

**BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING
Tuesday, May 16, 2000**

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

Attendance: Mr. James Treffinger, Chairman; Mr. Jack Gramann; Mr. Paul Clark; Mrs. Martha Sheley; Mrs. Laverne Stebbins. Absent: Mr. Charles Graham and Ms. Heidi Miller. Also present: Mr. Ryan Shrimplin, Planner.

Motion to Excuse:

MOTION: Mrs. Sheley moved to excuse Mr. Graham and Ms. Miller from the meeting as each gave prior notice of their absence to staff. Mr. Gramann seconded the motion. The motion was approved unanimously 5-0.

Approval of Minutes:

MOTION: Mrs. Sheley moved to approve the Board of Architectural Review minutes of February 1, 2000, as written. Mr. Gramann seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mrs. Sheley moved to approve the Board of Architectural Review minutes of April 4, 2000, as written. Mrs. Stebbins seconded the motion. The motion was approved unanimously 5-0.

COMMUNICATIONS

Mr. Shrimplin stated two agenda items have been received and are scheduled for review by the BAR on June 6, 2000.

The new Design Review Criteria was submitted to Council and they have directed Staff to solicit input from the Planning Commission, BAR and Property Review Commission members for final changes to the revised document. Mr. Shrimplin stated a Work Session should be scheduled in the next few weeks for the BAR to review and direct their comments to Council.

Mr. Franco Ruffini with the Ohio Historic Preservation Office will give a presentation on becoming a Certified Local Government (CLG) to Council on June 5, 2000. Some of the benefits of becoming a CLG include eligibility for grants to use in funding the preparation of a community preservation plan.

NEW BUSINESS

Centerville United Methodist Church - Minor Amendment

Mr. Shrimplin reviewed the request for a Minor Amendment to the approved Special Approval application (approved in April, 1998) for an 11,110 square foot addition to the existing church building located at 63 East Franklin Street in the Architectural Preservation District. The approved building elevations had indicated the removal of two (2) existing arched, stained-glass windows on the original portion of the building to be covered by the addition. The stained-glass windows were to be relocated on the exterior of the addition. The entire design of the addition was based on the relocated stained-glass windows.

The Church recently decided to keep the stained glass windows in place as interior windows rather than relocate them to the new exterior. By keeping the windows in place, the historic context of the original elevation is preserved and a unique architectural affect will be created. As a result of this decision, the architect has redesigned the new building elevations with tall, rectangular windows and has pulled the addition in closer to the existing building.

The original approval also depicted a series of small, pyramidal-shaped skylights on the flat roof of the connector between the original church building and the stone chapel. The architect is requesting a modification of the approved skylights by replacing them with a panel-system skylight in the shape of a barrel vault (barrel vaults are common in historic church and cathedral architecture). As with the previous skylights, the new skylight will not be significantly visible from the street.

Staff recommended approval of the Minor Amendment subject to the following conditions:

1. This approval applies only to the addition as depicted on the floor plans submitted. The final design of any future phase or expansion of the church building shall be subject to approval by the Board of Architectural Review.
2. The West Elevation shall be modified to reflect a stepped concrete foundation line to be consistent with the East Elevation.
3. Soldier-course brick lintels shall be added above all windows and the rectangular vent.
4. The final design specifications of all new windows, doors, and vents shall be subject to approval by the Planning Department.
5. The final building colors shall be subject to approval by the Planning Department.
6. The eaves and cornice of the existing brick church roof shall be replicated on the pitched roof of the addition.
7. Roof materials shall be subject to approval by the Planning Department.

Mr. Ken Brightman, architect for the project, was present for the review of the request. He stated the design of the addition is the product of studying the existing architecture and construction of the building, and applying today's technique and materials to make the project a complimentary addition. He stated it is their hope construction of this project will begin this summer. There is one correction: revised building elevations have already been submitted to the Planning Department which reflect the change recommended in Condition #2.

MOTION: Mrs. Sheley moved to approve the Minor Amendment for Centerville United Methodist Church, 63 East Franklin Street, subject to the following conditions:

1. This approval applies only to the addition as depicted on the floor plans submitted. The final design of any future phase or expansion of the church building shall be subject to approval by the Board of Architectural Review.

2. Soldier-course brick lintels shall be added above all windows and the rectangular vent.
3. The final design specifications of all new windows, doors, and vents shall be subject to approval by the Planning Department.
4. The final building colors shall be subject to approval by the Planning Department.
5. The eaves and cornice of the existing brick church roof shall be replicated on the pitched roof of the addition.
6. Roof materials shall be subject to approval by the Planning Department.

Mrs. Stebbins seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

James Truffinger
Chairman

