this application.
10. The applicant shall construct a fence and a hedge along the south property line, subject to the approval of the City Planner.
11. On the north side of the premises, the applicant shall construct a sidewalk or obtain permission to use the sidewalk on the Crosspoint Vineyard Church property to assure access to public parking, subject to approval by the City Planner.
12. The window to be installed on the south façade shall have mullions, match the front windows as closely as possible, and be subject to the approval of the City Planner.

Application P-2012-0183, Amendment to Approved Plan, 33 West Franklin, Kathleen Jablinski.

Mr. Feverston presented background information on the application to add a window to the lower level rear elevation at Unique Celebrations, 33 West Franklin Street. He projected a photo showing the two large upper windows, 5' high by 6' wide, consisting of a large center window

flanked by two double hung windows. The application requested one slider window 5' high by 4' wide near the sliding door on the lower façade or two double hung windows coupled together as an alternate possibility. Staff recommended approval of the application for the slider window subject to the condition that the trim around the lower window match the trim of the two upper windows.

Mr. Garrett stated his preference to match the double hung window style of the rest of the house that was built in the late 19th century. The rest of the group concurred.

MOTION: Mr. Garrett made a motion to approve Application P-2012-0183 subject to two conditions. Mr. Holloway seconded the motion. The motion passed unanimously, 5-0. The two conditions are as follows:

1. The trim shall match the trim on the second story windows.
2. The 60" by 48" window shall be the combination of two double hung aluminum clad wood windows 30" by 48".

COMMUNICATIONS

The next meeting of the Board of Architectural Review is scheduled for October 2, 2012, at 7:30 p.m. in the Council Chambers.

There being no further business, Dr. Hoback made a motion to adjourn. Mr. Garrett seconded the motion. The motion was approved unanimously.

A handwritten signature in cursive script, reading "Charles M. Hoback". The signature is written in dark ink and is slanted upwards from left to right. It is located in the lower right quadrant of the page.