

BOARD OF ARCHITECTURAL REVIEW  
Regular Meeting  
Tuesday, November 1, 2011

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

ATTENDANCE

Mr. Feverston introduced Brad Thorp, a newly appointed member who was at the meeting but had not been sworn in.

Present: Acting Chair Jaime Garrett, Mrs. Amy Korenyi-Both, Dr. Richard Hoback and Mr. Frank Holloway. Also present: Mr. Steve Feverston, City Planner, and Mrs. Julie Weaver, Assistant Clerk of Council.

Absent: Mr. Charlie Graham and Ms. Stone had contacted staff about being absent.

MOTION: Mrs. Korenyi-Both moved to excuse Ms. Stone and Mr. Graham from the meeting. Mr. Holloway seconded the motion. The motion passed with 4 ayes.

APPROVAL OF MINUTES

No changes were noted for the minutes of the meeting on October 4, 2011.

MOTION: Dr. Hoback moved to approve the minutes of the Board of Architectural Review Meeting of October 4, 2011, as distributed. Mrs. Korenyi-Both seconded the motion. The motion was approved unanimously, 4-0.

NEW BUSINESS

Application P-2011-0133: Spectrum, Inc., for Athina's Bridal, 25 E. Franklin.

Mr. Feverston gave the background on Application P-2011-0133 submitted by Phil McBride of Spectrum, Inc. asking for approval to remove damaged aluminum wrap from around the windows of the building at 25 E. Franklin and reface the areas using white cedar or clear pine. Mr. McBride also asked for permission to remove the white shutters bordering the door on the west side of the building. He plans to cover the asbestos siding on the rear addition with cedar planking; the front building is limestone. Mr. Feverston showed photos of the current state of the building and recommended approval of the application as requested.

MOTION: Following brief comments in which no objections were raised, Dr. Hoback moved for approval of Application P-2011-0133, an amendment to the approved site plan for the property at 25 E. Franklin. Mrs. Korenyi-Both seconded the motion. The motion passed with 4 ayes.

Application P-2011-0136: Fisher Group Architects, Inc. for Burke Orthodontics

Mr. Feverston introduced minor site plan changes for Burke Orthodontics at 25 N. Main. The owners would like to create a larger foyer area by enclosing about two thirds of the porch on the west side of the building. The walls will extend up from the existing concrete wall and be of materials consistent with the character of the building. He recommended approval of this minor site plan as requested by the applicant, without conditions.

Mr. Doug Fisher of Fisher Group Architects, Inc. was present to answer questions. He noted that the purpose of enclosing the porch was to create a windbreak protecting clients in the adjoining waiting room. When asked about materials, Mr. Fisher said the new Pella windows would match the existing ones. Cedar siding and/or hardie planking would be stained to match other siding already onsite.

The Board stated that this would be a nice addition, before Mr. Holloway moved for approval of Application P-2011-0136, a minor site plan for Burke Orthodontics. Dr. Hoback seconded the motion. The motion passed unanimously with 4 ayes.

Application P-2011-0137: James McCutcheon, 18 E. Franklin

Mr. Feverston reviewed the application by James and Deb McCutcheon for an amendment to the approved site plan as they repair hail damage on their property at 18 E. Franklin Street in the Architectural Preservation District. He showed photos of the home and noted that Mr. and Mrs. McCutcheon had submitted a longer list of items to be repaired and replaced. Although the renovations are significant and include new siding, the majority of them required only staff approval. In this application, the owners are asking for permission to replace the window sashes with vinyl-wrapped windows, to replace the current shutters with vinyl shutters, to remove the false shutters on the upper level of the front of the house, and to replace the exterior wall lights with new brass fixtures. Staff recommended approval subject to the following two conditions:

1. The final design of the window sashes shall incorporate a two-over-two mullion pattern, subject to approval by the City Planner.
2. The final design of the light fixtures shall be subject to the approval by the City Planner.

Deb McCutcheon of 8330 Cherrycreek Drive, applicant and co-owner, was present to represent the business. She stated that she did not believe that there was a window behind the false shutters on the front of the house. She and her husband would like to cover the area with siding. She noted that a large piece of gingerbread trim was saved from damage because it was removed for restoration at the time of the hailstorm. She felt that the ornamental trim would enhance the center front face of the house, making the loss of the faux shutters less noticeable than the pictures suggested.

Mr. Garrett asked Mr. Feverston whether he had a sense if there ever was a working window. Mr. Feverston did not have a definitive answer, but felt that a blank upper wall would have been

rare in the period the house was constructed. The porch was enclosed at some point as a "modern" addition. He stated that the typical style of the original period had a door and two windows on the lower elevation with three windows in the second story. Mrs. McCutcheon stated perplexity in where and how a window there would fit inside the house. The board discussed asking for a condition that the window be maintained if framing for a window is found when the false shutters are taken off.

Mr. Feverson clarified that the Board could approve the application as requested, could require the window to be reestablished if framing is found, or could obligate the owners to keep the design as it is with the faux shutters.

Dr. Hoback stated that the least desirable option would be for the wall to be blank; he did not feel that a window should be covered over with siding. Mrs. McCutcheon repeated that the gingerbread is large and will enhance the appearance of the upper floor when it is replaced. Mr. Garrett felt strongly that if a window was there, then one should go back. Prior to the vote, Mrs. Korenyi-Both stated her preference to maintain the approval of the City Planner for the exterior lights. The others agreed.

MOTION: Mrs. Korenyi Both moved for approval of Application P-2011-0137, subject to the following three conditions:

1. The final design of the window sashes shall incorporate a two-over-two mullion pattern (with four lights in each window), subject to approval by the City Planner.
2. The final design of the light fixtures shall be subject to the approval by the City Planner.
3. If framing for a window is found when the shutters and faux window are removed, then a window or false window shall be installed and the window shall not covered over.

Mr. Holloway seconded the motion. The motion passed 4-0.

## COMMUNICATIONS

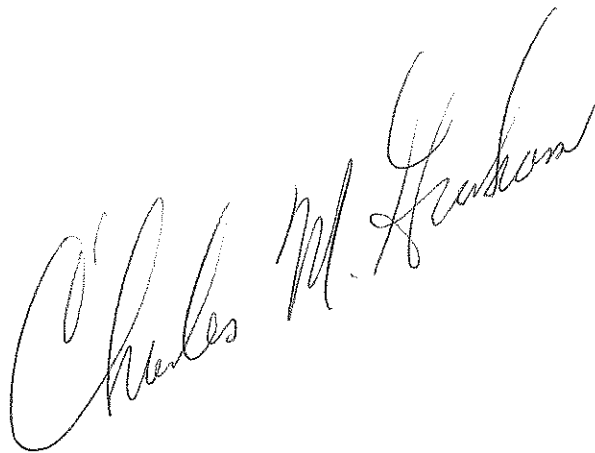
Mr. Feverston suggested that the Board of Architectural Review consider an annual preservation award or two to recognize those making significant efforts in the downtown area. He felt that awards would aid the Board's mission to educate the public and encourage quality historic standards for the district. Two categories for awards might be reinvestment and stewardship for consistent maintenance. A formal recognition could be presented at a televised meeting of the Centerville City Council. The idea was well received and the group began some brainstorming. Mr. Garrett asked who would nominate and who would pick the winners. Mr. Feverston stated that BAR would pick the winners. The Board of Architectural Review, staff, other businesses, and the general public could make recommendations as decided by the BAR. It was hoped that the details related to the awards could be worked out so that recognition could begin in 2012.

Mr. Garrett suggested that the awards be the topic of a work session. Mr. Feverston encouraged board members to do some research and consider what they might like to see as criteria and as the award. The best time of year for presentations will also be discussed.

Mr. Feverston shared that the roofs of eight of the bus stop gazebos in town will be replaced and showed samples of shingles from Public Works Director Rob James. In the past the gazebos have had black three tab shingles with all exposed wood painted white. The group felt that dimensional shingles in the pewter color would be fine. The paint will remain white.

The next regularly scheduled meeting of the Board of Architectural Review is Tuesday, December 6, 2011, at 7:30 p.m. in Council Chambers.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script that reads "Charles M. Hanken". The signature is written in black ink and is slanted upwards from left to right.