



**Architectural Review and Historic Preservation Board
Regular Meeting Minutes
July 19, 2016**

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: Wendy Byrd Jung, Ryan Hinricher, Eric Rainville and Jessica Stone

Absent: Vice-Chair Tory Parish (excused) and Phillip Baker (excused)

Staff Present: Community Development Director Steve Pash, Urban Designer Kelly Carson, and Recording Secretary Kathleen Rathel

2. APPROVAL OF MINUTES

Motion by Wendy Byrd Jung to approve the regular meeting minutes of April 19, 2016 and seconded by Eric Rainville. The motion carried unanimously 5 – 0.

APPLICATIONS FOR CERTIFICATE OF APPROVAL

3. 161 S. Boyd Street – Kelso Investments LLC

Urban Designer Carson presented a request for a Certificate of Approval for the property located at 161 S. Boyd Street. The proposal would demolish an existing non-contributing structure and construct a new 4,500 square foot one-story commercial office building. The existing structure is a 1,700 square foot duplex in poor condition. The property is zoned C-1 which means that the residential structure is non-conforming since it could never be rebuilt. The property is located directly south of the SoBo building and across from the new parking garage. The new structure would feature a mercantile masonry vernacular style including brick along the front elevation, stucco on the sides and rear, decorative string courses over the doors and windows, parapet roof with decorative cornice, and have three entrances with two doors per each entrance separated by a brick wall. The parapet wall is proposed to be higher at each elevation and the doors will be recessed to provide cover. Staff has reviewed the application and recommends approval subject to certain conditions and Staff modifications.

The modifications that Staff suggests are as follows:

- The parapet walls covering the entries should be at least one foot higher than shown to provide greater vertical building variation throughout the front elevation.
- Architectural elements along the side elevations should be more similar to the front elevation including the materials, brick, architectural variations, and massing.
- Change the proposed storefront configuration to be more consistent with other downtown buildings by either replacing the double doors with a single door with storefront windows and a transom window or by bringing the double doors closer together and adding storefront windows on either side.

- Any new paint colors are to be reviewed and approved by City staff.
- Any proposed signage would require approval.
- Rooftop equipment cannot be visible from the front elevation.
- To meet the parking requirements the applicants should consider installing parallel street parking spaces in front of the building as there is no room for on-site parking.
- The building must meet all City Code requirements and go through Site Plan review.

Board Member Rainville asked if the materials to be used for the front were a veneer brick, stucco brick, or true brick. The applicant replied veneer so Board Member Rainville stated it must be similar to brick on other downtown buildings.

The applicants, Brett and Katie Claflin of 1309 Kelso Blvd, Windermere FL, were present and discussion ensued about adding brick to the sides and having it wrap around the corners to the rear elevation. The plans currently show stucco on the sides and rear. Also discussed was adding brick in sections similar to the parking garage and the possibility of columns on the corners. The Board favored brick on three sides and block on the back side.

Discussion continued on the options for the doors. The floor plan showed two doors going into a single space but applicant would like to keep the option of splitting the current three units into six. The applicant agreed the two doors could be brought closer together with a steel beam in the middle and a transom window over the top.

On street parking was discussed which would require the building be moved back. Another option was that the applicant could pay into an impact fee for parking.

Motion by Eric Rainville to approve the request with Staff Recommendations and Modifications to include brick on three sides with a columnar massing transition on the rear corners. Seconded by Jessica Stone the motion carried unanimously 5 – 0.

UPDATE

The Board was given an updated elevation for 129 W. Plant Street, The Whole Enchilada, which had been presented at the April 19, 2016 meeting. (See Exhibit A)

ADJOURNMENT

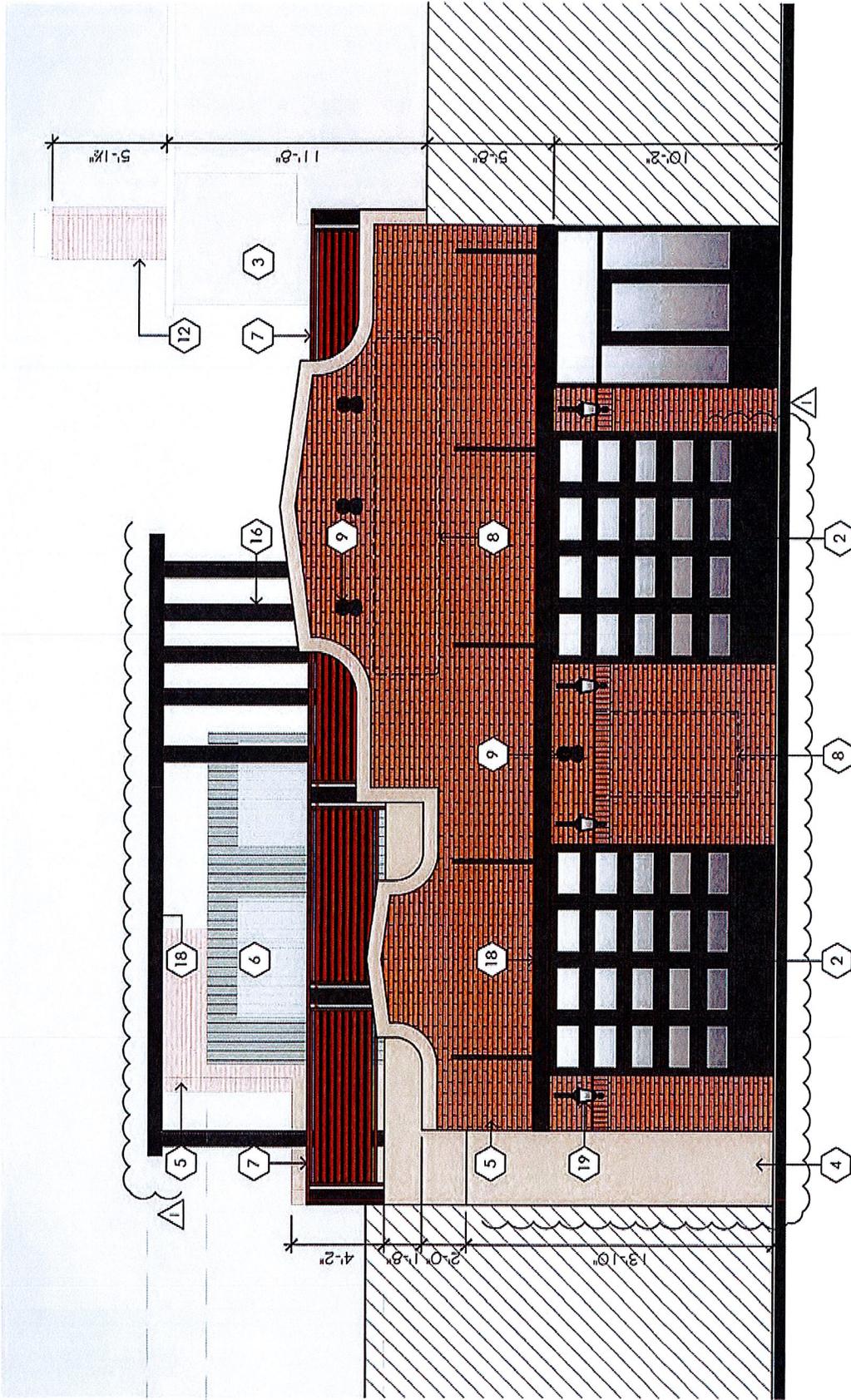
Chairman John Murphy adjourned the meeting at 6:48 pm.

ATTEST:

APPROVED:


 Recording Secretary Kathleen Rathel


 vice Chairman



● CANOPY ROOF HT.
ELEV. +28'-2" A.F.F.

● TOP OF TRAILER
ELEV. +25'-6" A.F.F.

● ROOF DECK HT.
ELEV. +17'-6" A.F.F.

● BOT. OF CANOPY
ELEV. +10'-2" A.F.F.

● FINISHED FLOOR
ELEV. ±0'-0" A.F.F.

PROPOSED SOUTH ELEVATION

3/16" = 1'-0"



C3