

**BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING
Tuesday, December 5, 2000**

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

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

Motion to Excuse:

MOTION: Mrs. Stebbins moved to excuse Mr. Treffinger, Mrs. Sheley, and Ms. Miller from the Regular Meeting as each gave prior notice to staff. Mr. Clark seconded the motion. The motion passed unanimously 4-0.

Approval of Minutes:

MOTION: Mr. Clark moved to approve the Board of Architectural Review Regular Meeting minutes of November 7, 2000, as written. Mrs. Stebbins seconded the motion. The motion passed 3-0-1 with Mr. Gramann abstaining.

COMMUNICATIONS

Mr. Shrimplin informed the Board that a demolition permit application has been filed for the house at 230 West Franklin Street. Under the Landmark Ordinance, any building that is the subject of a demolition application must undergo a review by the Planning Department to determine potential historic significance. Because the house was found to possess potential for Landmark Status, a Landmark review will be conducted. The BAR will hold a public hearing on the potential Landmark on January 16, and make a recommendation to the City Council for its public hearing on February 19.

PUBLIC HEARINGS

Nomination For Landmark Status - Aaron Nutt, Jr., House, 650 E. Alex-Bell Rd.

Mr. Shrimplin reviewed the Landmark application filed by the City of Centerville. The Aaron Nutt, Jr., House was built in the 1830's and features stone construction, now covered with stucco. The house contains substantial woodwork of superb craftsmanship. The original three rooms have been maintained. Later additions include two upstairs bedrooms, a kitchen and dining area, and a turn-of-the-century front porch. The Nutt family played an important role in the early development of Centerville and Washington Township. Aaron Nutt, Sr. was one of the founders of Centerville. He operated the first tavern, the first dry goods store, and an early tanyard in the township. His son, Aaron Nutt, Jr., was also a tanner. In 1833 Aaron Nutt, Jr. purchased a 177-acre farm where the present stone cottage is located. The house represents both the Nutt family history and the stone building architecture that is an integral part of Centerville's image. Staff recommended nominating the Aaron Nutt, Jr., House for Landmark Status. The Planning Commission, at its November 14th meeting, concurred with the recommendation.

Mr. Graham opened the public hearing. Mr. Edward McCalley, owner of the Aaron Nutt, Jr., House, was in attendance to answer any questions the BAR members may have. There being no questions, Mr. Graham closed the public hearing.

MOTION: Mr. Gramann moved to nominate the Aaron Nutt, Jr., House for Landmark Status to Council. Mrs. Stebbins seconded the motion. The motion passed unanimously 4-0.

NEW BUSINESS

Dale Trick - BAR Special Approval, 92 East Franklin Street

Mr. Shrimplin reviewed the Special Approval application submitted by Dale Trick for the property located at 92 East Franklin Street. Mr. Trick recently purchased the property and is requesting approval for several changes to the house as part of the renovation. Specifically, Mr. Trick wishes to replace the existing windows with new vinyl windows, replace the basement windows with glass block windows, replace the porch columns with new fluted wood columns, change the color scheme of the house, and replace the door on the rear outbuilding. The Victorian house was built in 1901 and features a wrap-around porch and an ornate leaded-glass window in the small front gable. The replacement materials are necessary because the existing materials have been neglected and are in poor condition. Glass block has been approved by the BAR in the past for use in basement windows. The base color of the building will change from light blue to a taupe color with the white, black, and burgundy trim colors to remain. The replacement door for the rear building is a solid paneled door similar to one of the styles depicted in the Design Review Criteria.

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

1. The leaded-glass window in the front gable area shall be preserved.
2. The final style of the replacement windows shall be in accordance with the Design Review Criteria, subject to approval by the Planning Department.
3. The application of the final building colors shall be subject to approval by the Planning Department.

Mr. Dale Trick, the applicant, was in attendance. Mr. Trick stated that he intends to use the house for his antique light fixture business and as a guest house. The house is currently sided with asbestos shingle, which he intends to keep for the time being. He has replaced deteriorated sections of the siding on the house and on the rear outbuilding.

MOTION: Mr. Clark moved to approve application #BAR-00-92, submitted by Dale Trick for the property at 92 East Franklin Street, subject to the following conditions:

1. The leaded-glass window in the front gable area shall be preserved.
2. The final style of the replacement windows shall be in accordance with the Design Review Criteria, subject to approval by the Planning Department.
3. The application of the final building colors shall be subject to approval by the Planning Department.

Mr. Gramann seconded the motion. The motion passed unanimously 4-0.

There being no further business, the meeting was adjourned.

James T. Fuffuger
Feb. 6, 2009