

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW
Work Session Meeting Minutes
Tuesday, November 14, 2023

TIME: 5:00 p.m.

PLACE: J.V. Stone Council Chambers

ATTENDANCE:

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

Jason Lincoln, Vita Modern Homes was also present for the meeting.

Mr. Ross called the meeting to order at 5:00 p.m.

170 South Main Street, Major Site Plan

Mr. Vanness announced the purpose of the meeting was to review revised renderings completed from feedback received at the September 5, 2023 work session for a potential Major Site Plan in the Architectural Preservation District. The subject property is approximately .4 acres and is currently vacant. The developer owns the property and is contemplating building three (3) two-and-a-half-story townhomes.

Mr. Lincoln described the property and proposed townhomes. He discussed the changes made since the last work session including color palettes, more architectural details on the sides and back of the building, the building lowered to ground level, the removal of the modern front porch styles, and the removal of the rooftop pergolas. Mr. Lincoln explained they are working to adjust the site plan to incorporate the large tree on the NW corner of the property and have acquired an updated survey. He pointed out the addition of stone features, and structural details on the windows, and the addition of cornices.

Mr. Lincoln, board members, and staff discussed the offset brick noting it wraps around the building and that the lighter of the two colors submitted is the preferred choice.

Mr. Ovington expressed concern with the impact this more contemporary style will have on the Architectural Preservation District (APD). He offered suggestions such as a bay-type window with an independent roof over it to break up the vertical element of the façade on the second floor and to only put one window in the recessed areas of the stairwells. Mr. Ovington asserted that this would relate more to other buildings in the district.

Mr. Ross acknowledged the updates presented with the more simplified layout are more in line with the APD.

Mr. Vanness asked if the board felt the revised renderings were more architecturally sensitive to the historic nature of the district. Board members agreed the updates presented addressed concerns but asked for the consideration of bay windows and reducing the windows in the recessed area which would increase the masonry.

Mr. Ross adjourned the work session at 5:22 p.m.

Submitted By: Donna Fiori

Ed Ross
Approved – Chairperson

1/10/2024
Date