

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

PLACE: J.V. Stone Council Chambers

ATTENDANCE:

Present: Ed Ross, Joe DeMariano, Richard Hoback, Tom Ovington, and Joyce Ray-Brown. Also present were Economic Development Administrator Joey O'Brien, Development Director Erik Collins, Staff Engineer Taylor Schindler, Benham's Grove Administrator Randy Bishop, Councilmember Duke Lunsford, and Assistant Clerk of Council Donna Fiori.

Also present were LWC Incorporated representatives John Fabelo, Bear Monita, and Lucas Lance.

Mr. Ross called the meeting to order at 6:15 p.m. and read an opening statement.

Benham's Grove Update

Mrs. Schindler advised that the project is in the final design and development stage and any final design changes need to be discussed tonight.

Mr. Fabelo presented the updated site plan, noting no new buildings are being located on the historic site area of the campus and the new event center will be located on the wooded part of the site to keep the historic area of campus intact. He discussed parking delineation between the two sections of the campus, pedestrian enhancements, the historic building color palette, the interior improvements to the Gerber House, and the renovation of the barn. Mr. Fabelo recommended the barn be painted one color to draw more attention to the Gerber House.

Mr. Fabelo then discussed the event center, providing renderings with views, interior architecture design specifications, and mechanical needs. He noted the strategic placement of the event center façade behind the barn was so the view from the street would be the limestone wall and historic buildings. Mr. Fabelo presented elevations and discussed roofing materials, noise mitigation, and interior elements.

Board members, staff, and Mr. Fabelo discussed drive aisles, catering access, styles of architecture located in the Architectural Preservation District (APD), the intended use of the event center, tasteful contemporary architecture, creating a complimentary building in a historic district, and concerns with setting a precedent with the contemporary design.

Mr. O'Brien noted that changes to the Design Review Criteria (DRC) provided for historic buildings to have a different set of standards than brand-new buildings which would be assessed individually based on placement and location.

Further discussion occurred concerning architectural design reflecting the times, the separation of the event center from the historic buildings, the lack of negative comments in the written feedback forms from the public input meeting, the uniqueness of Benham's Grove campus, and rust staining issues with corten steel.

Mr. Ross adjourned the work session at 7:02 p.m.

Submitted By: Donna Fiori

Ed Ross
Approved – Chairperson

4/5/2023
Date