

*Heidi M. Miller 8/15/06*

**BOARD OF ARCHITECTURAL REVIEW  
Regular Meeting  
Tuesday, July 18, 2006**

Mrs. Sheley called the meeting to order at 7:30 P.M.

Attendance: Mrs. Martha Sheley, Acting Chairman; Mrs. Laverne Stebbins; Mr. James Treffinger; Mr. Jaime Garrett Absent: Ms. Heidi Miller; Mr. Alok Khare; Mr. Charles Graham. Also present: Mr. Ryan Lee, Planner.

Motion to Excuse:

MOTION: Mr. Treffinger moved to excuse Ms. Miller from the meeting as she gave prior notice of her absence to staff. Mr. Graham and Mr. Khare were excused as well. Mrs. Stebbins seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes:

MOTION: Mr. Treffinger moved to approve the Board of Architectural Review Regular Meeting minutes of June 6, 2006, as written. Mrs. Stebbins seconded the motion. The motion was approved unanimously 4-0.

NEW BUSINESS

Square One Salon - Board of Architectural Review Special Approval

Mr. Lee reviewed the Board of Architectural Review (BAR) Special Approval application submitted for Square One Salon to be located at One North Main Street in the Architectural Preservation District. The request is to renovate the existing building and parking lot situated on the northwest corner of the Main Street and Franklin Street intersection.

The applicant is requesting replacement of the second-story windows on the east and south elevations as well as painting the existing brick, trim, and aluminum siding. A canvas awning is proposed on the east elevation and will wrap around the south elevation to formalize the entryway to the facility. The exterior doors and trim will be replaced and flower boxes will be added to the windows on the east elevation facing North Main Street. The brick infill is to be removed on the south elevation and replaced with windows in their original location on the building. The existing bay and door on the west elevation will be removed and replaced with a new window and door patching the wall with matching aluminum siding. The brick infill on the north elevation will be removed and replaced with new windows. The fencing for the condensing units and trash cans will be situated on the north elevation where the aluminum siding is located. The arched trim on the rear porch entrance on the west elevation will be removed. Landscaped islands are proposed to be added in the existing parking areas.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. The fence that encloses the condensing units and trash cans shall match the color of the wall face.

2. The window flower box design shall be subject to approval by the City Planning Department.
3. The design of the exterior doors shall be subject to approval by the City Planning Department.
4. The steel doors that access the coal chute or cellar shall be either eliminated or replaced subject to approval by the City Planning Department.
5. The speed bump located in the north driveway shall be eliminated.
6. A final exterior lighting plan shall be subject to approval by the City Planning Department.

Mrs. Stebbins asked if the parking area would be resurfaced.

Mr. Chuck Chambers, representing the applicant, stated the entire parking area would be resurfaced.

Mrs. Sheley asked what colors would be used on the building.

Mr. Lee stated the building would be painted with brown and beige earthtone colors, and the awning will be a solid black color.

Mr. Garrett asked if the existing trash cans would be removed and if the flower boxes would interfere with the existing benches on North Main Street.

Mr. Lee stated the trash cans would be removed and the condition concerning the window box design was included to eliminate any interference with the existing bench seating.

Mrs. Stebbins asked when the windows would be replaced.

Mr. Chambers stated the windows would be replaced within the next six (6) weeks and all improvements as described would be completed prior to the opening the salon.

MOTION: Mr. Garrett moved to approved Application #BAR-06-37, filed for Square One Salon, One North Main Street, subject to the following conditions:

1. The fence that encloses the condensing units and trash cans shall match the color of the wall face.
2. The window flower box design shall be subject to approval by the City Planning Department.
3. The design of the exterior doors shall be subject to approval by the City Planning Department.

4. The steel doors that access the coal chute or cellar shall be either eliminated or replaced subject to approval by the City Planning Department.
5. The speed bump located in the north driveway shall be eliminated.
6. A final exterior lighting plan shall be subject to approval by the City Planning Department.

Mrs. Stebbins seconded the motion. The motion was approved unanimously 4-0.

Eric and Julie Gallatin - Board of Architectural Review Special Approval

Mr. Lee reviewed the Board of Architectural Review Special Approval application submitted by Eric and Julie Gallatin requesting approval to construct a new dental office building at 221 West Franklin Street in the Architectural Preservation District (APD). In August, 2005, the existing structure on the site was reviewed and approved for renovation by the Board, however, as the project advanced it was determined significant structural damage had occurred to the structure. The Board of Architectural Review (BAR), therefore, approved demolition of that structure. This proposed new building design is to be considered at this time for construction on the site.

The new building will be situated twenty (20) feet closer to West Franklin Street than the previous building which addresses some of the goals in the Comprehensive Plan to create a tighter streetscape. The architecture is to be a brick veneer wall plane with limestone and cast stone lintels and sills. The cornice and frieze board are proposed to be constructed of an Exterior Insulation Finish System (EIFS) material. Aluminum-clad double-hung windows and Tuscan style columns flanking the entrance points.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. Prior to the issuance of any permit by the City, an access easement shall be recorded for the western drive that guarantees shared vehicular access subject to approval by the City Attorney.
2. The architectural design of the building shall be modified as follows:
  - a. The cap which includes the cornice and frieze board shall be no larger than one (1) foot in height.
  - b. The building shall incorporate a base subject to approval by the City Planning Department.
  - c. The arches in the south and west gables shall be replaced with brick subject to approval by the City Planning Department.

3. The Board of Architectural Review (BAR) must specifically approve the use of exterior insulation finish system (EIFS) as a cornice and frieze board material.
4. The final design of all wall openings shall be subject to approval by the City Planning Department.
5. The final design of the shared access drive shall be subject to approval by the City Engineering Department.
6. An access easement shall be provided across the shared access drive subject to approval by the City Attorney.
7. A final exterior lighting plan shall be subject to approval by the City Planning Department.
8. The final landscaping and screening shall be subject to approval by the City Planning Department.
9. A performance bond on other construction guarantee shall be posted by the developer for all landscaping and screening improvements required by the Zoning Ordinance subject to approval by the City Engineering Department. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.

Mr. Ken Seidl, architect representing the applicants, stated he agreed with the conditions as proposed by staff, however, he asked to discuss Condition #2 concerning the architectural design. He stated he designed the building to be part of the historic district, however, it is not a historic building. It was designed to respect the tradition of the buildings in the APD and is a red brick building rather than a stone building which relates more to the Georgian Colonial style buildings that were built in the 1950's and 1960's. Mr. Seidl stated the proposed height of the frieze board is based on the proportion of the columns. In this case, the columns are two (2) feet in diameter and the frieze board should be one and one-half (1.5) times that figure making the size of the frieze board approximately three (3) feet in height. He stated that in speaking with staff, the issue is not the proportion of the frieze board selected for this building, but the proportions of other buildings in the APD. Most buildings in the APD are not architecturally correct as the proportions are very narrow using eight (8) to twelve (12) inch frieze board.

Mr. Treffinger asked about the success with the use of EIFS as his experience with the use of EIFS has not been a positive one.

Mr. Seidl stated he only recommended the use of EIFS as a trim material not as a wall system material, but was confident this type of use would be successful.

MOTION: Mr. Treffinger moved to approve Application #BAR-06-35, submitted for Eric and Julie Gallatin, 221 West Franklin Street, subject to the following conditions:

1. Prior to the issuance of any permit by the City, an access easement shall be recorded for the western drive that guarantees shared vehicular access subject to approval by the City Attorney.
2. The architectural design of the building shall be modified as follows:
  - a. The building shall incorporate a base subject to approval by the City Planning Department.
  - b. The arches in the south and west gables shall be replaced with brick subject to approval by the City Planning Department.
3. The final design of all wall openings shall be subject to approval by the City Planning Department.
4. The final design of the shared access drive shall be subject to approval by the City Engineering Department.
5. An access easement shall be provided across the shared access drive subject to approval by the City Attorney.
6. A final exterior lighting plan shall be subject to approval by the City Planning Department.
7. The final landscaping and screening shall be subject to approval by the City Planning Department.
8. A performance bond on other construction guarantee shall be posted by the developer for all landscaping and screening improvements required by the Zoning Ordinance subject to approval by the City Engineering Department. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.

Further, the BAR approved the use of Exterior Insulation Finish System (EIFS) as a cornice and frieze board material.

Mrs. Stebbins seconded the motion. The motion was approved unanimously 4-0.

Sona Centerville, LLC (LA Tan) - Board of Architectural Review Special Approval

Mr. Lee reviewed the Board of Architectural Review Special Approval application submitted by Sona Centerville, LLC, for a LA Tan facility to be located at 255 West Franklin Street in the Architectural Preservation District (APD). The request includes demolition of the existing single-family residence on the property, construction of a two-story 4,900 square foot building, and construction of a shared parking lot with the property located immediately east at 235 West Franklin Street.

The new building to be located on the northeast corner of Normandy Lane and West Franklin Street would establish a new focal point as an entrance into the City of Centerville as well as the APD. The site plan shows a second building on the property to be developed in the future, however, no additional information is available at this time. Shared access is shown along Normandy Lane as well as shared access between 235 and 221 West Franklin Street.

The main structure is proposed to be constructed of a brick veneer wall plane portion that will step out toward West Franklin Street. Cast stone lintels and sills are proposed with brick courses along the building face adding to the base element as well as an item of interest along the front. Brick column projections will be incorporated on the corners of the brick facade. The portion of the building that appears as an addition will consist of eight (8) inch wood siding to be used on the porch addition as well. Wood trim will be used around the aluminum glass store windows with column structures to be placed between those windows. The north elevation will have a recessed porch area with a column projection that is consistent with the south elevation. False windows are proposed to be used on the east elevation which will be shutter closed and consistent with the soldier course that will be present on the south elevation. A stone base will be added to the building, however, it will depend on the final grading elevations as to how it should be done.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. The Board waive the thirty (30) day demolition delay period.
2. The building labeled "Building #2" shall not be considered part of this approval.
3. A stone base shall be incorporated onto the building elevations that utilizes wood siding. Final design of the stone base shall be subject to approval by the City Planning Department.
4. The column projections located on the south building elevation wall shall be removed subject to approval by the City Planning Department. The corner trim shall extend the length of the wall face.
5. All projecting ribs located on the brick facades shall be replaced by brick quoins subject to approval by the City Planning Department.

6. The final design of all wall openings shall be subject to approval by the City Planning Department. The false windows on the east building elevation shall provide a simple, balanced rhythm subject to approval by the City Planning Department.
7. The gable on the south building elevation shall be brick, and the horizontal fascia board shall be eliminated subject to approval by the City Planning Department.
8. The gables on the west and south building elevations shall match in materials and color subject to approval by the City Planning Department.
9. A final color palette shall be subject to approval by the City Planning Department.
10. The existing lots fronting onto Normandy Lane shall either be platted into a single lot or subdivided into lots for Building #1 and #2 subject to approval by the City.
11. Twenty-five (25) feet of right-of-way measured from the centerline of Normandy Lane shall be dedicated to the City subject to the City Engineering Department.
12. Normandy Lane shall be improved to include curb, gutter, storm sewer, and a brick sidewalk five (5) feet in width subject to approval by the City Engineering Department.
13. Prior to the issuance of any permit by the City, an access easement shall be recorded that guarantees shared vehicular access from Normandy Lane to the shared access onto West Franklin Street subject to approval by the City Attorney.
14. The final design of the parking lot and shared access drive shall be subject to approval by the City Engineering Department.
15. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
16. The final design of the area labeled as "Possible Future Plaza Area" shall be subject to approval by the City Planning Department.
17. A final landscaping and screening plan shall be subject to approval by the City Planning Department.
18. A performance bond or other construction guarantee shall be posted by the developer for all landscaping and screening improvements required by the Zoning Ordinance subject to approval by the City Engineering Department. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.

19. A final exterior lighting plan shall be subject to approval by the City Planning Department.

Mr. David Helmers, architect for the project, stated this will become the new gateway to the City and their idea was to highlight as much of the Centerville architectural as possible by taking an inventory of the architectural elements within the APD.

Mr. Garrett asked if the grade would determine how much of the base would be displayed.

Mr. Lee stated the amount of the grade would determine the base to be displayed on the building.

MOTION: Mr. Treffinger moved to approve Application #BAR-06-36, submitted by Sona Centerville, LLC (LA Tan) subject to the following conditions:

1. The building labeled "Building #2" shall not be considered part of this approval.
2. A stone base shall be incorporated onto the building elevations that utilizes wood siding. Final design of the stone base shall be subject to approval by the City Planning Department.
3. The column projections located on the south building elevation wall shall be removed subject to approval by the City Planning Department. The corner trim shall extend the length of the wall face.
4. All projecting ribs located on the brick facades shall be replaced by brick quoins subject to approval by the City Planning Department.
5. The final design of all wall openings shall be subject to approval by the City Planning Department. The false windows on the east building elevation shall provide a simple, balanced rhythm subject to approval by the City Planning Department.
6. The gable on the south building elevation shall be brick, and the horizontal fascia board shall be eliminated subject to approval by the City Planning Department.
7. The gables on the west and south building elevations shall match in materials and color subject to approval by the City Planning Department.
8. A final color palette shall be subject to approval by the City Planning Department.
9. The existing lots fronting onto Normandy Lane shall either be platted into a single lot or subdivided into lots for Building #1 and #2 subject to approval by the City.
10. Twenty-five (25) feet of right-of-way measured from the centerline of Normandy Lane shall be dedicated to the City subject to the City Engineering Department.



11. Normandy Lane shall be improved to include curb, gutter, storm sewer, and a brick sidewalk five (5) feet in width subject to approval by the City Engineering Department.
12. Prior to the issuance of any permit by the City, an access easement shall be recorded that guarantees shared vehicular access from Normandy Lane to the shared access onto West Franklin Street subject to approval by the City Attorney.
13. The final design of the parking lot and shared access drive shall be subject to approval by the City Engineering Department.
14. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
15. The final design of the area labeled as "Possible Future Plaza Area" shall be subject to approval by the City Planning Department.
16. A final landscaping and screening plan shall be subject to approval by the City Planning Department.
17. A performance bond or other construction guarantee shall be posted by the developer for all landscaping and screening improvements required by the Zoning Ordinance subject to approval by the City Engineering Department. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.
18. A final exterior lighting plan shall be subject to approval by the City Planning Department.

Further, the BAR waived the thirty (30) day demolition delay period for removal of the existing building.

Mr. Garrett seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

