



**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
REGULAR MEETING MINUTES
OCTOBER 18, 2016**

1. CALL TO ORDER

Vice-Chairperson Tory Parish called the meeting of the Architectural Review and Historic Preservation Board to order at 6:34 pm in the Commission Chambers of City Hall. A quorum was declared present and the Pledge of Allegiance was recited.

Present: Vice-Chairperson Tory Parish and Board Members: Lisa Bennett, Ryan Hinricher, Eric Rainville, Jessica Stone, and new Board Member Kay Cappleman

Absent: 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 Eric Rainville to approve the regular meeting minutes of August 16, 2016 and seconded by Jessica Stone. The motion carried unanimously 6 – 0.

3. NOMINATE OFFICER POSITION(S)

Vice-Chairperson Parish opened the floor to nominations for the open officer position.

Jessica Stone nominated Tory Parish for Chairperson and seconded by Eric Rainville. There were no other nominations so the motion carried unanimously 6 – 0.

Chairperson Parish opened the floor to nominations for the open Vice-Chairperson position.

Tory Parish nominated Ryan Hinricher as Vice- Chairperson and seconded by Board Member Cappleman. There were no other nominations so the motion carried unanimously 6 – 0.

Economic Development Director Gerhartz suggested, since most of the members on the Board were new, the City Attorney attend the next meeting to go over everything from Conflict of Interest, Sunshine Laws, the conducting of meetings, what qualifies as quorum, and other meeting procedures. The Board agreed.

APPLICATIONS FOR CERTIFICATE OF APPROVAL

4. 109 - 127 S. Boyd Street (Tremaine Boyd) – City of Winter Garden / John Rinehart

Urban Designer Carson first welcomed new member Kay Cappleman to the Board. Ms. Carson presented a request for a Certificate of Approval for the property located at 109 & 127 S. Boyd Street. The property is located at the southeast corner of S. Boyd Street and Tremaine Street. The property is currently owned by the City of Winter Garden and contains a non-contributing structure which was previously the old Fire Station but now contains the SOBO Art gallery. The City is in the process of splitting the lot to retain ownership of the SOBO building and the water tower with the balance of the property sold to the applicant.

The adjacent property to the south is a non-contributing duplex that recently received Architectural Review approval for the construction of a new office building. The property to the west is the new parking garage. There are two contributing structures adjacent; the Railroad Museum to the north and a mixed use building to the east at 110 and 116 S. Main Street.

The applicant proposes to construct a new three-story 30,414 square foot mixed use building containing commercial use on the first floor and 22 apartments on the second and third floors at 43 feet 8 inches in height. A revised elevation sheet was distributed to the Board that reflected a change in the windows on the south side of the building to a wider window with a darker trim and a muntin pattern of 8 over 1 instead of 6 over 1 with equal sash. The building design will feature a mercantile masonry vernacular style to appear as two separate but conjoined buildings. The north portion will feature precast concrete or specialty stucco with multi-colored marbled finish. The façade features on the north side will include decorative cornice, painted trim, a metal awning, a series of storefronts and a stone base. The south portion and back of the building will feature a brick veneer on the west face wrapping around to the south face and painted stucco for the back of the building. The façade features on the south side will include stucco or brick detailing at the cornice and a precast or stone veneer base, aluminum storefronts, and canvas awnings. The City has reviewed the application and recommends approval. The architect, Michael Morrissey, and the builder, Jim Costello, were present to answer any questions.

Board Member Rainville voiced concern that if the intent of the building was to look late 19th century or early 20th century it looks and feels more modern. He would like more of a break in elevation between the delineation of the first and second floor and suggested adding a standing course or more detail on the south side but likes the revised windows. He feels it needs more detail on the solid brick portion and added that City ordinance states there must be a break up on any long expanses.

Board Member Hinricher asked if there was a minimum delineation to break up the elevation between the two buildings. Urban Designer Carson replied that with massing there is a minimum distance but it basically calls for a vertical or horizontal element to break the look.

The architect, Michael Morrissey, stated to maintain a consistent street edge condition they did not want to break it up too much and keep it more consistent with the Historic pattern.

Board Member Rainville stated that it feels like a straight mass of brick and similar buildings downtown with this brick mass are older buildings but they have more break up details. He would also like to see more breaks between the floors on the south portion.

Urban Designer Carson conveyed the suggestion from the architect to carry a one-inch projection cast stone lintel all the way across the front of the southern portion to give a more distinct line of separation.

The discussion continued on how to add more details to the southern portion of the building with the architect discussing maintaining the hierarchy in the design. Mr. Morrissey maintained that the north side is the most visible and needed to stand out.

Board Member Rainville broached the subject of parking noting there were only 22 parking spaces provided for 22 units plus retail and expressed concern about 40 spaces being taken up permanently in the parking garage. Ms. Carson stated the parking spaces were designated for the residential units with the commercial parking in the garage or other municipal spaces.

Discussion ensued regarding the interaction between the SOBO building and the Tremaine Boyd building and the proposed courtyard between the two with an extended plaza in front of the SOBO building. Parallel parking would be installed along the entire stretch of Boyd Street.

Chairperson Parish mentioned several items: 1) making the solid portions between the store fronts equal sized and possibly adding another 8” bump out, and 2) change the triple sets of windows to two pairs for each unit. Mr. Morrissey needed to check the interior layout.

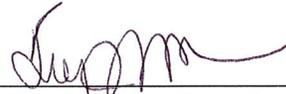
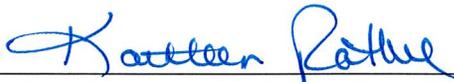
Motion by Eric Rainville to approve the request based on Staff exploring a more pronounced line definition between the first and second floors (on the south side façade treatment) and look at how to make the top coping more identifiable. Seconded by Ryan Hinricher with the addition if any substantial changes were made then this project must come back to the Board for review. The motion carried unanimously 6-0.

ADJOURNMENT

Chairperson Tory Parish adjourned the meeting at 7:18 pm.

ATTEST:

APPROVED:



Recording Secretary Kathleen Rathel

Chairperson Tory Parish