



**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
MEETING MINUTES
JULY 20, 2021**

1. CALL TO ORDER

Vice-Chairperson Ryan Hinricher called the meeting of the Architectural Review and Historic Preservation Board to order at 6:32 pm in the Commission Chambers of City Hall. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Present: Vice-Chairperson Ryan Hinricher, Board Members: Kay Cappleman, Jared Czachorowski and Jessica Stone.

Staff Present: Economic Development Director Tanja Gerhartz, Community Development Director Steve Pash, Urban Designer Kelly Carson, and Recording Secretary Colene Rivera.

Applicants: Bill Gavin of First Baptist Church, Clark Keator of Keator Construction, LLC and Becky Bell of SMA Architects.

Vice-Chairman Hinricher voiced to the board a need to determine a new chairperson for this committee as former Chairperson Tory Parish had moved out of state and encouraged the board members to recruit new members. Questions came up about board term expirations. City staff clarified that every board member is currently serving until such time that they are replaced.

Motion by Board Member Cappleman to nominate Vice-Chairperson Hinricher to serve as Chairperson for the Architectural Review and Historic Preservation Board. Seconded by Board Member Stone, the motion carried unanimously 4 – 0.

Chairman Hinricher then made a motion to nominate Board Member Cappleman as Vice-Chair for the Architectural Review and Historic Preservation Board. Seconded by Board Member Stone, the motion carried unanimously 4 – 0.

2. APPROVAL OF MINUTES

Motion by Vice-Chair Cappleman to approve the meeting minutes of December 15, 2020. Seconded by Board Member Czachorowski, the motion carried unanimously 4 – 0.

APPLICATION FOR CERTIFICATE OF APPROVAL

3. 81 & 91 N Main Street & 72 N Woodland Street (Preschool & Daycare Center) First Baptist Church

Urban Designer Carson presented a request for approval of a new one-story daycare building on a parcel located at 81 & 91 N Main Street and 72 N Woodland Street. She continued to discuss the three existing nonconforming structures on the property that would be demolished. Urban Designer Carson also discussed handout Exhibit (1) was passed out to the board members entitled “Structural Observation Report” by Devlen Engineering, Inc. and highlight a few recommendation within this report. She displayed the proposed development’s site plan which showed the location of the entrances, playground and parking lot area as well as discussed the exterior look of the proposed building. City Staff recommends approval with staff conditions for this project as noted in staff report Exhibit A and then she also noted one additional condition of the applicant will continue to work with city staff on fine-tuning of minor details.

Chairperson Hinricher opened this item up to the board for discussion. Vice-Chairperson Cappleman gave a brief history of the building located at 91 N Main Street along with details about the builder, Otto Wettstein, Jr. Discussion continued back and forth between board members regarding the 91 N Main Street specific structure, maintaining historical value, quality structures in the area, etc.

This item was opened up to the public for comments. Bill Gavin of First Baptist Church at 125 W Plant Street stated the condition of the building at 91 N Main Street. Board continued to discuss various options for consideration from the church. Public discussion was closed.

Board continued discussion regarding this building. It was acknowledged that the building located at 91 N Main Street is challenging and further study needs to be conducted.

Motion by Vice-Chairperson Cappleman to table this item until further research can be done on the history, significance and condition of this building. Seconded by Board Member Stone, the motion carried unanimously 4 – 0.

4. Downtown Winter Garden-Historic Survey

Urban Designer Carson clarified this item is for presentational purpose only as an update and not for an approval. She presented the updated overview of the historic survey for the downtown Winter Garden area and stated this study was conducted in partnership with the Winter Garden Heritage Foundation. Carson gave a brief overview to this updated report. The new study has expanded the timeframe for the buildings under review from 1942 to the 1970s and recommends expansion of the historical downtown area. She emphasized this survey will be submitted to the state for approval as a condition of our grant and explained that the survey is just a recommendation from a consultant at this point. This is an advisory document to guide any changes that the

city wishes to make going forward. If any changes are proposed by staff, this board would be involved in the process and approvals.

Board inquired about timeline for new changes to the historic district? City staff responded at this point there is not a definite timeframe. Board also asked about limitations from the state legislation regarding being able to mandate style and architectural details of new construction outside of this historic district? City staff stated that the State does limit the city's ability to mandate design and architectural details outside of historic districts.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:21 pm.

ATTEST:

/S/

Recording Secretary Colene Rivera

APPROVED:

/S/

Chairperson Ryan Hinricher