

**MEETING
INFORMATION****Location**

Sustainability Room
2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time

4:00 p.m.

Board Members**Present**

Alyssa Benitez,
Chairperson
Lucie Ghioto,
Vice-Chairperson
Sean Lackey
Tim Lemons
Scott Sidler
Jeffery Thompson
Dena Wild

Absent:

Laurie Burns
Mark Lewis

MINUTES - SEPTEMBER 6, 2017**OPENING SESSION**

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the August 2, 2017 Minutes
 - **Tim Lemons MOVED to approve the Minutes of the August 2, 2017 meeting with a correction to Page 4 line 2 to state "Tim Lemons approved". Jeffery Thompson SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (7-0).**

REGULAR AGENDA**1. Case No.: HPB2017-10004, 78 W Church Street**

Applicant/owner: Mark Ferguson, 1320 Central Avenue, St. Petersburg, FL 33705
District: Downtown Historic District/Landmark (Commission District 5)

The applicant is requesting a Major Certificate of Appropriateness to hang 6 tvs in boxes on walls; and to construct an enclosure and gate around dumpster area with two storage containers.

Recommended Action: Deferral of the request above because not enough information was submitted.

Richard Forbes, Historic Preservation Officer, stated that elevations are still needed to complete a Staff review. The applicant was not present.

Dena Wild MOVED to Accept Staff Recommendation of Deferral. Jeffery Thompson SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote. (7-0).

2. Case No.: HPB2017-10022, 622 Bourne Place

Applicant: Kelly Carr, 2929 Alamo Drive, Orlando, FL 32805
Owner: Mark Cray and Heather Oller, 622 Bourne Place, Orlando, 32801
District: Lake Cherokee Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a one story addition; construct a new detached garage; and construct a retaining wall in the rear of the property.

Recommended Action: Approval of the request subject to staff conditions of approval as follows:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. Approve a lesser variance for the garage so that it is at 5 feet minimum from the side property line. This would result in a variance of 2.5 feet
3. Garage window on south façade shall have a vertical proportion.
4. Reduce the size of the window in the gable end of the garage so that it fits.
5. Cement board siding shall have smooth finish.
6. The retaining wall and any required fencing shall require additional review as the slope is substantial enough that this wall will have an impact on the surrounding areas.

Mr. Forbes introduced the case with a PowerPoint presentation which included a site map, 1956 Sanborn map, Florida Master Site File photograph from 1979, site photos, existing survey, and proposed elevations. He reviewed the structure's history which has gone through additions and alterations since around 1980 prior to districting. Mr. Forbes also explained the variance request and his recommendation of a lesser variance.

The Board questioned if the current porte-cochere met the side setback requirements and if changes could be made if it was not a legal non-conforming feature. The porte-cochere was likely added in 1980, though permit records were not available to verify. It was added prior to districting, though it is not known if it was conforming when constructed. Counsel stated that per code a non-conformity can not be expanded and this proposal is only requesting to alter the railing above the porte-cochere therefore the legality of the porte-cochere is not currently an issue in this case. Dena Wild asked what the proposed materials of the retaining wall will be. Mr. Forbes explained that materials will be approved through Minor Review and that the concept of a retaining wall is what is proposed at this time. Tim Lemons asked once the addition, garage, and pool are install if they will met ISR requirements or will be required to mitigate for rain water. Mr. Forbes stated that ISR requirements are firm and they may not go over their ISR maximum. The Board also discussed the railings on the proposed addition and the porte-cochere. Mr. Forbes stated that ornamental railings are common on one-story wings of the Colonial Revival style.

Scott Sidler asked the applicant to clarify the gate material and style attached to the porte-cochere. Mark Cray stated that the gates will be a semi-transparent picket style. He also confirmed that the shutters on the addition are designed to match the existing shutters.

The Board discussed the vinyl siding on the existing structure. The proposed plans call to use cement board siding to match the size of the vinyl siding. The Board discussed requiring the siding on the addition to match the original wood siding instead to encourage removing the vinyl siding and restoring the historic wood siding in the future. The owners would support that recommendation.

Scott Sidler MOVED to approve the case subject to Staff Conditions with a modification to Condition 5 to state, "Cement Board siding shall have smooth finish and match the reveal of the original lap siding". Lucie Ghioto SECONDED the motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (7-0).

3. Case No.: HPB2017-10018, 20 N Orange Avenue

Applicant: SignCorp, Inc., PO Box 998, Winter Haven, FL 33882
Owner: Steelbridge 20 North LLC, 1401 Brickell Avenue, STRE 570, Miami, FL 33131
District: Downtown Historic District (Commission District 5)

The applicant is requesting a Major Certificate of Appropriateness to install new high-rise signage on the northwest and southwest elevations.

Recommended Action: Approval of the request subject to staff conditions of approval as follows:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. The high rise signs may not project more than 12" from the building surface.

3. Any holes or blemishes left from the removal of previous signs must be patched and finished to match the surrounding wall finish prior to installation of the new signs.
4. A Master Sign Plan [MSP] including the retail, high-rise signage and building identification signage must be submitted for a separate HPB Major Review approval prior to the issuance of a Certificate of Occupancy for retail spaces. The MSP shall clearly show how signage will be allocated between the tenants and the site as a whole and provide placeholders for locations of all existing and proposed signage.
5. The final design and construction must be in strict compliance with the proposed design, except where potentially required as follows: dimensions of the parapet wall must be provided with the building permit application, to ensure that the wall space is adequate for the dimensions of the current sign design. Adjustment of size may be required at that time. Any other changes must be requested in writing and significant changes will require a new HPB approval.
6. Approval is for this sign only, and does not include any other proposed signs.
7. Individual letters must be individually mounted; the dark blue backer is not allowed, a connecting raceway or visible conduit will not be allowed.
8. HPB approval does not constitute a building permit; any and all relevant permits must be acquired prior to installation.

Mr. Forbes, introduced the case with a PowerPoint presentation that included site photos, existing survey, and proposed drawings. Mr. Forbes reviewed Staff conditions and stated that Condition 7 includes denying the dark blue backer, however, recent images submitted by the applicants show that letters are individually mounted and the backer is not as impactful as the drawings show. This building was constructed in 1983 and is a non-contributing structure in the Downtown Historic District. Per code, when structures fall in both a historic district and the CRA review area, that the HPB will have purview which is why this case is before the Board today.

The Board discussed the proposal. Tim Lemons asked if the high-rise sign will be required to be lit white at night, per code. Mr. Forbes said that it is and did not make that a requirement as it is clear in the code, however the Board is free to add that condition. Mr. Lemons also asked if high-rise signs can be on contiguous sides. Mr. Forbes state that typically they are not, but the requirement is that they are on separate sides.

Bryan Hunter, 855 Twin Oaks Lane, Winter Haven, FL 33880, discussed the history of the bank and the development of their signage and that it is now trademarked and the preferred signage to use on all of their properties. He agrees with all conditions with the exception of Condition #7.

Oren Dowdy, 216 McLean Pointe, Winter Haven, FL 33884, spoke as the sign designer. He confirmed that these are individually mounted letters and described the materials which are aluminum with Panaflex facing on the logo. Mr. Sidler asked the depth of the letters; which will be 8 inch thick letters on a 2-3 inch backer. Mr. Dowdy discussed the point-of-view and stated that this is the highest this sign will be installed, and modifications were made to ensure that the signage appears the same at 300 feet as it does on the street level storefronts.

Tim Lemons MOVED to approve the case subject to Staff Conditions with a modification to Condition 7 to state, "Individual letters must be individually mounted; white letters must glow white at night; a connecting raceway or visible conduit will not be allowed". Lucie Ghioto SECONDED the motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (7-0).

4. Case No.: HPB2017-10020, 20 N Orange Avenue

Applicant/Owner: Steelbridge 20 North LLC, 1401 Brickell Avenue, STRE 570, Miami, FL 33131
 District: Downtown Historic District (Commission District 5)

The applicant is requesting a Major Certificate of Appropriateness to install a retail canopy along a portion of the Orange Avenue façade with a synthetic wood rain screen for ground level retail signage.

Staff Recommendation: Approval of the request subject to Staff Conditions of approval as follows:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.

2. A Master Sign Plan [MSP] including the retail signage and building identification signage must be submitted for a separate HPB Major Review approval prior to the issuance of a Certificate of Occupancy for retail spaces. The MSP shall clearly show how signage will be allocated between the tenants and the site as a whole and provide placeholders for locations of all existing and proposed signage.
3. New doors and associated storefront for the new retail spaces shall match the existing storefront system in color and finish and use clear glass.
4. Synthetic wood grained product is not appropriate for this building or the historic district and an alternate style product shall be used.
5. Center the central canopy support on the column.
6. Green screen wall shown in color rendering shall require additional Minor Review.
7. Any proposed outdoor dining areas and furnishings will require additional review.

Mr. Forbes introduced the case with a PowerPoint presentation which included site photos, proposed drawings, and the proposed elevations. He stated a part of this project is the removal of the exterior TV screen. He discussed Staff Conditions and stated that Condition 6 may no longer apply as a green screen is no longer being proposed.

Jeffery Thompson asked if the street scape is proposed to be redone. Mr. Forbes stated that it is and was approved through a separate Minor Review application. Mr. Lemons asked why the synthetic wood grain product is not recommended for approval. Mr. Forbes explained that he is following both the historic preservation standards and the downtown design guidelines which in this case this type of material is specifically discouraged.

Ken Cowart, 502 S. Freemont Avenue, Tampa, FL 33606, spoke as the architect. He stated that the sample submitted was the incorrect sample and the correct product is a 6-inch rain-screen board. Their intent was to introduce a third material onto the building to delineate the retail component of the building and put it in a pedestrian scale. The Board asked specific design questions about the mullions, columns, and lighting. Mr. Cowart discussed the structural design of the proposed canopy.

The Board discussed the material. Mr. Thompson preferred a concrete material to be more compatible with the original building materials. Dena Wild stated that she would prefer to know the material prior to a final approval. The Board also discussed Staff's Condition to center the canopy on the support column. Tim Lemons supported the juxtaposition of the new canopy against the building off-centered.

Jeffery Thompson MOVED to approve the case subject to Staff Conditions with a modification to Condition 5 to state, "Flexibility shall be considered for centering the central canopy support on the column". Tim Lemons SECONDED the motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (7-0).

OTHER BUSINESS

- General Appearances: None
- Announcements
 - Chair/Vice-Chair vote is next month
- Report on Minor Reviews (August)

ADJOURNMENT

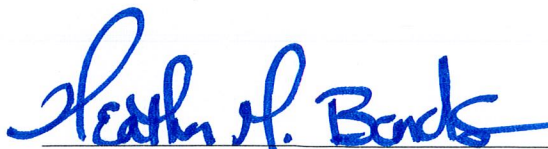
Alyssa Benitez, Chairperson, adjourned the meeting at 6:05 p.m.

STAFF PRESENT

Heather Bonds, Recording Secretary
Richard Forbes, Historic Preservation Officer
Sarah Taitt, Assistant City Attorney



Richard Forbes, Historic Preservation Officer



Heather M. Bonds, Recording Secretary