

BOARD OF ARCHITECTURAL REVIEW
Regular Meeting Minutes
J.V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, April 6, 2021

Mr. Ross called the meeting to order at 5:32 p.m. and led the Pledge of Allegiance.

ATTENDANCE

Present: Ed Ross, Joe DeMariano, Richard Hoback, Frank Holloway, Thomas Ovington, and Chris Papakirk. Also present were City Planner Mark Yandrick, Assistant City Planner Joey O'Brien, Development Director Michael Norton-Smith, Communications Director Kate Bostdorff, Benham's Grove Administrator Randy Bishop, Public Works Supervisor James Rinaldi, Councilmember Duke Lunsford, Planning Intern Austin Nelson, and Assistant Clerk of Council Donna Fiori.

APPROVAL OF MINUTES

Minutes of the B.A.R. regular meeting on November 10, 2020 had been distributed prior to this meeting. No additions or corrections were noted.

MOTION: Mr. Holloway moved to approve the regular meeting minutes as distributed; seconded by Mr. DeMariano. The motion passed 6-0.

Minutes of the B.A.R. work session on March 2, 2021 had been distributed prior to this meeting. No additions or corrections were noted.

MOTION: Mr. Hoback moved to approve the work session meeting minutes as distributed; seconded by Mr. DeMariano. The motion passed 6-0.

Joyce Ray-Brown arrived for the meeting at 5:35 p.m.

NEW BUSINESS

**Application P-2021-0006: 166 N. Main
Certificate of Zoning Compliance – Window Replacement
Randal Bishop, City of Centerville Benham's Grove**

Mr. Yandrick presented the staff report displaying a site map, history of Gerber House and windows, proposal, Design Review Criteria purpose, summary, analysis, and staff recommendation. The proposal consists of replacing 23 wood windows and windows on the enclosed porch at the Gerber House at Benham's Grove with windows that have a wood interior and vinyl exterior. The frame and mullions will be white replacing the current country red. Mr. Yandrick stated since the proposal aligns with stabilizing a historic home that has incurred water damage and structural sagging, staff recommends approval of this improvement with the following one condition:

1. The Muntins and Mullions must follow the existing pattern, except with approval by the City Planner.

Mr. Ross stated he visited the site and observed the disrepair. He expressed if the difference between real wood window and wood window with a vinyl cover is not apparent from 10 feet away then it is a sufficient alternative, keeping current with modern materials and technology for greater insulation, safety, appearance, and longevity.

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Mr. Yandrick explained the use of wood is encouraged in the APD however a hybrid product is much more suitable for this type of commercial property than a residential property based on long term maintenance. Mr. Ross concurred a public venue would have different needs than a private home.

Mr. Ross invited the applicant to speak.

Randy Bishop, Administrator of Benham's Grove and 20-year employee of the City of Centerville. Mr. Bishop discussed the need to protect the architectural integrity of the property, public safety concerns, as well as the damage and repairs that have been made to the windows. He presented samples and provided details on various products considered including a wooden window with vinyl exterior, a solid wood window, and a wood window with aluminum clad exterior. Mr. Bishop expressed the wood window with vinyl exterior is the window of choice based on insulation, maintenance, appearance, and longevity.

Board members inquired about a warranty, lack of mullions on an adjacent bay window, cost of installation, if the building is air conditioned, and shutters.

Mr. Bishop indicated the windows have a lifetime warranty, mullions can be added to the bay window, installation is included with the price of the window, the building is air conditioned, and the shutters will be kept and not included as part of this project.

MOTION: Mr. Holloway moved to approve application P-2021-0006; seconded by Mr. DeMariano. The motion passed 7-0.

COMMUNICATIONS

Mr. Yandrick provided the following communications:

- Potential items for May meeting include Beckel's Humidor and Aficionado proposing a two-floor patio and Whit's Frozen Custard major site plan work session discussion.
- Mayor's Preservation Award nomination discussion at May meeting.
- Introduced Planning Intern Austin Nelson.
- Minutes will be signed via DocuSign and maintained electronically going forward.
- Printed copies of the fall UDO updates are available; the full UDO is available online for those who prefer to be paperless.
- Thanked Public Works Supervisor James Rinaldi for his assistance with the Benham's Grove project.

Mr. Yandrick introduced Communications Director Kate Bostdorff to present on the Centerpieces Mural Program. Mrs. Bostdorff provided a presentation including examples from the City of Hamilton StreetSpark Murals Program, Centerpieces process of establishing a legal framework, site selection, request for proposals, and setting up a selection committee. Mrs. Bostdorff discussed the funding mechanism, possible sites, and community outreach efforts. Mr. Yandrick explained if a private business in the APD wanted to do their own mural the B.A.R. would review the project however, the city is establishing the process for Centerpieces mural program.

Mr. Ross expressed support for the program. Board member inquiry was made if the murals would be required to be historic. Mrs. Bostdorff explained it would be at the discretion of the artist and the selection group but stated it would most likely not be made a requirement. Mr. Hoback expressed the

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desire for the murals to have a historic element considering they will be in the Architectural Preservation District (APD). Mrs. Bostdorff indicated she would pass on the feedback to the selection committee. Mr. Yandrick added the Uptown District encompasses a large area so the Centerpieces murals will not be exclusively in the APD.

Items of comment by board members included support of the updated materials for the Gerber House and enthusiasm about the Uptown façade program incentive being offered.

The next meeting to the Board of Architectural Review will be May 4, 2021 in the J. V. Stone Council Chambers at 5:30 p.m.

ADJOURNMENT

Seeing no further business, Mr. Ross adjourned the meeting at 6:12 p.m.

Submitted By: Donna Fiori

Ed Ross
Approved – Chairperson

5/5/2021
Date