

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW
Work Session Meeting Minutes
Tuesday, September 7, 2021

TIME: Immediately following 5:30 p.m. Regular Meeting

PLACE: Kingseed Law Library

ATTENDANCE:

Present: Ed Ross, Joe DeMariano, Richard Hoback, Frank Holloway, Tom Ovington, and Joyce Ray-Brown. Also present were City Planner Mark Yandrick, Assistant City Planner Joey O'Brien, Development Director Michael Norton-Smith, and Councilmember Duke Lunsford.

Mr. Ross called the meeting to order at 5:45 p.m.

P-2021-0027 – Major Site Plan
Greg Lauterbach, Greg L. Lauterbach Architect LLC
57-59 & 63 W. Franklin St.

Mr. Yandrick presented the location, plot plan map, history of property, application summary, façade and elevation renderings, standards of approval with items of consideration, staff analysis, and staff recommendation. The application requests to combine two (2) buildings at 57 and 63 W. Franklin St. into one (1) building for a proposed restaurant.

The owner Margot Blondet shared the restaurant will be named Manna.

Mr. Yandrick introduced the applicant Greg Lauterbach of Greg L. Lauterbach Architect LLC. Mr. Lauterbach discussed the proposed redevelopment including the building additions, façade improvements, design requirements for a restaurant, and the addition of a patio. Mr. Lauterbach addressed items of consideration from the staff report including the west side façade missing architectural elements and window/door replacement material and design.

Mitch Perry of Mitchell Perry Creative Inc. discussed landscaping, continuity, and pedestrian access options along the west façade. Mr. Yandrick noted a 12' minimum drive-aisle must be maintained.

The Board, applicants and staff discussed west façade alternatives including landscaping, faux windows/shutters, wrought iron, and challenges with each. They also discussed window design in the breezeway connection and remainder of the building. Pedestrian access and future development was discussed.

Mr. Ross welcomed Ms. Blondet to the City of Centerville and expressed appreciation for her efforts in maintaining the essence of the Architectural Preservation District.

Mr. Perry and Ms. Blondet inquired about the timing of the Uptown Plan parking lot improvements. Mr. Norton-Smith discussed next steps which include working with LJB to develop phases for parking which will most likely be staggered to address the largest need and provide the least disruption to businesses.

Mr. Ross adjourned the work session at 6:25 p.m.

Submitted By: Donna Fiori

Ed Ross
Approved – Chairperson

10/6/2021
Date