



WINTER GARDEN

A Regular Meeting Minutes Architectural Review and Historic Preservation Board July 12, 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 6:31 pm in the Commission Chambers of City Hall. A quorum was declared present at 6:31 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 Member: Michael Morrissey excused

Arrived late: Board Member: Chuck Simikian - 6:46p.m.

2. APPROVAL OF MINUTES

Motion by Tim Keating to approve the regular meeting minutes of May 25, 2011 as submitted. Seconded by Chris Lee and carried unanimously 5-0.

APPLICATIONS FOR CERTIFICATE OF APPROVAL

3. 7 S. Dillard Street - "Winter Garden Restaurant"

Chief Plans Examiner Dennis Turner presented the application for the Boards' approval. This application is for renovations for the whole building which was damaged by a fire. A summary of exterior work to be completed includes; areas for roof replacement, dumpster enclosure in the back, storefront window frames to change out to bronze, existing mansard removed and a parapet wall created. Canopy will be supported by cables. Architectural brick and decorative visual panels will be added for aesthetic features. As a whole the project is designed to complement the existing downtown look and extend this to the Dillard/Plant Street corner.

The signage for the building is still pending. City Staff is looking for a concept from the Owner for something other than adding the signage into a square box metal cabinet style signs. Board asked if there was an intention by the Owner to change the pole sign. Examiner Turner advised that nothing has been determined as of yet. The pole sign was not considered in the project because it was not included in the fire.

The Board referenced to when creating the Historic Downtown District overlay ordinance the board specifically stayed away from sign criteria because the City was working on revising the current City signage code. The Board asked for a status update on the sign code update. Planning & Zoning Director Tim Wilson advised that it has been drafted and still under review. If signage is being affected by a building renovation the item is reviewed and general standards will be held in compliance to the current code but is also subject to the conformity of the Historic Downtown District guidelines to bring signs into conformity of the overlay area. Once the sign code is updated it will work in tandem with the Architectural Review and Historic Preservation guidelines but, we are dealing with items on a case by case basis until the update of the sign code.

Board member Keating expressed that the sign code update needs to be presented to the Commission and implemented as soon as possible. Situations like this one may have resulted in the pole sign being brought up to code if the new code referenced a threshold of exterior repairs causing the update of the sign.

Paint color samples were passed around for the Boards review. The colors selected are in keeping with the Historic color pallets.

The rendering portrays a lush landscaping elevation and the Board asked if this was what the Owner intends to do or is it an artists' conception. Examiner Turner advised that this is an artists' conception and they are presently working on a landscape plan but this is not the actual plan. The existing landscape adjacent to Dillard Street is maintained by the City per the downtown streetscape project. The Owner would be required to maintain landscaping on the back and the side of the property.

Motion by Tim Keating to approve the application for certificate of approval for the project known as 7 S. Dillard Street as submitted. Seconded by Andy Crabtree and carried unanimously 5-0.

4. 160 E. Plant Street - "Bistro 24"

Chief Plans Examiner Dennis Turner presented the application for the Boards' approval. The property was originally a gas station, converted to a restaurant and is now proposed to be another restaurant to utilize outdoor seating. The applicant will repaint the building as part of the work to be done. The review of this project is for the proposed outdoor seating area on the rear of the building approximately 900 sqft. (12' x 75'). The construction to the back of the building and lease to the parking area is temporary. The scope of work proposed is a tin roofed, open sided, wood deck. The wood deck is to be at the same height as the floor in the inside.

Board Member Chuck Simikian arrived 6:46 p.m.

Staffs opinion of the building addition to the structure will improve the look of the building and also provides additional outdoor seating for a restaurant use.

Building street signage along Dillard Street is also proposed in the scope of work. Lettering will be affixed vertically along the front of the building. At the rear of the building the posts that support the roof will be extended up and support the "Bistro

24" sign. The applicant will be utilizing their existing signage from their previous location from downtown Plant Street.

The Board asked if the outside dining area would include a rear entrance for the building. Examiner Turner advised that the Plant Street entrance is considered the front entrance and the applicant is seeking to change the entrance to the Dillard Street side of the building.

Staff feels this is an appropriate addition for the building and does not distract from the downtown look, and is allowing a better use for the building.

The construction is limited to the awning and penetrations to the back entrance allowing for a 16' wide opening into the building.

The structure in the rear is being called temporary. The Board asked how is the City addressing this to be temporary structure. Director Wilson advised the Board that the City will require a lease agreement with the property owner and tenant and if the use changes, or is discontinued, the structure would have to go away.

The Board stated the work that is being proposed is nice and will look good but are concerned with the monitoring station located on the property. It appears a power pole and fence are being added. Director Wilson advised the Board that the monitoring station has pulled the proper permits but we are limited to what can be required of them. The Owner of the property is the one responsible for these improvements and are considering adding decorative lattice on the top of the fence to additionally hide the monitoring equipment. The station is temporary and would be going away potentially in 18 months.

The Board expressed its discord to having overhead power lines and Building Official Skip Lukert advised that the building will have to add a new service to the existing building and would be required to relocate the main panel per Progress Energy. Because of the temporary use situation it is not financially feasible to cut the concrete and run the power underground to the station. From an aesthetic stand point the work of the Board is frustrated by having unsightly overhead powerlines in the parking lot.

The Board asked that the open rafter dining area fascia should match the buildings fascia with additional aesthetic details to the posts to match the theme of the building. Examiner Turner advised that the applicants have been very cooperative to comments on this project and staff would ask the applicant to make these changes.

The Board would like to avoid the situation where the window facing Dillard will be blacked out and access would be utilized only off the west side of the property. Staff has discussed this with the applicant and advised that the north east corner of the structure will have an entrance via Plant Street and the existing Dillard Street entrance will be open and available too. The West side will have an entrance through the outdoor dining area.

The brick on the building will be painted based on the rendering provided. The color selection falls within the Historic color palate. City does have issues with the black trim and are still in discussions with the owner to change this color. It was

recognized that the Theater does have a black trim already so it would be in keeping with other structures in the downtown area.

Motion by Tim Keating to approve with the caveat to have a fascia along the back canopy to tie the building in completely approving the application for certificate of approval for the project known as 160 E. Plant Street. Seconded by Wendy Byrd-Jung and carried unanimously 6-0.

Further discussion by the board and staff that they are pleased with the work to be completed on the Plant / Dillard Street corner, and are grateful for the cleanup on this particular site.

5. BOARD DISCUSSION

141 W. Plant Street - Board to revisit this prior application to approve the finalization color plants for the front façade of JoJo's. Board member Andy Crabtree advised he would be abstaining from this item.

Director Wilson advised that the in the final recommendation the awning colors were left open for final approval. The applicant has changed to a brown awning color versus the green or black that was originally submitted and it is being brought to the board for review and consideration as a better match to the existing color package on the building and the signage for the new business.

The color selection of the door being purple or red was posed as a question by the Board to Staff replied it is not going to be purple but staff is more concerned with the style versus the color and this has not been finalized yet.

Motion by Tim Keating to move forward with the confirmation of the brown color selection added to the prior certificate of approval for the project known as 141 W. Plant Street (Canopy Color Selection). Seconded by Wendy Byrd-Jung and carried unanimously 5-0. Andy Crabtree abstained.

The Board discussed the canopy was initially proposed as going around to the side of the building above the new window. The current rendering does not reflect the side awning look but staff advised the applicant has not changed the proposed work but this rendering is for the purpose of color selection.

The size of the sign was also discussed and Board member Crabtree advised that the rendering is not to scale or proportionate to the awning and store frontage. The sign would be subject to the City's current sign guidelines.

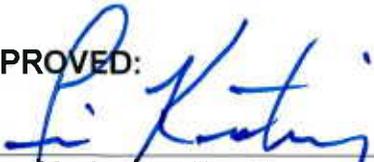
6. ADJOURNMENT

Meeting adjourned at 7:15 pm.

ATTEST:


Admin. Specialist Corrina Williams

APPROVED:


Vice Chairman Tim Keating