

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
Tuesday, May 6, 2003

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

Attendance: Mr. John Carr, Chairman; Mr. Charles Graham; Mrs. Laverne Stebbins; Mrs. Martha Sheley. Absent: Mr. James Treffinger; Mr. Jack Gramann; Ms. Heidi Miller. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner.

Motion to Excuse:

MOTION: Mrs. Sheley moved to excuse Mr. Treffinger, Mr. Gramann and Ms. Miller from the meeting as each gave prior notice to staff. Mrs. Stebbins seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes:

MOTION: Mrs. Sheley moved to approve the Board of Architectural Review Work Session minutes of April 1, 2003, as written. Mr. Graham seconded the motion. The motion was approved unanimously 4-0.

MOTION: Mrs. Stebbins moved to approve the Board of Architectural Review Regular Meeting minutes of April 15, 2003, as written. Mrs. Sheley seconded the motion. The motion was approved unanimously 4-0.

PUBLIC HEARINGS

City of Centerville - Review of 9 and 11 North Main Street for Potential Landmark Designation

Mr. Feverston reviewed the Landmark Designation application submitted by the City of Centerville for 9 and 11 North Main Street located in the Architectural Preservation District (APD). He explained prior to any development/redevelopment of the area extending along North Main Street including the .63 acre property as well as the Capital South Building, 17 North Main Street, the structure in question must be considered for any landmark significance.

Staff researched the Capital South building and determined the 1950's primarily concrete block building had no historic significance and, therefore, did not require a formal application for review.

The building at 9 and 11 North Main Street is a two-story house built around 1920. Additions were made to the north and south elevations of the house before 1926. The north addition was removed and later replaced with a modern addition connecting the house to the Capital South Building in the 1950's. The house was built using balloon frame construction on a poured concrete foundation. Architecturally, the house is considered to be late Victorian style.

Both the exterior and the interior of the house reflect extensive remodeling of the ground floor. The original front porch has been removed and replaced with a modern concrete porch with wrought iron posts. The interior of the ground floor has been completely renovated, with virtually no trace of the historic fabric except for the staircase. The second floor of the house has retained most of its architectural character. The north and south-facing gables contain fishscale

siding with decorative windows. The north side also features an intricate stained-glass window in the stairway. The upstairs rooms still contain the pre-WWII paneling, trim, doors, and hardware. The attic consists of 2" by 8" rafters with 1" by 12" boards laid laterally for sheathing. Most of the original wood in the house is oak or pine.

According to an analysis conducted by CBC Engineers & Associates in 2002, the house is in good structural condition. There are two minor cracks along the foundation due to structural settling. There are also cracks in the plaster finish on the second floor. Except for a minor gap in the sheathing, the roof and basement are structurally sound.

The one-story modern addition is a concrete block structure built in the 1950's and has no historical or architectural significance. At this time, it is not known whether the addition can be removed without compromising the structural integrity of the house.

Mr. Feverston stated letters had been received from the Landmarks Foundation stating that on March 19, 2003, they voted not to recommend the house be given landmark status. On May 1, 2003, the Centerville-Washington Twp. Historical Society reviewed the application and voted to not recommend the house not be given landmark status as well. Additionally, a second letter from the Landmarks Foundation was received on May 6, 2003, not recommending landmark status with details as to why that was their determination.

The Planning Commission on April 29, 2003, voted to not recommend the house for landmark status based on the relationship to the proposed designation with the City's Comprehensive Plan, the effect of the proposed designation upon the surrounding neighborhood, and any other planning consideration which may be relevant to the proposed designation. Their recommendation further stated that should the building not be given landmark status, a development plan should be in place to preserve the mass and streetscape prior to the demolition of the property.

Based on the analysis, staff recommended against designating 9 and 11 North Main Street as a Landmark.

Mrs. Martha Boice, 7712 Eagle Creek Drive, stated she read with interest the newspaper that indicated the City wanted to establish a public parking area, new buildings, and a outdoor community patio in the downtown area. She stated it is her deep concern the City wants to demolish the building at 9 North Main Street based on the cost of renovation. She stated the house in question is part of a National Register District in which a building can be rehabilitated using historic tax credits to made a difference in the community. Mrs. Boice stated in researching the deed history, it was determined a house on the property was moved to Weller Avenue in 1908. In 1909, tax records show the existing house was in place and poured concrete was used from 1900 forward in the construction of buildings. The house was used as a medical office and residence from the time of construction until the 1980's which demonstrates some of the medical history to the community. She stated many buildings were lost in downtown Dayton to construct parking lots. The City of Centerville has the tools to preserve the community heritage and she encouraged the BAR to recommend doing so.

Mr. Bob Daley, President of the Centerville Washington Township Historical Society, stated that in a vote taken at their last meeting, they voted 12-1-1 against landmark designation and they are in favor of the redevelopment of the area. Some of the reasons for their recommendation was the house does not currently possess architectural features that reflect the architecture of the time period, the historical period represented by this house is not as significant to the identity of Centerville as that of a stone structure, and numerous additional have been made to the building with little concern for preserving the historic character and they detract from the original dwelling. The house does have some attractive woodwork and staircase. Restoration would be a major expense for a house that is tied more to its occupants than the house itself. The redevelopment would help satisfy the goals of the Create The Vision project in terms of objectives of the Comprehensive Plan.

Mr. Daniel Giffen, Chairman of the Landmarks Foundation, stated letters had been sent to the members stating the Foundation's recommendation that the house not be given landmark status and the City go forward with the redevelopment project.

Mr. Dave Beyerle, owner of DT Design located at 49 West Franklin Street, asked what type of buildings would replace those that are existing and if the City is applying the same standards that are required of other property owners in the APD.

Mr. Feverston stated the City will maintain the highest standards of redevelopment on the property. The redevelopment will have buildings that hold the street edge and will be a two-story building.

Mr. Beyerle stated the Capital South Building has no value to the APD, however, the house at 9 North Main Street is typical of the character of the District that includes single-family type structures all along West Franklin Street. He stated the consideration to demolish this building is based on the interior of the building and not the exterior of the building which is the intent of the APD.

Mr. Feverston stated landmark designation is a separate ordinance that must consider the exterior and interior character of a building to determine its authenticity as to whether it rises to the level of being a landmark. There are landmark properties throughout the City, not just located in the APD.

Mr. Beyerle stated the appearance is individual property owners must go through more procedures to get a project approved.

Mr. Feverston stated the City is going through the same exact procedures that any other property would be required to follow to determine if this property should be a landmark. The next part of the procedure would be the development or redevelopment of the property which will, again, come back to the BAR.

Mr. Francis Martin, 9735 Ferry Road, 38 North Main Street, stated he is a member of Cross Point Church. The Church owns the house at 32 East Ridgeway, known as the Aaron Nutt House, and questioned what would happen if the same evaluation by staff were used for their building. He stated it is the same architecture, woodwork, etc., as that existing in the house at 9 North Main Street and might have been constructed by the same people. He stated the Church

also owns the vacant lot next to 32 East Ridgeway, the house at 46 North Main Street, the house at 3-39 Maple Street, and the house at 29 North Main Street. He stated they have a strong interest in the maintenance of the APD and have gone to great expense to refurbish those properties. He stated it would be a disservice to demolish the house in question and felt the same standards should be applied as to whether it should be demolished. Mr. Martin felt the building could be refurbished and would have a lot of potential.

Mr. Greg Horn, City Manager, stated the City has been proactive in the preservation of Downtown Centerville with the restoration and preservation of Benham's Grove, providing funding for the building on the southwest corner of Main and Franklin Streets, working very diligently to redevelop the site on the northeast corner of Main and Franklin Streets to remove a thirty year old ranch-style office building and bring in a building that will re-emphasize the street frontage to give the appearance of what is applicable to that area. The City is also involved with restoration of the Munger house on Yankee Street which is still in the preliminary stages. If the City felt the house at 9 North Main Street was in any way whole where it was felt it could be restored and economically viable, this application would not be in front of the BAR. He stated the house could be refurbished with \$400,000 to \$500,000, however, it could not have a legitimate commercial use. Mr. Horn stated the house would not be demolished until a development plan was firmly in place should landmark designation not be granted.

Mrs. Sheley asked if any of the woodwork, etc., in the house could be salvaged.

Mr. Horn stated the City would be very open to that issue as it has been done in past projects.

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

Mr. Graham asked if the roof over the front porch area was original.

Mr. Feverston stated that portion of the roof appears to be part of the original structure.

Mr. Carr asked if redevelopment would be difficult to accomplish should only the Capital South Building be demolished.

Mr. Feverston stated it would be difficult to do as the size of a new building could not be constructed economically as well as appropriate parking would not be possible which is a main focus of the project.

Mr. Carr stated the City should hold itself to a higher standard than it applies to other property owners.

MOTION: Mr. Graham, concerning Application #LM-03-26, moved to not recommend landmark designation for the building located at 9 and 11 North Main Street with the condition of the Planning Commission stating "That if it is the determination of the Board of Architectural Review not preserve the building, a development plan should be in place to preserve the mass and streetscape prior to any demolition". Mrs. Stebbins seconded the motion. The motion was approved unanimously 4-0.

UNFINISHED BUSINESS

Las Piramides Restaurant - Exterior Lighting

Mr. Shrimplin gave an update of the exterior lighting issue for the Las Piramides Restaurant located at 101 West Franklin Street. He stated correspondence had been delivered to the Restaurant depicting the specific light fixtures located on the property that have not been approved by the City and must be removed. The alternative option stated was to submit a Special Approval application for a new exterior lighting plan to be approved by the City. At this time, a Restaurant representative has not contacted the City.

There being no further business, the meeting was adjourned.

BY APPROPRIATE
CORRECTIONS
[Signature]
5.5.03