

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW (BAR)
Regular Meeting Minutes
J. V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, December 6, 2022

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

ATTENDANCE

Present: Chair Ed Ross, Vice Chair Joe DeMariano, Frank Holloway, Tom Ovington, Chris Papakirk, and Joyce Ray-Brown. Also present were Interim City Planner Joey O'Brien, Assistant City Manager Mariah Vogelgesang, Municipal Attorney Scott Liberman, Councilmember Duke Lunsford, and Assistant Clerk of Council Donna Fiori.

Members Absent: Richard Hoback.

APPROVAL OF MINUTES

Minutes of the following BAR meetings had been distributed prior to this meeting:

Regular Meeting: October 4, 2022
Work Session: October 4, 2022

Mr. DeMariano noted the vote approving the Demolition of 54 West Franklin Street for case P-2022-0016 in the minutes of the October 4, 2022, regular meeting is incorrect. Mr. DeMariano stated he abstained from the vote, making the correct vote count 4-0-1.

MOTION: Mr. DeMariano made a motion to approve the minutes as amended; seconded by Mr. Ovington. The motion passed 6-0.

NEW BUSINESS

**P-2022-0021 - Design Review Criteria (DRC) Text Amendment
City of Centerville, Joey O'Brien**

Mr. O'Brien presented the staff report, providing background on the DRC update, and noting the additions and deletions. He noted this update is to ensure the DRC is in alignment with the Uptown Action Plan adopted by City Council in August 2019 and the Unified Development Ordinance (UDO) text amendments adopted by City Council in October 2022. Mr. O'Brien presented changes to the following:

Purpose and Sense of Place

- Introduction and Purpose
 - Include Uptown Action Plan Paragraph
- Design & Sense of Place Objectives
 - Strengthen Sense of Place through intentional design
 - Remove sensitivity and encourage Sense of Place that complements the built environment

Design Review Criteria

- Architectural Details & Building Elevations
 - Allow new builds and non-contributing structures to use modern materials that complement the district.
- Building Size, Height & Massing
 - Allow for taller building up to 48.'
 - Buildings greater than two stories require BAR approval and must complement the district

- Exterior Building Color
 - Relax exterior building color requirements except for vivid and neon colors.
- Exterior Building Materials
 - Allow non-contributing and new structures to use modern complementary materials (aluminum, metal, etc.)
- Porches, Canopies & Other Covered Structures
 - Encourage modern complementary materials on non-complementary and new construction.
- Historic Windows, Doors & Wall Openings
 - Allow non-contributing and new structures to use modern complementary materials (aluminum, metal, etc.)
- Roofs
 - Allow flat and shed roofs.
- Fence
 - Encourage using fences to create activated outdoor spaces
- Pedestrian Zones
 - Increase greenspace, walkability, and reduce traffic
 - Successfully activate the public and private streetscape
- Architectural Preservation District's (APD's) Open Space Network
 - Increase greenspaces, improve walkability, and activate villas and alleyways.
 - Defines how to activate private open space including plazas, pocket parks, and alleyways.
- Parking & Paving
 - Include Uptown Action Plan strategies.
- Signage
 - Non-traditional materials and internal illumination permitted on a case-by-case basis.
- Signage Color
 - Remove the color chart.
 - Maintain uniform background color.
- Site Lighting
 - Ensure compliance with Uptown lighting standards.

Miscellaneous

- Maintenance
 - Allow for modern high-quality materials when appropriate.
- Demolition or Moving of Buildings
 - Allow staff the authority to determine contributing or non-contributing structures.
 - Allow staff the authority to approve the demolition of non-contributing and accessory structures.
 - Define demolition as the removal of over 25% of roof area or exterior walls.

Grammatical

- Incidental grammatical changes throughout the DRC that do not impact the text's intended meaning.

Mr. O'Brien indicated the document is ready for review and approval.

Board members and staff discussed a clarification in the staff report, DRC changes reviewed at the October work session, and that before these changes, acceptable modern materials have been approved on an exception basis.

Mr. Ross opened the meeting for public comment.

Laurel Benner, 1000 Hidden Ridge Lane requested a copy of October 4, 2022, BAR minutes and inquired why they were not on the website. Mrs. Fiori stated minutes are not posted on the website until after they are approved but a draft copy could be requested. Mrs. Fiori informed Ms. Benner she would provide her with a draft copy of the October minutes at the end of this meeting.

There being no other comments, Mr. Ross called for a motion.

MOTION: Mr. DeMariano made a motion to approve the DRC updates as presented; seconded by Mr. Holloway. The motion passed 6-0.

Mr. DeMariano inquired about the progress of getting plaques installed on landmark properties to raise awareness of the fact it is a landmark property. Mr. Ross indicated this is a project the Landmarks Foundation is exploring.

Board members and staff discussed the Benham's Grove updates newspaper article and the concept renderings.

2023 Board of Architectural Review Application Submittal and Meeting Calendar

Mr. O'Brien presented the proposed 2023 BAR submittal and meeting calendar for approval.

MOTION: Mr. DeMariano made a motion to approve the calendar as presented; seconded by Mr. Papakirk. The motion passed 6-0.

Mr. DeMariano discussed the demolition case from the October meeting and expressed the desire for more due diligence with demolitions in the future.

COMMUNICATIONS

Mr. O'Brien spoke about:

- Erik Collins has been named as the new Development Director effective January 3, 2023.
- City Planner interviews are in progress.

Mr. Ross inquired about the status of parking agreements in Uptown. Mr. O'Brien discussed that phase 1 of parking along West Franklin just finished the construction document phase and will be put out for bid in early 2023 noting most agreements have been achieved or are in the process.

Mr. Holloway expressed the desire for the city to communicate updates with the neighbors surrounding Uptown on the progress of upcoming projects before the projects start.

Mr. O'Brien provided an update on Agave & Rye and the Brunch Pub noting there is nothing new to report.

EXCUSE ABSENT MEMBERS

MOTION: Mr. Holloway made a motion to excuse Richard Hoback; seconded by Mr. DeMariano. The motion passed 6-0.

The next meeting of the Board of Architectural Review will be on January 10, 2023, in the J.V. Stone

Council Chambers at 5:30 p.m.

ADJOURNMENT

Seeing no further business, Mr. Ross adjourned the meeting at 6:24 p.m.

Submitted By: Donna Fiori

Joseph DeMariano
Approved – Chairperson (Acting Chair)

2/9/2023
Date