



**Architectural Review and Historic Preservation Board
Regular Meeting Minutes
August 18, 2015**

1. CALL TO ORDER

Chairman John Murphy called the meeting of the Architectural Review and Historic Preservation Board to order at 6:30 pm in the Commission Chambers of City Hall. A quorum was declared present and the Pledge of Allegiance was recited.

Present: Chairman John Murphy, and Board Members: Phillip Baker, Wendy Byrd Jung, Chris Lee, and Michael Morrissey (arrived at 6:33pm)

Absent: none

Staff Present: City Attorney Kurt Ardaman, Community Development Director Ed Williams, Community Development Manager Steve Pash, Economic Development Director Tanja Gerhartz, Planner II Kelly Carson, Executive Assistant Amy Martello and Recording Secretary Kathleen Rathel

2. APPROVAL OF MINUTES

Motion by Chris Lee to approve the regular meeting minutes of July 8, 2015. Seconded by Wendy Byrd-Jung the motion carried unanimously 4 – 0.

APPLICATIONS FOR CERTIFICATE OF APPROVAL

3. 160 E. Plant Street – Plant Street Professional Building

Community Development Manager Pash presented a continuation for a request for approval for the property located at 160 E. Plant Street. The property is located at the southwest corner of Dillard Street and East Plant Street and is the gateway into the downtown area. This property was on the July 8, 2015 Agenda with Staff recommending denial. The Board recommended the item be tabled so Staff could get together with the owners to discuss and design a new plan. There were several meetings and an application for Site Plan review was received on August 14, 2015. The Site Plan was reviewed and approved by the Development Review Committee on August 17, 2015. The approval is to tear out the existing parking lot and replace with a new paved parking lot and add substantial landscaping across the front of the property. The applicant has submitted revised elevations which include new storefronts along Dillard Street, new storefront glazing along Plant Street, patching and repairing all of the stucco, and repairing the opening located on the back of the building as well as adding four new windows to the back of the building. With the new proposed changes, Staff recommends approval subject to the conditions outlined in the Staff Report.

Board Member Morrissey arrived at 6:33 p.m.

Board Member Murphy asked for clarification on the rear elevations, Mr. Pash verified the new elevation was the one showing the four windows.

Board Member Lee asked if the colors selected were in the approved palette, which Mr. Pash confirmed they were.

Board Member Morrissey commented on the proposed crepe myrtles noting they would be bare for a portion of the year and could they be replaced with live oaks. Mr. Pash stated the overhead lines in the area would limit the type of landscaping, but that the applicant could use ligustrum or some other type of evergreen. Mr. Morrissey mentioned the front elevation showed four trees but the site plan only showed three and he would like to see four trees. He also suggested using 65 gallon plantings instead of 45 gallon plantings. *(See Exhibit 'A')*

Board Member Byrd commented that the unit on the left side only had one door in and out which could be a safety issue. Mr. Pash stated the applicant has submitted building plans and the building would have to meet code requirements.

General discussion regarding the single window on the left side of the front elevation and possibly make it a longer window to fit in with the opposing windows.

Jay Small, with Mateer Harbert, was present to address any questions.

City Attorney Ardaman asked Mr. Small if the applicant was in agreement with the Staff Recommendations. Mr. Small replied the applicant was in agreement with Staff recommendations and the comments of the Board regarding the window and landscaping.

Motion by Michael Morrissey to approve the request with the conditions of adding a fourth tree to the front elevation to the extent feasible, using trees with year-round foliage, increasing plant size from 45 gallon to 65 gallon, and lengthen the small south window located on the front elevation to either ground level or to the strike in the stucco. Seconded by Phil Baker the motion carried unanimously 5 – 0.

4. 104 N. Highland Avenue – Robin Laduke

Planner II Carson presented a request for approval for a new 216 square foot, wood frame, single car garage and arbor located on the property at 104 N. Highland Avenue. The property contains a contributing structure. The main home was constructed in 1921 and is an example of the frame vernacular style. The applicant proposes to remove an existing carport structure with attached covered walkway that is in poor condition. The new garage would be wood framed with tongue and groove southern yellow pine siding painted to match the existing house. The garage will also have a solid raised-panel garage door and shingle roof. The arbor will replace the existing covered walkway. Staff has reviewed the application and finds the new garage structure is consistent with the historic district overlay ordinance and recommends approval subject to the conditions of the Staff Report.

Board Member Morrissey asked about the setback requirements from Bay Street and if the garage could be shifted closer to the street. *(See Exhibit 'B')*

Steve Seitz, with Residential Werks, is the builder for the applicant and stated the applicant wanted the garage shifted farther back so she can see the side yard from her window and it also allows a vehicle to park in front of the garage.

General discussion regarding a larger size garage but applicant wants the 12' x 18'. Also discussed was the siding profile on the garage would need to match the house so a novelty lap siding would need to be used instead of tongue and groove.

Motion by Chris Lee to approve the request with the condition of using a lap siding that matches the primary structure. Seconded by Wendy Byrd-Jung the motion carried unanimously 5 – 0.

5. 160 S. Boyd Street – City of Winter Garden

Planner II Carson presented a request for approval for the construction of a 158,000 square foot municipal parking garage on the parcel located at 160 S. Boyd Street. The property is currently developed as a City parking lot with 192 parking spaces. The garage is proposed to

be two-story, three-level, including a roof top level, which is consistent with the height of many of the downtown structures, and will contain 528 parking spaces. The building materials to be used include a brick veneer, concrete with a limestone finish, cast stone for architectural details, and fabric awnings. Staff reviewed the application and recommends approval subject to the conditions of the Staff Report.

Board Member Baker asked if elevators were provided. Ms. Carson stated they were located in the two stair towers.

Board Member Morrissey expressed concerns that the two towers replicated too closely the iconic look of the clock tower and would like to see it modified by using a straight hip roof by removing the upper part of the two-part roof. He also suggested adding more substance above the arch and increasing the depth of the arch with a brick ledge piece.

(See Exhibit 'C')

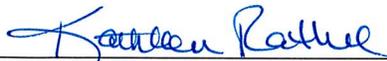
Economic Development Director Gerhartz stated the contract was awarded to Finrock, who were also present, and City Manager Bollhoefer would take comments under advisement. She also asked if these comments could be proposed as recommendations instead of conditions so the City could continue working with the architects.

Motion by Wendy Byrd-Jung to approve the request as submitted with the City to take comments under advisement. Seconded by Phil Baker the motion carried unanimously 5 – 0.

ADJOURNMENT

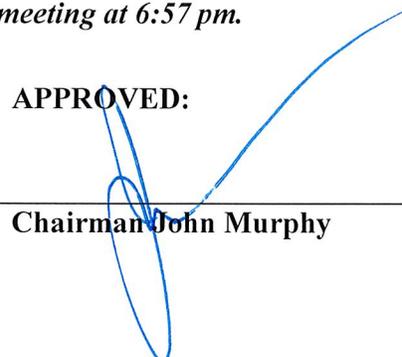
Chairman John Murphy adjourned the meeting at 6:57 pm.

ATTEST:



Recording Secretary Kathleen Rathel

APPROVED:

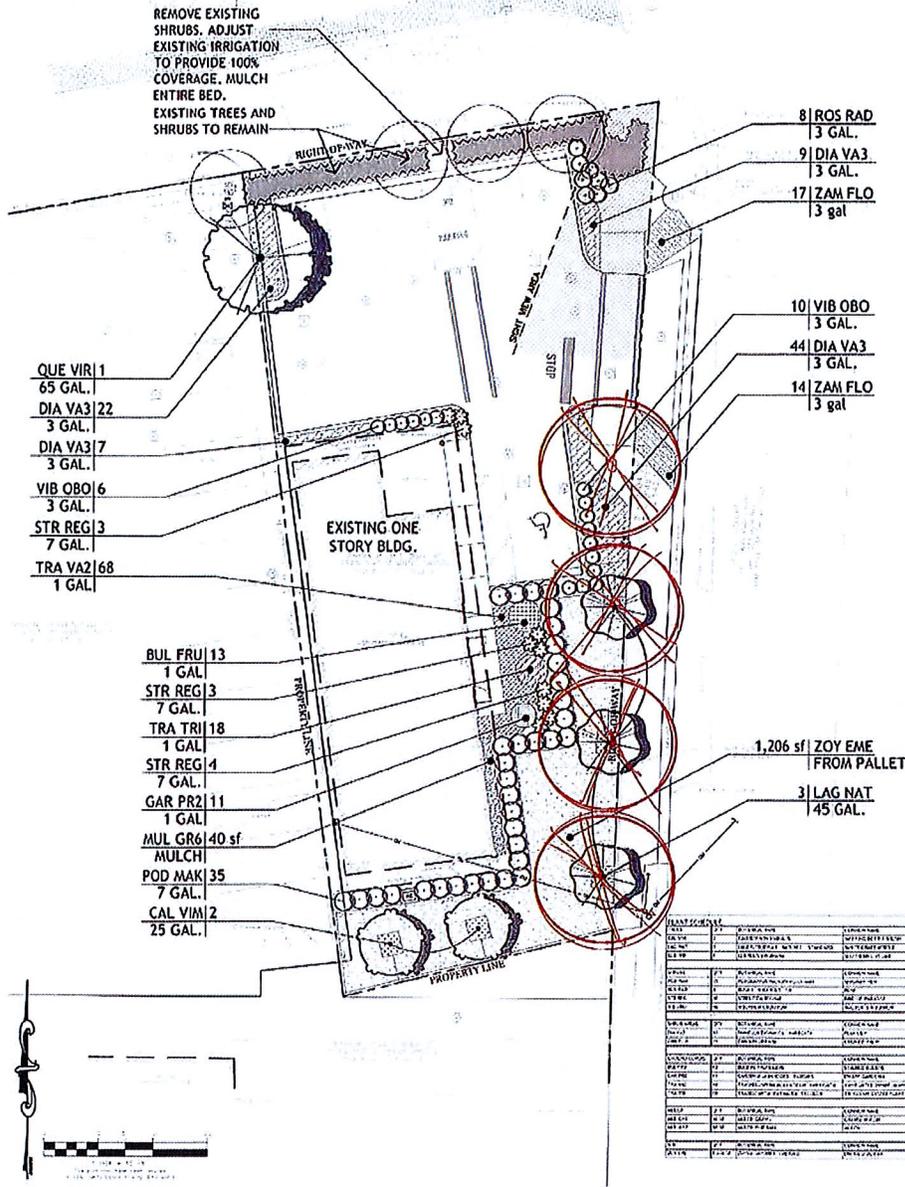


Chairman John Murphy

EXHIBIT 'A'

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Proposed Landscape Plan



Consider the property edge along Dillard to be part of the significant arrival sequence to downtown. Suggest 100 gallon live oaks in lieu of what looks to be crape myrtles. Crape myrtles will entirely lose foliage for a portion of time. 45 gallon is a small size for a street tree planting.

Elevation indicates 4 trees. Add one on plan.

Proposed Building Colors



2100-30

oklahoma wheat

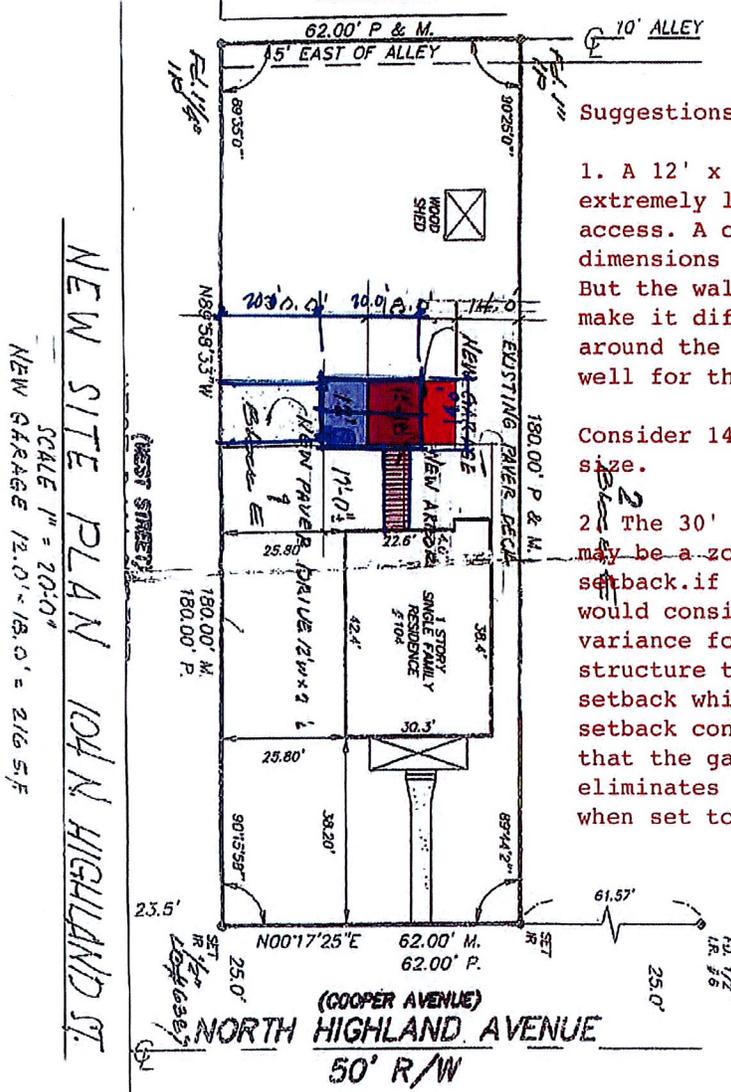
EXHIBIT 'B'

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Proposed Changes / Additions

The applicant is proposing to demolish the existing 440 sf wood carport structure and covered walkway, both of which are in a state of disrepair, in order to build a new 216 sf wood frame single-wide garage with a shingle roof. Tongue and groove southern yellow pine siding (3/4") will be installed on all sides of the building and painted a creamy white color to be consistent with the main building. The elevation adjacent to W Bay St, where the driveway apron is located, will feature a solid raised panel garage door. A new paver driveway will be installed to connect the driveway apron to the garage. A door will be installed on the east elevation, opening up to the new wood arbor structure. The arbor will replace the existing covered walkway, connecting the garage to the main house.

EXHIBIT "D" Site Plan



Suggestions:

1. A 12' x 18' garage will be extremely limited for vehicle access. A carport of similar dimensions is an appropriate size. But the walls of the garage will make it difficult to maneuver around the vehicle. 18' is small as well for the same reason.

Consider 14' x 20' as a minimum size.

2. The 30' setback from Bay Street may be a zoning implemented setback. If this is the case, I would consider requesting a variance for the accessory structure to allow for a 20' setback which is a normal R1 zoning setback condition. The hardship is that the garage structure eliminates views to the rear yard when set to the 30' dimension.

NEW SITE PLAN 104 N HIGHLAND ST
 SCALE 1" = 20'-0"
 NEW GARAGE 12'-0" x 21'-6" = 216 S.F.

EXHIBIT 'C'

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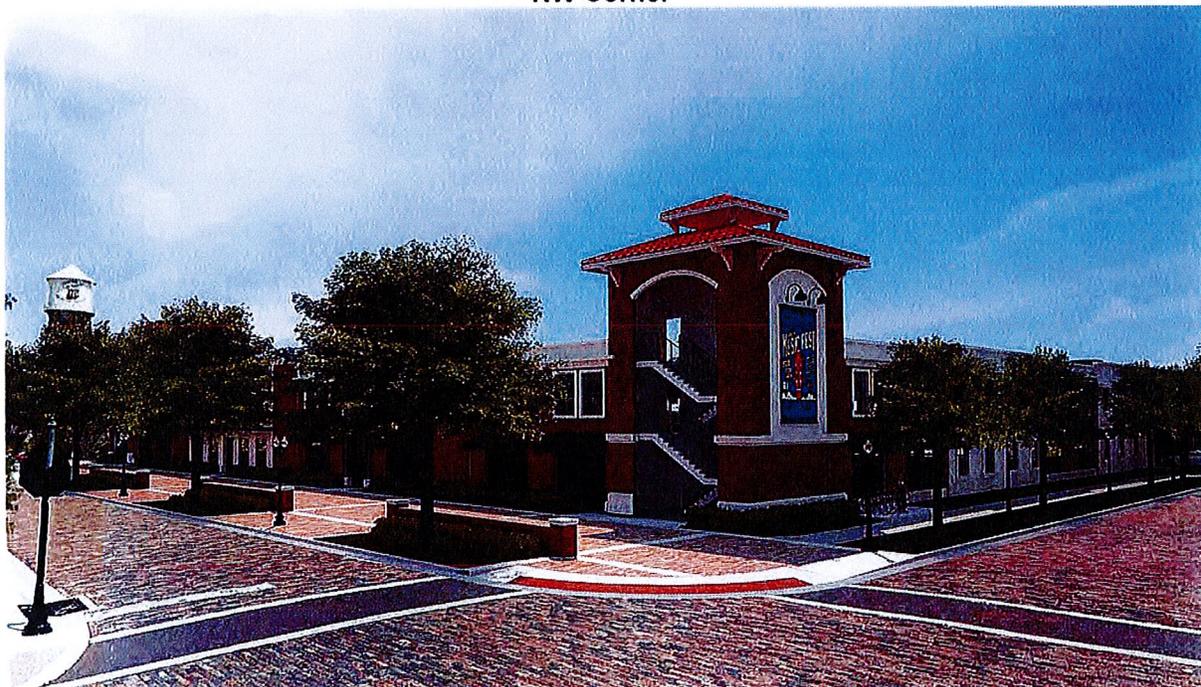
Consider eliminating the additional roof element if there is considerable cost savings. The element is repetitive and a bit too similar to the iconic clock tower. The garage structure does not need to replicate.

Renderings

NE Corner



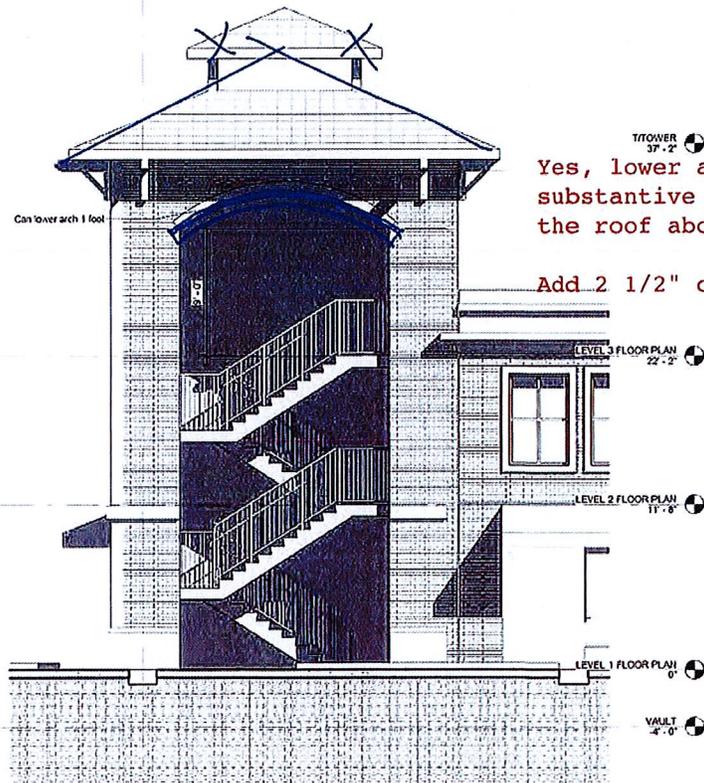
NW Corner



SW Corner



Tower Elevation



Yes, lower arch to provide a substantive structure supporting the roof above.

Add 2 1/2" corbel to the arch.