

Regular Meeting Minutes

Kingseed Law Library

Tuesday, August 1, 2023

Mr. Ross called the meeting to order at 5:30 p.m.

ATTENDANCE

Present: Chair Ed Ross, Vice Chair Tom Ovington, Richard Hoback, Frank Holloway, and Chris Papakirk. Also present were City Planner Ian Vanness, Municipal Attorney Scott Liberman Economic Development Administrator Joey O’Brien, Development Director Erik Collins, Councilmember Duke Lunsford, and Assistant Clerk of Council Donna Fiori.

Members Absent: Joyce Ray-Brown

EXCUSE ABSENT MEMBERS

MOTION: Mr. Hoback made a motion to excuse Joyce Ray-Brown; seconded by Mr. Ovington. The motion passed 5-0.

APPROVAL OF MINUTES

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

Regular Meeting: July 11, 2023

Work Session July 11, 2023

MOTION: Mr. Holloway made a motion to approve the minutes as distributed; seconded by Mr. Papakirk. The motion passed 5-0.

NEW BUSINESS

**P-2023-0019 – APD Exterior Improvement
Christopher C. Trochelman
46 East Franklin Street**

Mr. Vanness presented the staff report, providing the property description, application summary, standards of approval, staff analysis, and recommendation. The applicant proposes replacing the existing siding and windows with fiber cement siding and vinyl windows. The structure’s current façade material is Masonite siding that does not hold paint well and needs to be repainted frequently. The paint chips easily, which creates a property maintenance code issue. The wood windows are old and ineffective at weatherproofing the building which aids in energy savings and overall efficiency.

The applicant proposes replacing the existing windows with ten (10) double-hung white vinyl windows and three (3) sliding white vinyl windows on the property. All 13 replacement windows would have colonial grid patterns that match the front door’s design. The existing windows have no mullions or muntins. The Unified Development Ordinance (UDO) states that fiber cement siding may be used as an alternative to wood siding subject to approval by the BAR. Similarly, the DRC states that the introduction of non-traditional materials, like vinyl windows, may be permitted on case-by-case approval from the BAR. The white siding and window color complies with the DRC color chart and does not require BAR review and approval; however, the siding and window materials do require BAR review and approval.

Staff recommends approval without condition.

Chris Trochelman, applicant and owner of the property described the deteriorated condition of the

windows and the siding work to be completed.

Applicant, board members, and staff discussed:

- The colonial grid pattern is a good change as it compliments other buildings in the area.
- Fish scale siding will be replaced with the same style.
- Sliding window replacements are going in the garage at the back of the property.
- Shutters are in good condition and will remain.
- Hardy board is better than the current Masonite siding.
- Additions to the original house.
- Cellar is stone with mortar foundation indicative of a late 1800's home.

Mr. Ross noted the board recognizes that modern materials with greater maintenance characteristics are better for the preservation of the building.

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

MOTION: Mr. Hoback made a motion to approve application P-2023-0019 as presented by staff; seconded by Mr. Ovington. The motion passed 5-0.

COMMUNICATIONS

Mr. Vanness spoke about:

- The Karras property developers plan to incorporate the historic home in the plans.
- The City is looking for electors of Centerville to fill multiple open positions for the Charter Commission and one open position for the Board of Architectural Review. Notify staff of any interested parties.
- Next meeting is anticipated to be held in Council Chambers but will be communicated prior.

The board members and staff discussed the status and progress of the Uptown public parking projects and private parking lots.

The next meeting of the Board of Architectural Review will be on September 5, 2023, in the J.V. Stone Council Chambers at 5:30 p.m.

ADJOURNMENT

Seeing no further business, Mr. Ross adjourned the meeting at 5:55 p.m.

Submitted By: Donna Fioni

Ed Ross
Approved – Chairperson

9/6/2023
Date