

**BOARD OF ARCHITECTURAL REVIEW**  
**Regular Meeting**  
**Tuesday, August 5, 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; Mr. James Treffinger; Mr. Jack Gramann; Ms. Heidi Miller. Also present: Mr. Steve Feverston, City Planner.

Approval of minutes:

MOTION: Mr. Graham moved to approve the Board of Architectural Review minutes of May 6, 2003, subject to the word "Mr." being changed to "Mrs." in the appropriate places throughout the document. Mrs. Sheley seconded the motion. The motion was approved unanimously 7-0.

NEW BUSINESS

Centerville-Washington Township Historical Society - BAR Special Approval

Mr. Feverston reviewed the Special Approval application submitted by the Centerville-Washington Township Historical Society requesting renovation of the Aaron Nutt Cottage located at 78 North Main Street in the Architectural Preservation District, APD. The property was willed to the Historical Society and the cottage is considered to be one of the most important historical homes in the City.

Along with renovation to the cottage itself, the Historical Society is seeking approval to improve vehicular access to the property as well as install a parking area. An access agreement has been completed with the owner of the Metropolitan Cleaners property directly to the south for access to the new parking area. Five (5) parking spaces are proposed for the project which satisfies the required number of five (5) spaces.

The existing sidewalk extending from the front door to the driveway is proposed to be removed and replaced with a sidewalk extending from the front door to the sidewalk along North Main Street as it was originally situated according to some of the Historical Society's photographs. The colors proposed for the building were chosen to match the palette used on the Joseph Benham House at Benham's Grove. The colors selected are from Benjamin Moore Paint. The window sash will be Country Redwood; the shutters will be Olympus Green; the trim will be Sag Harbor Gray; and, the siding will be a beige color #957.

Approval is also being sought to remove the fireplace/chimney on the southeast corner of the structure as it is described as an environmental threat to the structure. A deteriorating chimney interior to the wood addition is also a threat to the integrity of the house and is to be removed. None of these structures are original to the house. Sewer vents will be removed and/or relocated due to changes in the plumbing. After removal of said structures, the roof and siding will be replaced with the like materials to provide continuity to the structure. The rear entry door to the house will be replaced with a 36" exterior entry door in order to comply with ADA requirements for wheelchair access.

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

1. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
2. The proposed parking spaces shall be located a minimum of five (5) feet from the side lot line.
3. A final access and circulation plan shall be subject to approval by the City Engineering Department.

Mr. Gramann questioned the access from the property to the south.

Mr. Feverston stated the proposed access is from Ridgeway Road through the Metropolitan Cleaners property and will not interfere with the drive-thru traffic for Metropolitan Cleaners.

MOTION: Mr. Graham moved to approve Special Approval Application #BAR-03-43 submitted by the Centerville-Washington Township Historical Society for their property located at 78 North Main Street concerning renovation of the Aaron Nutt Cottage, improvement to vehicular access, and installation of a parking area subject the following conditions:

1. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
2. The proposed parking spaces shall be located a minimum of five (5) feet from the side lot line.
3. A final access and circulation plan shall be subject to approval by the City Engineering Department.

Mr. Gramann seconded the motion. The motion was approved unanimously 7-0.

#### Harold Gorsuch - Demolition of Accessory Buildings

Mr. Feverston reviewed the request submitted by Harold Gorsuch to demolish three (3) accessory buildings located in the rear yard of 35 North Main Street. The zoning on the property is Architectural Preservation District, APD.

The applicant applied for a demolition permit to remove the buildings which automatically initiates a review for any historic significance for the structure(s) in question. These accessory buildings are small storage sheds that have been built over the years. None of them has any architectural or historic value. The first and probably the oldest is partially collapsed. It is located nearest to the driveway. The Planning Department would have approved its demolition if it was the only request. The second is directly behind the first. It appears to have been at least partially built from lumber that was salvaged from other buildings. It is in a deteriorated condition although not in danger of collapse. The third is a metal shed that is rusted and has faded paint.

Ms. Miller asked if staff knew when the oldest shed might have been constructed.

Mr. Feverston stated it was likely built soon after the house which was built approximately sixty (60) years ago.

MOTION: Ms. Miller moved to approve the application submitted by Harold Gorsuch to demolish the three (3) accessory buildings located in the rear yard of 35 North Main Street, property owned by Viola Gregg, as requested. Mr. Graham seconded the motion. The motion was approved unanimously 7-0.

### COMMUNICATIONS

#### Graeter's Ice Cream/City Barbeque

Mr. Feverston stated City Barbeque had submitted designs for tables to be located in the plaza area at the Main and Franklin intersection. He asked the Board for their input concerning the designs.

The Board concluded the tables should be smaller to eliminate crowding the plaza area. Further, they suggested the benches not be attached to the tables to avoid difficulty for those with limited agility. The tables should also be tightly sealed to restrict weathering and grease/food from staining the surfaces.

As a condition of approval, the final design of the plaza area was subject to approval by the Planning Department. Graeter's submitted a draft layout that enlarges the plaza area. The same brick pavers are used as that for the sidewalk. The proposed seating wall will be shifted to the south to create a more spacious gathering area. Mr. Feverston asked the members for their comments. The members concurred the design of the plaza was acceptable and should be approved as submitted.

#### Sign Foam Material

Mr. Feverston stated an application had been submitted for a sign to be located at 24 East Franklin Street proposing the use of a foam material rather than wood. He stated the applicant indicated although he would prefer to use this material, if the Board would not approve it, cedar or redwood could be used.

Ms. Miller stated she would recommend use of the foam material as it has more longevity. The foam material looks like redwood and retains paint color that avoids a weathered appearance.

The members agreed the use of the foam material was acceptable and its use should be permitted by policy until an amendment to the sign ordinance is incorporated into the Zoning Ordinance.

#### Normandy and Franklin

Mr. Feverston informed the Board that interest in developing the corner properties at Normandy Lane and Franklin Street has been a subject of preliminary discussion with a potential user. It is anticipated an application for retail and office buildings may be submitted in next few months. The user understands the City's expectations of the development of these properties to redefine the streetscape as the entrance to the APD.

Northwest Corner of Main/Franklin

McDougall & Associates have been hired to complete the preliminary engineering work for the city-owned properties located on the northwest corner of Main and Franklin Streets. This redevelopment project will provide additional parking for the APD as well as widen the access drive between these properties and Town Hall to allow two-way traffic. Mr. Feverston stated the Board will be informed as more details become available concerning this project.

POLL OF MEMBERS

Mr. Graham stated the flowers planted entering the City on West Franklin Street are very attractive and he felt the use of baskets of flowers would make a nice appearance to the APD and the entire City.

Mrs. Stebbins suggested the replacement of street signs throughout the City to improve their visibility. Mr. Feverston informed the members a project to replace the street signs is underway and is scheduled to begin next year.

Mr. Treffinger asked the status of Franklin Street Baptist Church on West Franklin Street. Mr. Feverston informed the members the Church is building a new building in the Township as they came to the determination their proposed expansion was too massive for their current site.

There being no further business, the meeting was adjourned.

*Charles M. Huban*