



**A Regular Meeting Minutes
Architectural Review and Historic Preservation Board
May 25, 2011**

1. PLEDGE OF ALLEGIANCE

CALL TO ORDER AND DETERMINATION OF QUORUM

Chairman John Murphy called the meeting of the Architectural Review and Historic Preservation Board to order at 6:33 pm in the Commission Chambers of City Hall. A quorum was declared present at 6:33 pm.

Present: Board Members: Wendy Byrd Jung, Andy Crabtree, Vice Chairman Tim Keating, Chris Lee, and Chairman John Murphy. Staff: Planning and Zoning Director Tim Wilson, Building Official Harold "Skip" Lukert, Chief Plans Examiner Dennis Turner, and Community Development Administrative Specialist Corrina Williams.

Absent: Board Members: Michael Morrissey excused, Chuck Simikian unexcused.

2. APPROVAL OF MINUTES

Motion by Tim Keating to approve the regular meeting minutes of March 15, 2011 as submitted. Seconded by Wendy Byrd Jung and carried unanimously 5-0.

APPLICATIONS FOR CERTIFICATE OF APPROVAL

3. 24-28 South Main Street

Chief Plans Examiner Dennis Turner presented the application for the Boards' approval. This application is being submitted by the same applicant remodeling the 12 West Plant Street where this building was also purchased by the Bond Foundation and would be tied to the façade of the remodel/renovation of this building to make the building facades of both buildings continuous. While they will have a different look because of the brick storefront and overhang canopy would be the same as the Bond Building on Plant Street. Staff feels this meets with the compatibility of renovating the building and maintaining its historic character.

The actual material submittals (ie., for the doors and storefront windows) have not been provided yet but as discussed with the Bond Building on Plant Street (Bond Building 1) it will be submitted together and will have be reviewed by staff when it submitted.

Brandon Conaway with R.C. Stevens Construction stepped to the podium to reiterate that the storefronts would be continuous from building to building and the buildings will be combined and share a common area. Buildings will have a little different appearance on the outside as for the coloring of the existing brick otherwise the new finishes will flow together to include the storefronts and canopy.

Chief Plans Examiner Dennis Turner opened the discussion to the board with reference to an email submitted by Board Member Michael Morrissey regarding the color of the storefront. Staff did not provide an opinion of the color nor would staff mandate a definite color. Board Member Tim Keating gave as a point of clarification to the Board and staff that the buildings will be referred to as Bond on Main Street and Bond on Plant Street. Board Member Tim Keating also expressed his opinion that the Board should not be requiring a specific color when our standards and guidelines call out an acceptable pallet of colors. Board Member Wendy Bryd Jung gave her opinion that the board would be stepping outside of what it needs to be concerned with by demanding this color and that color, and they should be focused on the architectural look. Upon general discussion of this topic with the Board the consensus of all the Board members is that it should not be the boards place to dictate the colors and styles but of the concept and its meeting of the standards and guidelines as set forth by the ordinance.

Board Member Andy Crabtree requested clarification of the window details where the Bond on Main Street has single windows and the ones that are there now have a grid pattern. Board Member Andy Crabtree asked if the applicant will try to match the grid system over the single windows. Board Member Tim Keating advised that the applicant has not made a final determination but their goal is to match the building as close to the historic look as possible and that both buildings will be consistent with each other. Board Member Chris Lee gave his opinion that he would have liked the buildings to look individual but agrees the Board should not designate colors.

Board Member John Murphy called attention to Exhibit B on page 3 to ask for clarification of the differential in height of the two buildings. Board Member Tim Keating advised the original intent is to put the parrapett all the way back but looking at it structurally it may be a problem resulting in having to leave it and the existing will result in a difference in the heights.

Chief Plans Examiner Dennis Turner advised that there is an alleyway between the two buildings and the Police department has got some people to donate some iron gates to go in that section to keep people from walking back and forth through the area and to eliminate the potential of vandalism in this area. We are waiting on a little more progress before this is installed.

Motion by Chris Lee to approve the application for certificate of approval for the project known as 24-28 South Main Street. Seconded by Andy Crabtree and carried unanimously 4-0. Tim Keating abstained.

4. 141 West Plant Street

Chief Plans Examiner Dennis Turner presented the application for the Boards' approval. The applicant is lowering the front door and the inside flooring to meet ADA code compliance. A new window will be added to the Westside of the building, providing a little more exposure for the business. The contractor has proposed taking a section of the wall out allow access and removal of the floor demolition and then block the wall back up to the new window height. The window is to match the south side windows of the building. Staff would like to see a different area to remove the debris causing the least disruption at the street frontage level.

Staff is concerned that the awning to be installed, that will be added to the existing awning and wrapping around to cover the new window, does not meet the colors in keeping with the standards and guidelines and the already existing look in the historic downtown area.

Board Member John Murphy wanted to know where and if signage would be added and if so would it be on the awning. Planning and Zoning Director Tim Wilson advised that a preliminary sign layout was presented and it would be affixed to the building above the awning.

Board Chair John Murphy called for a motion...

Motion by Tim Keating to approve the application for certificate of approval for the project known as 141 West Plant Street Seconded by Wendy Byrd-Jung and carried unanimously 4-0. Andy Crabtree abstained.

Board Chair John Murphy asked the Board for further discussion or additional questions to the staff and contractor. Board Member Wendy Jung inquired to what was the City's concern with the applicant removing the debris from the side at the location of the Window. Chief Plans Examiner Dennis Turner reiterated that "it was not going to be pretty" while it is happening but acknowledged no construction is, and when it is done the Owner would be painting it to match the existing building conditions. Board Member Tim Keating expressed his concern and general discussion by the members was over the Board having no authority over the "means and method" of work to be performed and their position should be focused on the outcome or end product. General discussion was added to establish that the means and method of particular scopes of work and quality of work for the safety of the city would be under the building departments purvey.

Building Official Skip Lukert provided comment on the location and that this was the right place to perform the demolition process wise and also as the least expensive way. Skip confirmed that the applicant would try to not only match the color but the texture of the new block to the existing.

The Board asked how long would the whole process take. Mark Allen with MWA Builders advised that it should only take one day. Day two would be securing the

building until the window and the new wall would be built.

Board Chair John Murphy asked for Tim Wilson's overall thoughts on where the scope of concern for this Board should be. Planning and Zoning Director Tim Wilson advised the Board that although this building was not a contributing structure, as mentioned by Chief Plans Examiner Dennis Turner prior, the Board should seek to keep this structure within the standards and guidelines of the historic nature of the downtown area by minimizing the impact of the nature of the work. If the applicant runs into a problem with matching the block the Owner could run the stucco finish from the front around to the side window as a contingency if the block does not match adequately. Provisions could be addressed on the building permit but the Board is setting its expectations of what the completed look would be. The contractor acknowledged that they are trying to match the texture and paint color.

General discussion among the Board Members with regard to the selection of colors or dictation of colors would not be done by the Board with the exception to they would require the historic color pallets and or painting guidelines of the Historic Downtown District Standards and Guidelines.

Motion by Chris Lee to amend his motion to approve the application for certificate of approval for the project known as 141 West Plant Street to approve the application for certificate of approval for the project known as 141 West Plant Street with conditions set for the applicant to comply with the color pallet of the Historic Downtown District Standards and Guidelines. Seconded by Wendy Byrd-Jung and carried unanimously 4-0. Andy Crabtree abstained.

The Board also asked that the condition of matching the block finish to the existing as a requirement on the building permit and, if the texturing and painting of the new block does not achieve the expected finish the contractor would be required to use the wrap around stucco contingency plan. Also the framework of the new window should also match the existing storefront window.

The contractor will be trying to utilize the existing door adding a transom for the top of the doorway.

5. BOARD DISCUSSION

No further discussion.

6. ADJOURNMENT

Meeting adjourned at 7:15 pm.

ATTEST:

APPROVED:



Admin. Specialist Corrina Williams



Chairman John Murphy