

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW

Work Session Meeting Minutes

Tuesday, August 2, 2022

TIME: 5:30 p.m.

PLACE: Kingseed Law Library

ATTENDANCE:

Present: Ed Ross, Joe DeMariano, Frank Holloway, Tom Ovington, and Chris Papakirk. Also present were City Planner Mark Yandrick, Assistant City Planner Joey O'Brien, Development Director Michael Norton-Smith, Councilmember Duke Lunsford, Planning Intern Josie Stiver, and Assistant Clerk of Council Donna Fiori.

Mr. Ross called the meeting to order at 5:28 p.m.

UPTOWN UPDATES

Mr. Yandrick stated representatives from Agave and Rye were present to discuss their concept plan. Mr. Yandrick provided a summary and renderings of the restaurants vision for exterior improvements which include painting of walls and signage on all four sides.

Brian Sharp representing Agave & Rye, discussed their brand, save the bees artwork mural, blade sign, and noted the beautiful work the owner does with all their locations. Owner wishes are to compliment the space and not clash.

Board members, staff, and applicant discussed:

1. Signage regulations versus works of art.
2. Concerns with painting brick related to sustainability and maintenance.
3. Scope and massing of artwork appearing cluttered and competing graphics.
4. How accessory colors fit in the district, not being subtle but contrasting.
5. Not a historic building.
6. Room for modern aspects in architectural preservation features to accent historic buildings.
7. Alignment with Uptown Action Plan versus Architectural Preservation guidelines.
8. Lintel and sill color discussion.

Mr. Sharp shared a photo of the Troy location to demonstrate the depth of the colors and its attractiveness. There being no further discussion on the concept Mr. Sharp left the work session.

In other Uptown updates, Mr. Yandrick shared with the Board that the new windows were installed at Benham's Grove. Mr. Ross spoke about the old windows that were removed noting several sets were saved and he distributed to Centerville-Washington History, Landmarks Foundation, and a set remains in the basement of the Gerber House.

Mr. Yandrick discussed a meeting with the Brunch Pub and the challenges they are facing with the property at 101 West Franklin Street. He stated they are working through their issues and are hopeful to apply for zoning before the end of the year.

Mr. Yandrick discussed feedback received from the Unified Development Ordinance (UDO) review particularly regarding building heights. He noted the UDO updates proposal would be before Planning Commission in August for a recommendation to City Council.

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Mr. Yandrick presented assessments and recommendations on Design Review Criteria (DRC) updates concerning windows, demolition, and accessory structures for the Board to consider. He noted the recommendations are based on feedback from the Uptown Action Plan consultants and steering committee to help achieve the goals of Uptown.

Mr. Yandrick displayed renderings of historic and modern style buildings with differing types of windows. He noted the historic window guidelines currently used may not apply to all building types in the Architectural Preservation District. He recommended the Board consider keeping current regulations for historic buildings and allowing modern window options for non-historic buildings.

Mr. Yandrick discussed demolitions noting the current definitions for alteration and demolition are vague and recommended the definitions be revised to be more specific.

Mr. Yandrick reviewed the current accessory structure guidelines. He discussed the proposed changes include increasing the size required for BAR review from 250' to 500, allowing demolition of accessory structures without BAR approval unless it has a Landmark status, and noted the goal is to ensure accessory structures do not dominate pockets of the district.

Board members and staff discussed:

1. Window regulations based historical or modern context, appropriateness, and architectural style.
2. Allowing flexibility for BAR regarding window regulations.
3. Window regulation designs a tool for guidelines but not limiting.
4. Modern building infill considerations.
5. Appropriate percentage of destruction or removal to constitute a demolition.

Based on the discussion, the Board made various recommendations for changes which were noted by Staff.


Mr. Yandrick spoke about:

- Leadership forum on October 8, 2022.
- Save the date for Miami Valley Regional Planning and Zoning Workshop on December 2, 2022.

Board members and staff discussed Uptown including aesthetics, façade improvements, branding, artwork, and signage.

Mr. Ross adjourned the work session at 6:31 p.m.

Submitted By: Donna Fiori


Approved – Chairperson

9/7/2022
Date