

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, April 15, 2003

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

Attendance: Mr. John Carr, Chairman; Mrs. Laverne Stebbins; Ms. Heidi Miller; Mrs. Martha Sheley; Mr. James Treffinger; Mr. Jack Gramann; Mr. Charles Graham. Also present: Mr. Steve Feverston, City Planner; Mr. Chris Pozzuto, Economic Development Administrator; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Approval of minutes:

MOTION: Mrs. Sheley moved to approve the minutes of the Board of Architectural Review Regular Meeting of March 18, 2003, as written. Mr. Gramann seconded the motion. The motion was approved 6-0-1 with Mr. Graham abstaining.

MOTION: Mrs. Stebbins moved to approve the minutes of the Board of Architectural Review Work Session of March 18, 2003, as written. Mr. Treffinger seconded the motion. The motion was approved 6-0-1 with Mr. Graham abstaining.

COMMUNICATIONS

Mr. Feverston stated Create the Vision will present the draft goal statements of the Comprehensive Plan in a public meeting to be held on April 23, 2003, at 7:00 P.M., at Centerville High School. He encouraged all members to attend.

The Speaker Series, as part of Create the Vision, will feature Mr. Walter Kulash, Traffic Engineer, to discuss "Livable Traffic", on May 20, 2003, at 7:00 P.M., to be held at the Centerville Police Department. Members and all interested persons are encouraged to attend.

NEW BUSINESS

Dr. Heather Morgan - Sign

Mr. Feverston stated that applicant, Dr. Heather Morgan, 138 South Main Street, has installed a new sign face on the existing ground-mounted post without obtaining the proper approval. Staff is unable to approve the sign as it has two (2) background colors rather than one (1). The BAR members reviewed this sign at the last work session and determined the dual background colors are appropriate since those are the only colors used on the entire sign.

MOTION: Ms. Miller moved to approve the Sign submitted for property located at 138 South Main Street by Dr. Heather Morgan as requested. Mr. Graham seconded the motion. The motion was approved unanimously 7-0.

Graeter's Ice Cream - BAR Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Graeter's Ice Cream to be located on the northeast corner of Main and Franklin Streets in the Architectural Preservation District (APD). The request is to demolish the existing building on the .63 acre site and construct a 5,000 sq. ft. restaurant building including an outdoor plaza.

Several historic houses and outbuilding were demolished around 1962 to construct a gas station and, again, in 1982, demolition of the gas station was approved by City Council to redevelop the site for a medical office.

As part of the redevelopment of this property, the City is purchasing the portion of the property north and east of the proposed building. The City will redevelop this area into public parking which will satisfy the parking requirements for the proposed restaurants. The public parking in this area will also increase the availability of customer parking for numerous other businesses in the vicinity of the Main and Franklin intersection.

The proposed building will have wood lap siding, a cultured stone base, gable roofs with dimensional shingles, storefront windows on the ground floor, and a covered porch over the main entrance for each business. The four (4) faux chimneys will be constructed with E.I.F.S. Two (2) base colors will be used on the building, one for each business. The trim and roof colors will be shared by both businesses with the exception of a rubberized roof which will cover the kitchen area of City Barbeque. Three (3) false windows are shown on the ground floor of the north elevation which will have a closed-shutter appearance. A stained-glass window on the upper level, in the design of an ice cream cone, is proposed on the north elevation.

The porches will frame a small plaza at the corner which will consist of a grass lawn surrounded by an area of brick pavers. A limestone knee wall will be constructed along the north edge of the lawn. Wooden benches will be provided for outdoor seating. In addition, City Barbeque will have a fenced, outdoor dining area in front of its main entrance.

The site plan submitted indicates a building size slightly larger than the 5,000 sq. ft. permitted in the APD. The applicant is aware of this requirement and has agreed to modify the floor plan in order to eliminate a Variance. This modification will not affect the design of the building.

A twelve (12) foot by forty-five (45) foot loading dock will be situated at the rear of the building behind the smokers for City Barbeque.

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

1. The BAR approve the demolition of the existing building and waive the required thirty (30) day demolition delay period.
2. The ground floor area of the proposed building be reduced to five thousand (5,000) square feet.
3. The stained glass window on the north elevation be approved subject to final design being approved by the Planning Department.
4. A paneled storefront window treatment or other architectural feature shall be added to the blank wall next to the City Barbeque entrance door on the west elevation.
5. The final design of the patio furniture for City Barbeque shall be subject to approval by the Planning Department.

6. The shallow-pitch roofs on the north and west elevations shall be of a material and color that are compatible with the dimensional-single roofs, subject to approval by the Planning Department.
7. The final design of the parking lot shall be subject to approval by the Engineering Department.
8. The final location and design of the dumpster and screening shall be subject to approval by the Planning Department.
9. The height of the privacy fence used to screen the smokers shall be increased to seven (7) feet.
10. A final lighting plan shall be subject to approval by the Planning Department.
11. No sign depicted shall be approved as a part of this application.

Mr. Carr stated he felt screening would be more important between the north parking lot and the south than south of the loading area. He asked if the traffic control cabinet could be relocated as it would take away from the affect of the plaza area.

Mr. Hoffman stated it would be difficult to relocate the traffic control cabinet as there is no other location near the signal for crews to view when working on the controls.

Mr. Carr stated the possibilities should be exhausted to relocate the cabinet.

Mr. Pozzuto stated additional screening will be added to the area by the City Beautiful Committee and overseen by the City Horticulturist.

Ms. Miller suggested landscaping be added to the north and east elevations if possible since there are no windows in those areas as they appear to be blank.

Mr. Clay Cookerly and Mr. Maury Levine, Graeter's Ice Cream, stated there is not adequate space to install a planting area and still maintain the sidewalk standards. The lot line would have to be shifted between the Graeter's property and the City property to provide enough space for a planting area.

Mr. Feverston stated planters could be located on the sidewalk area to provide landscaping and break up the blank wall.

Ms. Miller asked if the window wells could be angled to allow more natural light into the building.

Mr. Cookerly stated he would have to discuss that issue with his architect to determine if angling the window wells would be an option.

MOTION: Mr. Graham moved to approve the Special Approval application submitted for Graeter's Ice Cream to be located on the northeast corner of Main and Franklin Streets subject to the following conditions:

1. The ground floor area of the proposed building be reduced to five thousand (5,000) square feet.
2. The stained glass window on the north elevation be approved subject to final design being approved by the Planning Department.
3. A paneled storefront window treatment or other architectural feature shall be added to the blank wall next to the City Barbeque entrance door on the west elevation. The final design shall be subject to approval by the Planning Department.
4. The final design of the patio furniture for City Barbeque shall be subject to approval by the Planning Department.
5. The shallow-pitch roofs on the north and west elevations shall be of a material and color that are compatible with the dimensional-single roofs, subject to approval by the Planning Department.
6. The final design of the parking lot shall be subject to approval by the Engineering Department.
7. The final location and design of the dumpster and screening shall be subject to approval by the Planning Department.
8. The height of the privacy fence used to screen the smokers shall be increased to seven (7) feet.
9. A final lighting plan shall be subject to approval by the Planning Department.
10. No sign depicted shall be approved as a part of this application.
11. The final landscaping plan shall be subject to approval by the Planning Department.

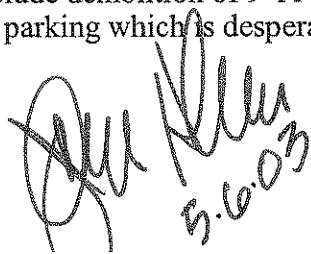
Further, the BAR approved the demolition of the existing building and waived the required thirty (30) day demolition delay period.

Mrs. Sheley seconded the motion. The motion was approved 6-0-1 with Mr. Gramann abstaining.

Northwest Corner of Main and Franklin Streets

Mr. Feverston reviewed the concept for the redevelopment to possibly occur along the northwest corner of Main and Franklin Streets. This concept would include demolition of 9-11 North Main Street to construct a new storefront restaurant and additional parking which is desperately needed in the APD.

There being no further business, the meeting was adjourned.



Handwritten signature and date: 5.6.03