

BOARD OF ARCHITECTURAL REVIEW

Work Session

Tuesday, February 15, 2011

Mr. Graham called the meeting to order at 8:00 P.M.

Attendance: Mr. Charles Graham, Acting Chair; Mr. Jaime Garrett, Dr. Richard Hoback, Mr. Frank Holloway, Ms. Amy Korenyi-Both, Ms. JoAnne Rau, and Ms. Sharma Stone. Also present: Mr. Steve Feverston, City Planner.

Mr. Graham welcomed everyone and stated that he wanted to have a work session for the Board members to get to know each other.

The members introduced themselves.

Mr. Feverston stated that he wanted to take this time to give a brief overview of some of the things that are happening in the downtown and items that may be brought to the Board for its consideration this year. He stated that the City Council will be appointing a new Chair for the BAR in the next few months. The BAR will need to appoint its Vice-Chair at that time.

Mr. Feverston stated that a new Application for Mr. Kuhns will likely come back to the BAR for the site plan including parking and exterior lighting. He explained the issues surrounding this particular property including parking, its legal non-conforming status and the possibility of Mr. Kuhns filing a Variance request to the Planning Commission as reasons he ultimately decided to withdraw the site plan portions of his application.

Mr. Feverston stated that the BAR receives several requests throughout a typical year for temporary signs. Approximately 2 years ago, the board met with representatives of the Heart of Centerville and owners of several sign companies that do business in the downtown to evaluate the sign code for signs. The result of this work was the establishment of a new sign color chart and a re-write of the City's regulations for temporary signs that was adopted by City Council about 1 year ago. These new regulations established two types of temporary signs: the daily display and a typical temporary sign. The daily display can be approved once by the City, and a business may display this sign any time during normal business hours. The typical temporary sign requires specific approval by the BAR for a period of time not to exceed 30 days per half of a calendar year; identical to any other business district. He presented photos of various signs in the downtown. He also stated that the Heart of Centerville may submit a group application to display a temporary banner at multiple locations.

Mr. Feverston noted that City Staff has met with representatives of an investment group about the potential of developing the three Stewart properties located north of Town Hall. He stated that this group is considering the demolition of these buildings and re-development of the property by constructing one, or perhaps two, 2-story buildings that may have lower level walk-outs in the rear. He briefed the BAR on the recent history of these properties and the concept being discussed; building placement, architectural design, walkways, shared access and parking.

He stated that given the scope of this project, based upon the preliminary discussion, the City could consider this a major community improvement to the Architectural Preservation District (APD). A major Community Improvement is a criterion that the BAR considers when making decisions on applications for demolition.

Mr. Feverston briefed the BAR on recent discussions regarding the expansion of the West Franklin Street parking lot. He stated that the City was recently contacted by Mr. Dave Beyerle. expand the parking lot development farther to the west to include their business properties. He provided a concept plan to the City for comments. The City Council held its annual retreat last week, and this was a topic of discussion. The Planning Department prepared for City Council a sketch of how the Beyerle properties could be incorporated into the overall parking plan. He stated a copy of the plan was included in the Board's packet as an informational item.

Mr. Holloway expressed his opposition to this proposal. He stated that he lives behind the Historical Society property on Ridgeway Road. He stated that this plan is one that was discussed several years ago and he was advised at that time that the project was dead.

Mr. Graham recognized Mr. Paul Clark, 104 W Ridgeway Road.

Mr. Clark stated that he is also opposed to this proposal. He stated that his neighbors, including Dr. Vanna Nantz are also opposed to this plan. He stated that his neighborhood currently receives much of the stormwater runoff from the businesses along West Franklin Street. The plan shows taking out the detention basin that was put in by the City. The plan shows no screening, and he stated that having this type of drive against the residential property line is unacceptable. The parking spaces are being shifted to the west and the existing businesses can't be happy about that.

Mr. Feverston stated that this is a concept design. It is only intended to represent a future layout that the Beyerle's property can be designed around. It is not an engineered design. He stated that the City will meet its all of its own regulations for stormwater management, screening, lighting, etc. as it did in the first phase. He further stated that there is no definite timeline and that a possible next phase could be the Beyerle properties if financing and site design elements are worked out and Dave and Jim Beyerle agree. This phase could also include the three properties owned by Dave Mulay immediately to the west. Mr. Mulay, who owns several properties along West Franklin Street, is a proponent of the parking lot expansion.

Mr. Holloway reiterated his objection and stated that this plan will eliminate the outbuildings behind the Walton House Museum.

Mr. Feverston reiterated that this is a conceptual design only and is not intended to show that level of detail.

Mr. Feverston briefed the BAR on the draft amendment to the Design Review Criteria for exterior building color. He stated that this amendment is to replace the approved building color chart that was adopted by the Board in 1990 and asked the Board for its comments.

Ms. Stone stated that she is concerned about property owners who download this color chart may get the wrong color or color combinations should they rely on the quality of their printers.

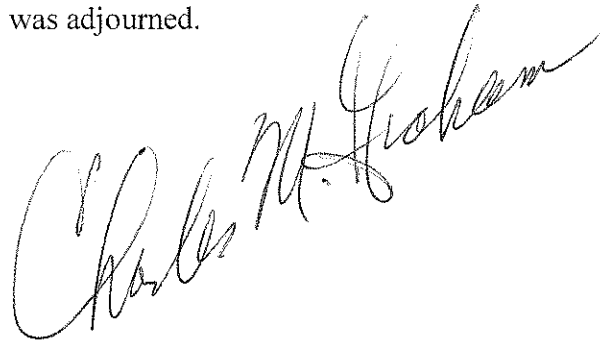
Mr. Feverston stated that a PMS color code will be added to each color chip.

Mr. Garrett stated that the color chart should include a standard paint color value for each color. He also stated that there should be a qualifier or footnote added to the chart noting that the color shown is for representational purposes only and the color value should be used when selecting a paint color.

Ms. Stone stated that not all paint companies use the PMS value system and suggested using the Benjamin Moore Historic Color Collection.

Mr. Feverston stated that although paint companies use their own color value system, the PMS is a universal system that can be matched by any paint store.

There being no further discussion, the meeting was adjourned.

A handwritten signature in cursive script, reading "Charles M. Graham". The signature is written in dark ink and is slanted upwards from left to right. The first letter "C" is large and loops around the first few letters. The signature is positioned in the lower right quadrant of the page.