



ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
MEETING MINUTES
AUGUST 17, 2021

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, Board Members: Jared Czachorowski, Eric Rainville and Jessica Stone.

Absent: Vice-Chairperson Kay Cappleman

Staff Present: Community Development Director Steve Pash, Urban Designer Kelly Carson, and Recording Secretary Marangelli Fraticelli.

Applicants: Bill Gavin of First Baptist Church, Tim Grosshands of First Baptist Church and Becky Bell of SMA Architects.

2. **APPROVAL OF MINUTES**

Motion by Board Member Czachorowski to approve the meeting minutes of July 20, 2021. Seconded by Board Member Stone, the motion carried unanimously 4 – 0.

APPLICATION FOR CERTIFICATE OF APPROVAL

3. **37 N Boyd Street (Demolition) – City of Winter Garden**

Urban Designer Carson presented this city initiated request to demolish the various buildings/warehouse on the address of 37 N Boyd Street. She described the various buildings on this lot and all of them are non-contributing structures. Staff recommends approval of removal of these structures on 37 N Boyd Street.

Board members inquired about the proposed city parking lot site plan for this site with discussion of overall size of parking lot, street scape and saving of the large oaks on the lot, bike racks along with a bike “fix it” station.

This agenda item was opened for public discussion. No one from the public had comments on this item.

Motion by Board Member Czachorowski to approve. Seconded by Board Member Stone, the motion carried unanimously 4 – 0.

4. 81 & 91 N Main Street and 72 N Woodland Street (Preschool & Daycare Center) First Baptist Church

Chairperson Hinricher stated that this item had been tabled at the last meeting for further review and was now back in front of this board. Urban Designer Carson presented this item and reminded the board of what was presented in the July 2021 meeting along with a quick update of additional information for the 91 N Main Street building. The church did inform the city of a similar building located in Groveland, FL. The building structure at the address of 91 N Boyd Street is not structurally sound and needs to be removed. Representatives from the church stated the conditions of the building both interior and exterior as a hazardous site.

Board members inquired about various aspects of the existing building and proposed building design. Representatives from the church along with their architect spoke too many of these concerns. Discussed traffic concerns for this proposed business operation. The applicants stated that a traffic study was conducted for the proposed daycare/ preschool use. This location is not in the historical district and discussed some design aspects and building materials of this proposed building. Board Members stated some design options, materials and elements to tie in this building into the nearby area structures.

Motion by Board Member Czachorowski to approve the demolition of the structures and recommended board architectural changes. Seconded by Board Member Stone, the motion carried unanimously 4 – 0.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:08 pm.

ATTEST:

/S/

**Recording Secretary, Marangelli
Fratlicelli** on behalf of Colene Rivera

APPROVED:

/S/

Chairperson, Ryan Hinricher