

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW (BAR)
Regular Meeting Minutes
J.V. Stone Council Chambers
Tuesday, November 14, 2023

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

ATTENDANCE

Present: Chair Ed Ross, Vice Chair Tom Ovington, Frank Holloway, and James Neidhard. Also present were City Planner Ian Vanness, Development Director Erik Collins, Councilmember Duke Lunsford, and Assistant Clerk of Council Donna Fiori.

Members Absent: Richard Hoback, Chris Papakirk, and Joyce Ray-Brown

EXCUSE ABSENT MEMBERS

MOTION: Mr. Holloway made a motion to excuse Richard Hoback, Chris Papakirk, and Joyce Ray-Brown; seconded by Mr. Ovington. The motion passed 4-0.

APPROVAL OF MINUTES

Minutes of the following BAR meeting had been distributed before this meeting:

Regular Meeting:	September 5, 2023
Work Session:	September 5, 2023

MOTION: Mr. Holloway made a motion to approve the minutes as distributed; seconded by Mr. Ovington. The motion passed 4-0.

NEW BUSINESS

**P-2023-0029 – APD Demolition
Robert L. Hall III, Oberer Land Developers
110 West Franklin Street**

Mr. Vanness presented the staff report, providing the property description, project/application summary, proposed replacement development, standards of approval, and staff recommendation. The applicant seeks approval to demolish the principal structure at 110 West Franklin Street in conjunction with subsequent plans to construct a new single-story commercial restaurant. The applicant also requests to waive the three-month delay period so demolition can commence immediately. The applicant asserts that the structure is a deterrent to implementing the Uptown Action Plan and that the replacement commercial structure would constitute a major community improvement. A Major Site Plan application will be required in a separate submission for the replacement development.

Mr. Vanness indicated demolition in the Architectural Preservation District (APD) must meet at least one (1) of the following criteria:

1. Health and safety hazard
2. Deterrent to major community improvement
3. Rehabilitation not economically feasible
4. Detriment to community

Staff recommends approval without condition citing criterion #2.

Board members and staff discussed the location of the proposed demolition is in the middle of the business district, is on a large lot that would accommodate on-site parking, has public parking behind it, and will have a complimentary replacement. A single-family home is no longer compatible with the area and would deter improvements to the area.

Mr. Ross opened the meeting for public comment.

Robert Hall, Oberer Land Developers, 3444 Newmark Drive, Miamisburg asserted the proposed demolition is in line with the implementation of the Uptown Action Plan and requested board approval. Mr. Hall indicated that the request to waive the three-month wait period is to enable them to expedite the geotechnical investigation which would allow them to commence with the major site plan application for an anticipated spring construction.

Mr. Ross inquired if the city parking lot to the south would be combined with the on-site parking of the proposed replacement development. Mr. Hall indicated the intent would be a cross-parking agreement to allow patrons of the restaurant to use the public parking in addition to the on-site parking.

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

MOTION: Mr. Ovington made a motion to approve application P-2023-0029 and waive the three-month wait period as presented by staff; seconded by Mr. Neidhard. The motion passed 4-0.

P-2023-0030 – APD Exterior Improvement – Cupola removal
Charlie Yang
20 Iron Gate Park Drive

Mr. Vanness presented the staff report, providing the property description, project/application summary, standards of approval, analysis, and staff recommendation. The applicant requests to remove the cupola from the building at 20 Iron Gate Park Drive (a.k.a. 99 Maple Avenue) to prevent further deterioration of the building's roof and ceiling. The applicant is the owner and operator of Yang's Kuk Sul Do Federation, LLC., and uses the building for his martial arts academy. The applicant states that water enters the building through the cupola when it rains, and has caused damage to the cupola, roof, and ceiling. The applicant states that he has contacted cupola companies to explore repair and replacement options and has learned that replacement cupolas would be smaller than the existing cupola. Additionally, the applicant has contacted roofing companies, who have advised to permanently remove the cupola.

Mr. Vanness noted the Unified Development Ordinance (UDO) Article 9.53 (D)(2)(e): General Design requirement for Exterior Building Architectural Elevations provides standards for the BAR to consider when evaluating a building's overall architecture and should be employed when reviewing a request to remove an architectural feature.

Staff recommends tabling the application with the following one (1) condition:

1. The applicant shall amend the application to replace and/or repair the cupola.

Mr. Ross expressed this is a maintenance issue that has been going on for quite some time with the extent of water damage and questioned why it has not been repaired up to this point. He asserted there are other means to stop the deterioration of the building and based on his experience large cupolas are

available or the cupola can be rebuilt. He noted that the cupola is an important element of the architectural style of the building.

Mr. Holloway noted the proximity of other cupolas in the area makes this one more significant and is a nice aesthetic but felt if it was not possible to fix or replace it, he would be amenable to it being removed if there were no other options.

Mr. Ross opened the meeting for public comment.

Charlie Yang, owner of 20 Iron Gate Park and Martial Arts Academy, spoke about the problems and damage encountered from the leaking cupola. He talked about bad weather entering the open slats of the cupola and entering the ceiling through the open hole under the cupola causing the damage. He described measures taken to try to locate and prevent the leaking, but it was to no avail. Mr. Yang indicated he hired a professional contractor to evaluate and offer solutions to the leaking. He asserted it was recommended to remove the cupola and seal the hole in the roof.

Board members, staff, and the applicant discussed the following:

- The applicant has safety concerns with leaving the cupola up.
- Modern cupolas are made of fiberglass and are properly weatherproofed.
- This is a venting cupola not decorative so if removed or replaced ventilation would need to be addressed.
- Applicant asserts he is unable to find large cupolas to replace the existing one; the board disagreed and cited resources to find them.

Adam Bishop, Solid Rock Roofing representing Mr. Yang spoke about the poor conditions of the roof's exterior/interior and the leaks all around the cupola noting Mr. Yang's desire to maintain and protect the building. He discussed the high cost of the needed repairs/replacement of the roof, adding a ridge vent, and replacement/rebuilding of the cupola. Mr. Bishop expressed the financial burden should be taken into consideration for the applicant and therefore prefer the most cost-effective option which is to remove the cupola and not replace it.

Board members, staff, Mr. Bishop, and the applicant discussed the following:

- A custom cupola is not required.
- Dimensions of the existing cupola; a smaller cupola could be considered.
- A replacement cupola would be much lighter and present no structural issues.
- The cupola is an integral part of the architectural character of the building and can be moved to a different location on the roof.
- Options for solutions to repair the cupola; exterior not in a repairable state.

Mr. Yang reiterated his desire to remove the cupola and not replace it citing his rights as the building owner, a small cupola would not match the building, large ones are not available, and the expense to have a crane remove the existing cupola get the roof repaired then have another crane install a new one. He questioned why it makes a difference to the city.

Mr. Ross restated the purpose is to preserve the integrity of the building and preserve the architectural detail of buildings in the Architectural Preservation District by following the city regulations.

Board members, staff, and Mr. Yang discussed options for moving forward including rendering a decision with conditions or tabling the application to allow the applicant time to perform his due diligence in locating a suitable replacement cupola. It was agreed that tabling the application was the desirable option.

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

MOTION: Mr. Ovington made a motion to table application P-2023-0030 to no later than the February 6, 2024, Board of Architectural Review meeting; seconded by Mr. Holloway. The motion passed 4-0.

P-2023-0033 – APD Exterior Improvement – Mural
Peter Haynal
21 West Franklin Street

Mr. Vanness presented the staff report, providing the property description, project/application summary, standards of approval, analysis, and staff recommendation. The applicant Peter Haynal, on behalf of Westerly Rentals, LLC., is requesting to install a mural on the east façade of the building. The proposed mural was designed by Brian Wilson of Wilson Advertising and includes an octopus that is holding various items that represent nearby businesses. The mural is proposed by the property owner and is not part of the Centerville Community Improvement Corporation (CCIC) Centerpieces Mural Program.

Staff recommends APPROVAL without condition.

Board members and staff discussed the location of the proposed mural and whether the content was architecturally compatible with the area.

Mr. Ross opened the meeting for public comment.

Peter Haynal, 1711 River Ridge Drive, Franklin, owner of 21 West Franklin Street expressed excitement about the changes in Uptown and wanted to be a part of it. He discussed the elements of the mural and the work of Wilson Advertising on the design. Mr. Haynal stated his desire to apply for the Centerpieces Mural program in 2024. He indicated he is willing to wait and noted this does not have to be the final design.

Mr. Ovington inquired about the location of other murals in Uptown in relation to this proposal. Mr. Vanness depicted the locations of other murals in Uptown. It was noted this would be the only one viewed heading west. Mr. Ovington expressed concern about creating the wrong atmosphere in the Architectural Preservation District with the type and quantity of murals.

Board members and staff discussed the potential oversaturation of murals, the temporary nature of murals, and the historical relevance of murals.

Board members, staff, and the applicant discussed options for approving the application for the location with conditions related to the content pending a Centerpieces Mural application decision or to table the application until more information on the 2024 Centerpieces Mural program can be obtained. Mr. Haynal was amenable to tabling until the spring.

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

MOTION: Mr. Ovington made a motion to table application P-2023-0033 to no later than the March 5, 2024, Board of Architectural Review meeting; seconded by Mr. Holloway. The motion passed 4-0.

**P-2023-0034 – APD Exterior Improvement – Mural
Erik Collins, Centerville Community Improvement Corporation
28 West Franklin Street**

Mr. Vanness presented the staff report, providing the property description, project/application summary, standards of approval, analysis, and staff recommendation. The request is for retroactive approval for the mural artwork already installed on the west façade of the building at 28 West Franklin Street. The mural, titled “Welcome to Centerville”, is the third public art installation created by the CCIC’s Centerpieces Mural Program. Centerpieces aspire to showcase the creativity and vision of artists through high-quality mural designs and to increase the visibility of art in Uptown. Staff recommends approval without condition.

Mr. Vanness provided an overview of the Mural Selection Committee process and spoke about the Board’s role in approving the artwork.

Mr. Ross spoke about his role as a representative on the mural selection committee and the steps followed with this mural noting the official approval from the board was overlooked by himself and the committee.

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

MOTION: Mr. Ovington made a motion to approve application P-2023-0034 as presented by staff; seconded by Mr. Neidhard. The motion passed 4-0.

Board members agreed artwork is subjective and individual people respond to artwork in entirely different ways.

2024 Board of Architectural Review Application Submittal and Meeting Calendar

Mr. Vanness presented the proposed 2024 BAR submittal and meeting calendar for approval.

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

MOTION: Mr. Holloway made a motion to approve the calendar as presented; seconded by Mr. Neidhard. The motion passed 4-0.

COMMUNICATIONS

Mr. Vanness spoke about:

- Update on the progress of the new Comprehensive Plan to replace Create the Vision from 2004.

- Welcomed new board member James Neidhard.

Mr. Neidhard provided a brief biography about himself.

Mr. Ross inquired about a business in the APD that was recently painted in a color not consistent with the APD design standards. Mr. Vanness noted the business was not aware of the regulations for the APD and will be repainting with an approved color. He stated going forward permits issued to new tenants in the APD will include a condition to contact the city before making any exterior improvements. Mr. Ross suggested a flyer be created and handed out to existing businesses as a reminder of regulations in the APD. Mr. Vanness indicated that he and the communications director are currently working on this.

Mr. Collins spoke about:


- Demolition projects at 54 West Franklin Street and 7491 Far Hills Avenue.
- Status of buildings in Uptown.

The next meeting of the Board of Architectural Review will be on December 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 7:30 p.m.

Submitted By: Donna Fiori


Approved – Chairperson

1/10/2024
Date