



**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
MEETING MINUTES
APRIL 18, 2023**

1. CALL TO ORDER

Chairperson Ryan Hinricher 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 moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Present: Chairperson Ryan Hinricher, Vice-Chairperson Phil Baker; Board Members: Austin Arthur, Eric Rainsville, Iliana Ramos Jones and Jessica Stone.

Absent: Board Members: Damon Brider (excused).

Staff Present: Planning Director Kelly Carson, City Attorney Andrew Mai and Recording Secretary Colene Rivera.

Applicants: Jeff Guter of Studio 407, James Coschignano of Prestige Contracting Company and Alan Deluhunt of Crooked Can Brewing Company.

2. APPROVAL OF MINUTES

Motion by Board Member Rainsville to approve the meeting minutes of January 17, 2023. Seconded by Board Member Stone, the motion carried unanimously 6 – 0.

3. City of Winter Garden Workshop/Presentation

ARHPB Powers & Duties, Sunshine Laws

City Attorney Andrew Mai presented a detailed workshop of the powers and responsibilities of this board as well as the Sunshine Laws, as being part of this Architectural Review and Historical Preservation Board. Questions were answered and clarification was given during the course of this presentation.

Upon completion of this presentation, Chairman commented on the listing of the 12 duties of this board and requested the board explore these duties at future meetings. Chairman requested that staff provide this board with the listing of the contributing structures in the historic district and a copy of the latest Historic District Survey Report, etc. City staff will send out this detailed report for this board to review.

APPLICATION FOR CERTIFICATE OF APPROVAL

4. 426 W Plant Street (Plant Street Market Addition)

Prestige Contracting Company, LLC

Planning Director Carson presented a request for approval of an addition to the existing single-story commercial building located at 426 W Plant Street. This addition would enclose an existing metal cooler structure and build an addition to the existing building on the south side of the property. The building addition would be 526 square feet in size, and include a walk-up order window for drink service. The building design is aesthetically consistent with the existing north side of the building. The project also includes a new fenced patio area covered by a louvered metal shade structure.

Board members inquired about the placement of the shade structure columns, and whether the cantilevered portion was consistent with Historic District standards. Board members also inquired about architectural details of the cast lintels as well as fencing materials, style and color? Staff along with Contractor for this project clarified these concerns.

This item was open to the public for comments. No comments from the public.

Motion by Board Member Rainsville to approve the proposed addition for the address of 426 W Plant Street to include staff conditions and board condition that shade structure posts be relocated to edges of the roofline to eliminate the cantilever. Seconded by Board member Baker, the motion carried unanimously 6 – 0.

5. 100 & 126 W Plant Street (Approval Extension Request)

Winter Garden Investment LLC

Planning Director Carson presented a request to extend a previous approval for the property located at 100 & 126 W Plant Street to construct a new four story building within the subject property's existing south parking lot as well as an area currently occupied by the rear portions of existing buildings. This new construction will be consistent with architecture from the surrounding historic Downtown properties and those of newly-constructed building directly west of this property. She explained the reason for this extension is due to the city placing a hold on this project while a parking study is being conducted and also Covid-19 related delays.

This project previously received approval from the Architectural Review and Historic Preservation Board on June 25, 2019 with a number of conditions as well as an extension approval on November 16, 2021 with additional board conditions. Staff emphasized all these conditions remain in place and would be verified at time of building permits.

Board member Baker passed out Exhibit A to the various board members as a visual of what the proposed building would look like at the W Plant Street and N Boyd Street intersection.

Board members inquired about various ARHPB and staff conditions and why these elements have not been incorporated into updated drawings? The project Architect explained all these conditions will be incorporated into the next design and permitting process but the property owner did not want to invest additional dollars into updated design, elevations and plans until the city has fully approved the project. Board asked about how to ensure these various conditions were being incorporated into the design and build out of this project? Staff explained that these conditions will be reviewed at time of building permit submittal. Staff extended an invitation for one member of this board to review building permit submittals when that time comes to ensure all staff and ARHPB board conditions are being adhered. City staff explained this project will also require approvals from City Commission as well. Board inquired about railings being consistent with other downtown structures? City staff pointed out other locations in which similar railing styles are present.

This item was open to the public for comments. No comments from the public.

Motion by Board Member Arthur to approve the extension of approval for the address of 100 & 126 W Plant Street to include staff conditions and board conditions as approved from the June 25, 2019 and the November 16, 2021 meetings. Seconded by Board Member Rainsville, the motion carried unanimously 6 – 0.

Chairman of the board requested each member to introduce themselves. Each member did so.

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:44 pm.

ATTEST:

/S/

Recording Secretary Colene Rivera

APPROVED:

/S/

Chairperson Ryan Hinricher