

BOARD OF ARCHITECTURAL REVIEW

Tuesday, December 7, 2010

Regular Meeting

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

Attendance: Mr. Charles Graham, Chair; Mr. Frank Holloway, Dr. Richard Hoback, Ms. Sharma Stone, Mrs. JoAnn Rau, Amy Korenyi-Both. Absent: Mr. Jaime Garrett. Also present: Mr. Steve Feverston, City Planner, and Mr. Scott Liberman, City Attorney.

Mr. Feverston stated Mr. Garrett told staff of his absence from the meeting as he was out of town.

Mr. Graham introduced and welcomed Ms. Stone, Mrs. Rau and Mrs. Korenyi-Both as the newest members of the Board.

Approval of Minutes of September 7, 2010:

MOTION: Dr. Hoback moved to approve the Board of Architectural Review Regular Meeting minutes of September 7, 2010, as written. Mr. Holloway seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

Cornerstone Developers, LTD – Landmark Designation

Mr. Feverston reviewed the Landmark Review application submitted by Cornerstone Developers, Ltd., for the house located at 5300 Wilmington Pike and known more particularly as the Dille property for purpose of determining any historical significance of the existing house. The zoning on the 70.16 acre parcel is Business Planned Development, B-PD, which allows primarily retail, commercial, and offices types of uses. The house is situated on the property at the edge of a wooded area toward the area that has been farmed over the years. It is a very long linear and narrow house along the wooded area of Wilmington Pike with a clearing for the main driveway creating a large street presence. Out buildings are also located on the property such as guest houses, barns, etc.

The Planning Commission reviewed the application in terms of what impact a landmark designation of the house in question would have on the City's Comprehensive Plan for this site and what impact it would have on adjoining properties. During their last meeting, the Planning Commission determined there would be no impact in keeping or removing the house from the property as it related to the Comprehensive Plan or development of the surrounding properties, and voted unanimously to recommend the structure not be designated as a landmark.

Mr. Nester Melnick and Ms. Madelyn Williams of MSA Architects, retained by the City, were present for the review of their study of the Dille House to determine its historic significance.

Mr. Melnick stated their study was based on historical research, on-site research, and geological research findings on the Dille House. The house was built in 1937 for Robert Patterson and purchased by the Dille family in 1953. It is a 2-story colonial revival, an asymmetrical rectangular plan, having a stone veneer facade and an attached garage on the north side facing the rear.

Ms. Williams stated double hung windows constructed of wood, operable wood shutters, and the slate roof are visible on the east elevation of the house. The west elevation along Wilmington Pike has a wood pediment porch, the front door is a Dutch door, and an arbor that connects one of the dining rooms with the garage is in need of much repair due to paint deterioration. The interior of the house includes a renovation done to the kitchen sometime in the 1970's. Most of the pine or poplar manufactured woodwork applied to the plaster walls remains intact. A sunroom facing the east has wood paneling and cabinetry, and having a fireplace with tile work creating the only fireplace in the house with any significance in the house as the others have been renovated in some way. The master bedroom was carpeted at some point in time, removed and left with only the padding in place. The molding was, again, mass-produced and applied to the walls. The master bathroom has 1" x 1" mosaic tile which was very common in the 1930's. All lighting fixtures have been replaced with more contemporary style fixtures. The evidence of clapboard visible in the sunroom area affirms the house is actually a wood frame construction house. The house is constructed on top of a cast and place concrete foundation. A hole in one of the exterior walls displayed the layers of construction as plaster, a backing that possibly has asbestos (requiring abatement), insulation, and an additional backing for the stone veneer. The garage is constructed of brick with the stone veneer on the exterior to match the house.

Mr. Melnick stated the house was designed for Robert Patterson, the grand nephew of John Patterson, by architect Ellason Smith. Mr. Smith is known for his tutor style so this colonial revival style is not exemplary of his work. He did a lot of design work in the Oakwood area and one Dayton home, the Hook Estate, he did in 1917 is listed on the National Register of Historic Places. In reviewing past owners of the house, there is no real historic significance as the Robert Patterson, the original owner, was several generations removed from John Patterson, founder of NCR. Dr. Dille's family history was traced back to Samuel Dille who founded a town in West Virginia, but has no history with the house in question.

Ms. Williams reviewed criteria for landmark status in the National Register of Historic Places and determined the house did not fulfill any of those standards.

Mr. Melnick stated their task was to take an objective view of the house and do research to determine any historical elements that might be embodied in the site. He stated when you consider what it would take to designate the house as a historic landmark their research did not find anything to conclude the property or the house should have that type of designation.

Mr. Feverston stated correspondence was forwarded to the Board members from Mr. Brady Kress, Dayton History, and Mr. Bruce Goetzman, Preservation Architectural Services Team, for review.

In considering the research done by MSA Architects, the correspondence received from Mr. Kress and Mr. Goetzman, and the City's Landmark Ordinance purpose of helping protect and preserve the true history and fabric of the community. Staff recommended that although the house does have some interest and visual appearance, it does not rise to the level of being a true landmark.

Staff recommended against designating the Dille House as a landmark.

Mr. Graham opened the public hearing.

Mr. George Oberer, Jr., representing Cornerstone Developers, stated before a development plan can be prepared for the site, they felt it was necessary to determine the disposition of the existing house. He stated the house has been vacant for approximately 14 years and suffered significant deterioration from the elements. He stated they considered somehow using the house in the development, however, its construction did not make that option viable based on today's building requirements and standards. The concrete foundation used on the first floor makes the house impossible to relocate on another portion of the site. He stated the research reviewed previously with the Board by staff and the MSA Team represented what the house really offers.

There being no other speakers, Mr. Graham closed the public hearing.

Ms. Stone stated there was some type of movement by prominent Dayton businessmen who purchased large plots of land in the 1920's to build huge homes. Approximately, 15 to 20 of these homes are well documented in Dayton history of which the Dille House fits into this category. She stated she had a concern with taking action on this application until the City could find out more about that architectural movement that made an impact on our community.

Mr. Feverston stated in the case of the Dille House, Robert Patterson was not one of Dayton's industrialists during that era and is not a specimen house that has the quality of materials that would qualify as something other than just a basic house.

Mrs. Rau asked if Mr. Oberer had considered using any of the stone material from the house within the future development.

Mr. Oberer stated there are some public areas in and around the development plan that is evolving that will offer opportunities to reuse the stone material.

MOTION: Dr. Hoback moved to recommend denial of a Landmark Designation for the house commonly known as the Dille House located at 5300 Wilmington Pike. Mrs. Rau seconded the motion. The motion was approved 5-1 with Ms. Stone voting no.

Ms. Stone stated she would like to see a modification of the request be to maintain the exterior of the house and a renovation of the interior of house be done to accommodate an appropriate user. Further, she stated the pool and pool house should be removed.

UNFINISHED BUSINESS

Anthony F. Staub – Major Site Plan

Mr. Feverston reviewed the Major Site Plan submitted by Anthony F. Staub for property located at 122 North Main Street in the Architectural Preservation District (APD) requesting approval for a walking/multi-use trail for recreational purposes.

Mr. Feverston stated the zoning violations related to the property have been for the most part corrected so this application can not move forward.

The grass lawn situated on the southeast portion of the property is the location of the walking track. The path is proposed to be of asphalt construction around the perimeter of that grass lawn and is considered an accessory use to the existing drop-in center.

Staff recommended denial of the Major Site Plan based on it being situated along North Main Street with inadequate landscaping materials.

Mr. Anthony Staub, applicant, stated the proposed walking path is for people visiting The Castle located on the adjacent property to the north and he stated he really did not understand why the City's approval was necessary.

Mr. Feverston explained the Unified Development Ordinance (UDO) considers the primary use of the property as a drop-in center and any additional use on the property is considered an accessory use. In this case, a walking track is an accessory use to the primary use and must be approved by the City under the requirements of the UDO.

Mr. Graham asked what type of landscaping would be necessary to make the use acceptable.

Mr. Feverston stated it would have to be some type of plantings that would help mitigate the use from North Main Street.

Mr. Graham stated he would like to work with the applicant to possibly require some tree and bush plantings to help conceal the asphalt path in order for him to proceed with his project.

Mrs. Korenyi-Both asked what the negative impact of the use was to the City.

Mr. Feverston stated it was the lack of screening this asphalt walking track would have given its proximity to North Main Street. He stated tree plantings would certainly help the situation.

Mr. Staub stated there is a gas station/convenience store to the south and another auto repair shop to the east and he did not understand why there was a concern with the appearance of his proposed project.

Mrs. Korenyi-Both stated the only application under review at this time is the request by for the walking path. She stated the standards and requirements contained in the UDO must be applied to allow the project to be installed. She stated if landscaping was incorporated into the project, it would allow the Board some flexibility on its decision.

Mr. Holloway stated the issue is that accessory uses are not typically located in the front yard of a property so in order to address the impact of the use some additional requirements need to be put in place.

MOTION: Mr. Holloway moved to approve Major Site Plan Application #2010-0049 submitted by Anthony Staub for property located at 122 North Main Street for the purpose of installing a walking path subject to the following condition:

1. A landscape plan be submitted and approved by the City Planning Department.

Mrs. Korenyi-Both seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Vintage Scout – Exterior Building Trim Color

Mr. Feverston reviewed the Minor Site Plan application submitted by Dana Hookassian for Vintage Scout located at 60 North Main Street in the Architectural Preservation District (APD). The applicant is requesting approval of an exterior paint color on one of the limestone houses.

The applicant is seeking approval of the light blue trim color for the building at 60 North Main Street. The applicant did not apply for zoning approval prior to applying the color on the building trim.

The Design Review Criteria (DRC) standards state that the chosen color should be compatible with the building's existing color scheme and with those of neighboring properties, avoiding colors that are bright or vivid. The color scheme of a building with the Architectural Preservation District (APD) is an essential aspect of its overall appearance and care must be used when choosing building colors, particularly on historic structures.

The light blue color is not listed on the approved building color chart for the APD and, therefore, must be approved on a case-by-case basis by the Board.

Staff recommended the application request be denied. Mr. Feverston stated that should the Board agree with the staff recommendation and because winter is not the time to do exterior painting.

There was no representative in attendance for review of the request. Mr. Feverston stated the applicant's painting company did call the City and was told there was an approved color chart from which the building colors needed to be selected. The applicant may have thought any historic color chart would be acceptable.

The members agreed the color used on the trim was not appropriate for the APD.

MOTION: Mrs. Rau moved to deny Application #Z-2010-00274 submitted by Dana Hookassian for Vintage Scout located at 60 North Main Street, requesting approval of the light blue trim color. Ms. Stone seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

