

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW (BAR)

Regular Meeting Minutes

J.V. Stone Council Chambers

Tuesday, July 2, 2024

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

ATTENDANCE

Present: Chair Ed Ross, Vice Chair Tom Ovington, Frank Holloway, Chris Papakirk, and Joyce Ray-Brown. Also present were City Planner Ian Vanness, Development Director Erik Collins, Municipal Attorney Scott Liberman, Councilmember Bill Serr, Planning Intern Pat Murray and Assistant Clerk of Council Donna Fiori.

Members Absent: James Neidhard and Richard Hoback.

EXCUSE ABSENT MEMBERS

MOTION: Mr. Holloway made a motion to excuse Mr. Neidhard and Mr. Hoback from the meeting; seconded by Mr. Ovington. The motion passed 5-0.

APPROVAL OF MINUTES

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

Regular Meeting: May 7, 2024

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

Mr. Ross read an opening statement.

NEW BUSINESS

Mr. Papakirk stated that he had a conflict of interest in relationship to the next agenda item and recused himself from the dais and left Council Chambers.

Mr. Vanness introduced Planning Intern Patrick Murray and spoke about his education and work with the Planning Department.

P-2024-0013 – APD Exterior Improvement –Windows and Doors

Christina Papakirk, Synergia Properties II, LLC

16 West Franklin Street

Mr. Vanness and Mr. Murray presented the staff report displaying the property description, application summary, standards of approval, and staff recommendation. The applicant, Christina Papakirk, on behalf of Synergia Properties II LLC, requests to replace the current six (6) windows and two (2) doors on the carriage house at 16 West Franklin Street with non-traditional materials. The existing wooden windows and doors, which are not original to the building, will be replaced with bronze double-hung vinyl windows featuring a colonial grid pattern (six over six). Additionally, a new horizontal service window, matching the colonial grid pattern, will be added to the south end of the east elevation. The replacement doors will be steel, with an upper window containing a colonial-style grid (nine panels, arranged 3x3). These doors will be painted to match the existing trim. These changes are part of broader renovations to prepare the building for commercial use.

Staff recommended approval without condition.

Mr. Ross opened the meeting for public comment.

Christina Papakirk of Synergia Properties, 4 West Franklin Street spoke about a potential tenant who is interested in providing refreshments, including possibly alcoholic options due to the new DORA District designation. She noted a service window feature could be appealing to future renters, even if the current tenant does not proceed.

Mr. Ovington inquired if the service window could be utilized as a drive-up and if it could be moved to the south elevation instead of the east elevation.

Mr. Vanness clarified that drive-through restaurant is not a permitted use in the Architectural Preservation District (APD).

Mrs. Papakirk noted access to the service window on the south elevation would be more restrictive. She stated the building's east elevation features a green space that might be developed in the future for social interactions and gatherings therefore placing the window on the east side would be more practical and provide better flow.

Mr. Ovington inquired whether a typical vertical window could be used instead of a horizontal one.

Mrs. Papakirk indicated that a horizontal window lends itself to be utilized as a service window and that structural constraints, including a supporting beam, were reasons for not using a vertical window.

Mr. Ross noted for the record that Chris Papakirk, who is related to Christina Papakirk, has recused himself from the discussion and decision-making process due to his ownership of the property in question.

Mr. Ross shared the historical significance of the building. He acknowledged and commended the owners for their care and maintenance of the property.

Board members discussion highlighted the balance between maintaining the historical integrity of the building and addressing commercial needs, such as adding modern windows for better insulation and maintenance which aids in the preservation of the building.

With no one else requesting to speak Mr. Ross called for a motion.

MOTION: Ms. Ray-Brown made a motion to approve application P-2024-0013, the APD Exterior Improvement request windows and doors at 16 West Franklin Street; seconded by Mr. Ovington. The motion passed 4-0.

Mr. Papakirk returned to the meeting at this time.

COMMUNICATIONS

Mr. Vanness spoke about:

- Unified Development Ordinance (UDO) and Design Review Criteria documents are available

electronically on the city’s website. Board members are encouraged to reference these documents as needed. The current hard copies will not be updated unless requested; changes will be reflected in the online version.

- The tenant for the property at 110 West Franklin, has been announced as Mudlick Tap House.
- New Comprehensive Plan update. Encouraged Board members to complete and share the online survey within their organizations and networks.

Mr. Ovington inquired if there is a mechanism to review changes in the Benham’s Grove final construction documents compared to the approved design. Mr. Vanness responded the documents are available digitally through a public records request or could be viewed in the City Planners office.

Mr. Collins provided an update on 30 North Main Street the Craig's Barbershop building. They are evaluating whether to sell, rehab, or lease the building, with a focus on renovating the exterior due to its high-profile location with significant traffic. He discussed the pros and cons of selling the building, noted the building’s historical significance, highlighted the building's importance to the community, and expressed a desire to see it used in a way that benefits the public.

The next meeting of the Board of Architectural Review will be on August 6, 2024, in the J.V. Stone Council Chambers at 5:30 p.m.

ADJOURNMENT

Seeing no further business, Mr. Ross adjourned the meeting at 6:07 p.m.

Submitted By: Donna Fiori

Ed Ross
Approved – Chairperson

9/11/2024
Date