COURTHOUSE AREA DESIGN REVIEW BOARD MEETING
NOVEMBER 9, 2016 MINUTES

Call to Order:	2:00 p.m.
Location:	Council Chamber, LFUCG Center, 200 East Main Street
Voting Members:	Luther Andal – Chair Graham Pohl – Vice-Chair Martin Summers Kevin Atkins Jordan Parker
Non-Voting Member:	Brandi L. Peacher - Design Review Officer
Staff:	Tracey Jones – Department of Law Jim Duncan – Division of Planning Donna Lewis – Division of Planning
Guests:	Michael Ades, Dudley Webb, Ralph Coldiron, Taylor French, Dana Rector, Kim Bragg , Bob Estes, Avena Joyce, Jackson Osborne and Caren Caton.

I. **Attendance** – See sign in sheet

II. **Approval of the August 10, 2016 Minutes**

<u>BOARD ACTION:</u> A motion was made by Mr. Atkins to accept the minutes from the August 10, 2016 meeting. The motion was seconded by Mr. Pohl and passed unanimously. Chair Andal did not vote since there was no tie.

III. **Approval of 2017 CADRB Meeting Schedule**

BOARD ACTION: A motion was made by Mr. Pohl to accept the schedule. The motion was seconded by Mr. Summers and passed unanimously. Chair Andal did not vote since there was no tie.

IV. **Withdrawals and Postponements**

BOARD ACTION: There were no Postponements or Withdrawals.

V. **Applications for Authorization Permits**

A. Case No. 4-2016, 249 W. Short St., Parlay Social – applicant Bob Estes.
Mrs. Peacher read the Design Officer's Review and recommendation into the record for the approval of the Authorization Permit to change the existing vent hood exhaust fan on the exterior of the building facing Market Street to allow for the preparation of fried food.

Chairman Andal asked the applicant to come forward to present their case. Mr. Bob Estes introduced himself as the owner and applicant of 249 W. Short St. He explained that due to their desire to add fried food to their menu, it is necessary to replace their existing exhaust fan. The fan they are proposing to install does meet with industry standards. An addition to the application package he had previously submitted is that the existing fan is actually at 10 feet 3 inches above the sidewalk, which is more than just 10 feet as was initially stated. Diagrams and illustrations of the proposed fan were displayed, as well as photos of exhaust fans at similar nearby businesses.

Chair Andal asked for any public comment. There being none, he opened the floor for questions and discussion from the board. Several of the board members had questions concerning the options for installing a new exhaust fan vent. Additional options were discussed including utilizing an interior fan to minimize visual impact on the exterior, routing exhaust to the rear side of the building, or routing through to the roof. When asked if willing to explore other options rather than what is submitted, the applicant indicated he was not willing due to additional costs. The topic of decibel levels of noise was also discussed. Kim Bragg approached the podium from the audience and introduced herself, stating she is a local architect. She brought up the idea possibly disguising the appearance of the fan, using some sort of artwork. Suggestions were also made to use an awning as a form of disguise.

BOARD ACTION: A motion was made by Mr. Pohl to approve the application to change the existing exhaust fan as indicated in the submitted materials with the condition that the owner develop an awning-like screening device that will mitigate the appearance of the piece of equipment from the standpoint of pedestrians and that once the owner has a proposal that's comfortable to him, that he work with the Design Review Officer to come to an agreement with regard to that particular solution. The motion was seconded by Mr. Atkins and passed unanimously. Chair Andal did not vote since there was no tie.

B. Case No. 5-2016, 200 W. Main St., Harvey's – applicant Avena Joyce, property owner Joe Rosenberg/BCM Inc.
Mrs. Peacher read the Design Officer's Review and recommendation into the record for the approval of the Authorization Permit to replace existing double hung windows with clad-wood double-hung SDL windows on the Upper Street façade and on the rear façade; to replace the transom window over the Upper Street door utilizing existing window openings; and noted no authorization permit is required to refurbish arched windows on the Main Street façade. She also mentioned that just this morning she had received information from Historic Preservation regarding one additional piece that is not in the design report. They indicated there is some documentation showing that previous historic windows have a variation on the upper façade where you would have a one over one; one light over one light, and then some of them are six lights over six lights. She mentioned this may be a point of discussion for the Board because the applicant had indicated they would like all of them to be consistent, with six lights over six lights on all double-hung windows.

Chairman Andal asked the applicant to come forward to present their case. Avena Joyce, the applicant, approached the podium and introduced herself. She briefly re-iterated what Mrs. Peacher had read into the record.

Chairman Andal asked for any public comments or questions. Hearing none he asked if there were any from the board. Mr. Pohl announced that he wished to thank Historic Preservation for the excellent assistance they have given on this project.

<u>BOARD ACTION:</u> A motion was made by Mr. Pohl to approve the application with the understanding that the client will be replacing the one over one units on the east façade with six over six to match the remaining six over six, and that the remaining six over six will be carefully configured to match the profiles and the sight lines of the historic units. Mr. Summers seconded the motion and it passed unanimously. Chair Andal did not vote since there was no tie.

C. Case No. 6-2016, 135 W. Main St – applicant Chris Wilson, owner Chad Amos
Mrs. Peacher read the Design Officer's Review and recommendation into the record for the approval of the Authorization Permit for the application for the addition of an exterior steel canopy, LED lighting, custom signage, altered storefront system, and approval of possible mural location on the west façade. She noted that no authorization permit is required from this board for public art or for signage as this goes before the standard permitting process. The portion of the application that this board will decide on is the request for the steel canopy, LED lighting, and the storefront façade.

Chairman Andal asked the applicant to come forward to present their case. The applicant was not present. Chairman Andal asked for any public comments or questions.

The Chair asked the board if they had any questions or comments. There was some discussion about drainage and a downspout, which was answered by referencing the submitted drawings. Mr. Pohl mentioned that the façade above this first story facade is one of the very few Art Deco facades in the city and he doesn't feel what is being proposed is inappropriate. He feels it is somewhat innovative and in keeping with the Art Deco style.

BOARD ACTION: A motion to approve was made by Mr. Summers. Mr. Pohl seconded the motion and it passed unanimously. Chair Andal did not vote since there was no tie.

D. Case No 7-2016, 275 W. Main St – applicant and owner 275 West Maine LLC
Mrs. Peacher read the Design Officer's Review and recommendation into the record for the approval of the Authorization Permit for the application for the addition of a retail storefront on the ground floor to accommodate new retail tenants. Mrs. Peacher asked that the Board consider conditions that there is a transparent character of the store-front glass and as they work toward their final design, they would coordinate with staff for those additional details. Also worth noting is that any signage or banners will require approval from Building Inspection, but is not required from this board.

Chairman Andal asked the applicant to come forward to present their case. Kim Bragg, architect for the applicant, approached the podium and introduced herself. She stated she had no additional comments, but would answer any questions.

The Chair asked for any public comments. There were none. The Chair asked if the Board had any questions. Mr. Parker asked for clarification of the exact location of business. Mr. Pohl stated he really liked what they are proposing to do, and that it will be an improvement to the building. Chair Andal stated he thought it was going to be a nice addition to downtown and that he is looking forward to what they are going to do to it. He stated there are some items they need to take into account, with the approval. He asked if there were any questions or comments on those items. There was no further discussion by the Board.

BOARD ACTION: A motion was made by Mr. Pohl to approve this application to alter the Main Street and Mill Street facades to add an aluminum storefront system, steel canopy, recessed lighting, and replacement of doors as submitted with the following conditions:

1. The applicant will ensure that the transparent character of the storefront's glass is retained.
2. The final storefront designs will be coordinated with the staff for final authorization permit.
3. That any signage or banners shall require a signage permit from Building Inspection, separate from this authorization permit process.

The motion was seconded by Mr. Summers and passed unanimously. Chair Andal did not vote since there was no tie.

E. Case No. 4-2012, 100 W. Main Street- CentrePointe– applicant & owner CentrePointe, LLC
Mrs. Peacher presented the Design Officer's Review and recommendation into the record for the approval of the Authorization Permit for an application for the amendment to and the re-issuance of the Authorization Permit to alter the height of the proposed structures and modify façade designs. The applicant's previous application was approved at the last meeting in August,

however it was requested that if there should be a change in heights of the proposed buildings, they would come back before the Board and that's what will be discussed today with the re-issuance of the Authorization Permit. There are several options that will be before the Board for review.

The chair asked the applicant to come forward and make their presentation. Michael Ades, Special Counsel for the applicant introduced himself and others present for the applicant. He expressed their appreciation to the Board and their patience, as they have been before the board several times. He now believes the development plans are in the final stages. He turned the floor over to Dana Rector for presentation. Mr. Rector approached the podium and explained the proposed changes and the five different options they are presenting. He stated the parking garage is under construction and all of the new options they are presenting will work structurally with the garage.

Chair Andal asked if there were any public comments. There being none, the chair asked the board if there were any questions. Mr. Pohl had questions regarding the extended stay building, and some suggestions for the cornice-line. There was discussion about the hotel, the entrance to the parking garage, and the loading dock access. Some collaboration with Town Branch was mentioned and there will be a meeting the following Monday at 10:00 am to discuss.

<u>BOARD ACTION:</u> A motion was made by Mr. Pohl to approve the modification to and reissuance of the Authorization Permit for the previously approved plans for Case No. 4- 2012 as submitted,with the following conditions:

1. In the event the office/hotel and/or the extended stay buildings wish to build to a height not depicted in the submitted renderings, the applicant must submit the new designs to the Board's consideration.
2. Owners will work with the Design Review Officer regarding final designs.
3. With regard to the extended stay building, the cornice at the top of the sixth level will be redesigned to be dominant, with the cornice at the top of the building considerably subordinate, regardless of whether the building ends up at seven or eight stories. And, that the corner tower element will step up proportionately if the building is ultimately eight stories.

With the understanding that the owners/representatives will meet with the staff to approve the final design of those elements. The motion was seconded by Mr. Atkins and the motion passed unanimously. Chair Andal did not vote since there was no tie.

VI. Adjournment

<u>BOARD ACTION</u>

On a motion made by Mr. Atkins, seconded by Mr. Pohl, the Board voted unanimously to adjourn at 3:57 pm.

****Meetings of the Courthouse Area Design Review Board are broadcast live by GTV3 and recorded for archival purposes. Recorded copies of each meeting are available from the GTV3 or CADRB staff.***