

**BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING
Tuesday, June 6, 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; Ms. Heidi Miller. Absent: Mr. Charles Graham. Also present: Mr. Ryan Shrimplin, Planner.

Approval of Minutes:

MOTION: Mrs. Sheley moved to approve the Board of Architectural Review minutes of May 16, 2000, with the following change: On Page 2, the Motion should begin "*Mrs. Sheley*".

Mr. Gramann seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

The members scheduled a tentative date of July 18, 2000, prior to the regular meeting to discuss the Design Review Criteria.

A presentation of Certified Local Government will be rescheduled with Council in the near future. Any member interested in the presentation should contact the Clerk of Council.

NEW BUSINESS

Donald & Edythe Aukerman - BAR Special Approval

Mr. Shrimplin explained that a Variance for this property was reviewed and approved by the Planning Commission at their last regular meeting to allow a tapered side yard setback ranging between five (5) and eight (8) feet, as well as a non-paved driveway surface for the residence located at 23 South Main Street in the Architectural Preservation District. The purpose of the side yard setback is to construct a garage with living quarters in the upper level of the structure. Also, as part of this application, the applicant is seeking approval to demolish the existing garage on the site as it has structural problems. In review for historic significance, staff found the building lacks historic or architectural significance and is considered to be non-contributing to the heritage and architectural character of Centerville.

Planning Commission approved the Variance application subject to the following condition:

1. The non-paved surface of the driveway shall be of crushed limestone material. The standards of the crushed limestone material shall be approved by the City Engineer.

The proposed garage structure will be a one and one-half story building with two garage doors for vehicular access. An entry door will be located on the front elevation of the building which will provide access to the workshop area and the guest room will be located directly above the workshop area. The garage will be constructed with wood siding and trim and an asphalt shingled roof with a cupola on top. Mr. Shrimplin stated the design is very well balanced with a clear window pattern.

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

1. The Board of Architectural Review approves the demolition of the existing garage and waives the 3-month delay period for the effective date of the demolition approval.
2. A final grading and stormwater drainage plan shall be approved by the Engineering Department.
3. The base of the new garage shall be made of natural stone, cultured stone, or split-face concrete block subject to approval by the Planning Department.
4. The wood siding shall have a smooth texture and finish, and shall be uniform in appearance, subject to approval by the Planning Department.
5. The final design of all windows and doors shall be subject to approval by the Planning Department.
6. The final colors shall be subject to approval by the Planning Department.

Mr. Donald Aukerman and Mrs. Edythe Aukerman, applicants, were present for the review of their proposed project. Mr. Aukerman stated he did feel somewhat restricted with Condition #3. He stated he would rather use concrete block for the foundation material covered with a stucco-like material called UCO rather than stone or split-faced concrete block. Mr. Aukerman indicated the foundation would only be visible to the homeowner and it will be heavily landscaped in that area. He stated he also like to use a rough-sawn cedar siding on the garage structure rather than a smooth siding even though the existing addition on the house was constructed with a smooth siding material. He indicated he was not sure of the building materials until he talked further with the builder, however, he did not want to be restricted on his choice.

The members determined they wanted to see samples of the building materials including the UCO material and would specifically approve building materials at the time of review.

MOTION: Mrs. Sheley moved to approve the Special Approval application submitted by Donald Aukerman for property located at 23 South Main Street, to demolish the existing garage structure on the site and that the 3-month delay period for the effective date of the demolition be waived, and to reconstruct a garage structure subject to the following conditions:

1. A final grading and stormwater drainage plan shall be approved by the City Engineering Department.
2. The final materials for the siding and the foundation shall be approved by the Board of Architectural Review.
3. The final design of all windows and doors shall be subject to approval by the City Planning Department.

4. The final colors shall be subject to approval by the City Planning Department.

Ms. Miller seconded the motion. The motion was approved unanimously 6-0.

Anthony Staub - Demolition Request

Mr. Shrimplin reviewed the request submitted by Anthony Staub for demolition of a building located at 121 North Main Street in the Architectural Preservation District (APD). This particular building was constructed in the 1950's of concrete block covered with a stucco material. Originally used as a residence, the building is currently used for storage and as a "haunted house" during the Halloween season in conjunction with The Castle located immediately to the north both of which are owned by the applicant. The applicant intends to completely clear this site and replace it with a grass lawn. In review for historic significance, staff found the building lacks historic or architectural significance and is considered to be non-contributing to the heritage and architectural character of Centerville. Further, the removal of the building would result in increased natural open space on the property, and if redeveloped at some point in time, the community would benefit from a new building designed in accordance with the Zoning Ordinance and the Design Review Criteria. Such a development would also have the potential to increase property values.

Staff recommended approval of the demolition request subject to the following conditions:

1. The Board of Architectural Review waives the 3-month delay period for the effective date of the demolition approval.
2. The building shall be removed in its entirety, including the foundation, slabs and other impervious surfaces. No trace of the former building shall be visible upon regrading the site.
3. Regrading of the site shall be subject to approval by the City Engineering Department.
4. Replanting of the site shall be subject to approval by the City Planning Department.
5. All work performed, including the removal and disposal of materials on the site, shall be in accordance with the Zoning Ordinance and other applicable City Codes.

MOTION: Mr. Gramann moved to approve the Special Approval application submitted by Anthony Staub requesting demolition of the building located at 121 North Main Street and the 3-month delay period for demolition be waived subject to the following conditions:

1. The building shall be removed in its entirety, including the foundation, slabs and other impervious surfaces. No trace of the former building shall be visible upon regrading the site.
2. Regrading of the site shall be subject to approval by the City Engineering Department.
3. Replanting of the site shall be subject to approval by the City Planning Department.

4. All work performed, including the removal and disposal of materials on the site, shall be in accordance with the Zoning Ordinance and other applicable City Codes.

Mrs. Sheley seconded the motion. The motion was approved unanimously 6-0.

POLL OF MEMBERS

Mr. Gramann indicated he would not attend the meeting on June 20, 2000, and Mrs. Sheley indicated she would not attend the meeting on July 18, 2000.

There being no further business, the meeting was adjourned.

James V. Tuffinger
Chairman