

CENTERVILLE BOARD OF ARCHITECTURAL REVIEW
Work Session Meeting Minutes
Tuesday, January 9, 2024

TIME: 5:00 p.m.

PLACE: J.V. Stone Council Chambers

ATTENDANCE:

Present: Chair Ed Ross, Vice Chair Tom Ovington, Frank Holloway, James Neidhard, Chris Papakirk, and Joyce Ray-Brown. Also present were City Planner Ian Vanness, Development Director Erik Collins, and Assistant Clerk of Council Donna Fiori.

Robert Hall and Chris Conley, Oberer Companies, were also present for the meeting.

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

110 West Franklin Street - Major Site Plan

Mr. Vanness announced the purpose of the meeting was to provide the applicant with preliminary architectural feedback of a submitted Major Site Plan application (P-2023-0036) that proposes constructing a new single-story 6,000 square foot commercial building that is planned to house a Class 1, Sit-down Restaurant.

Robert Hall explained to the board that the Design Review Criteria were incorporated into the design of the proposed building relating to the pattern/rhythm of doors and windows, scale, and color scheme.

Board members, staff, Mr. Hall, and Mr. Conley discussed:

- Signage location.
- Architectural elements projecting from the brick façade.
- Parking lot access.
- Panel on the south elevation intended for a painted mural.
- Relevance of limestone in the district.
- Lighter faux synthetic stone being used to emulate limestone and is similar to Cornerstone North. A sample can be provided at the February meeting.
- Concern that the standing seam metal roof will gather ice/snow where it meets the gable.
- Provide a drawing showing the roof design with screened mechanicals. Include a roof plan and a cross-section through the building.
- Consider removing the panels above the windows on the south elevation and increasing the window height. Find a different way to express the lintel such as integrating it into the wall rather than introducing another material.
- Introduce an architectural element on the west elevation to break up massing.

Mr. Ross adjourned the work session at 5:30 p.m.

Submitted By: Donna Fiori

Ed Ross

Approved – Chairperson

2/7/2024

Date