



MINUTES OF THE ARCHITECTURAL REVIEW BOARD

February 18, 2021

MEMBERS PRESENT: Chairperson Salter, Vice Chairperson Mead, Board Member Fogarty, Board Member Ramos, Board Member Villegas, Board Member Yee

MEMBERS ABSENT: Board Member Spencer

STAFF PRESENT: Historic Preservation Planner Harding, Senior Planner Statler, Network Engineer Johnston

STAFF VIRTUAL: Board Advisor Pristera, Assistant City Attorney Lindsay

OTHERS VIRTUAL: J. Sitton, A. Lojo, Art Perez, Carter Quina, Jim Veal, Jeff Hogue, Philip Partington, Richard Sherrill, Andy Thoms, Andrew Rothfeder, Michael Crawford, Michelle Burch

CALL TO ORDER / QUORUM PRESENT

Vice Chairperson Mead called the meeting to order at 2:00 p.m.

APPROVAL OF MINUTES

Board Member Mead made a motion to approve the January 21, 2021 minutes, seconded by Board Member Fogarty, and it carried unanimously.

OPEN FORUM - None

NEW BUSINESS

Item 1

901 N. Reus Street

NHPD

Noncontributing Structure

PR-2

Action taken: Approved.

Construction of New In-Ground Pool at Non-Contributing Structure

Alfred Lojo is requesting approval to construct a new 12' x 24' in-ground pool and to relocate a section of privacy fencing in the northeast corner of the property.

Mr. Lojo presented to the Board and confirmed the fence would align with the front edge of the existing residence at the backside of the porch where it meets the front of the house. North Hill had no objections to the project. **Board Member Mead made a motion to approve, seconded by Board Member Villegas, and with no speakers it carried unanimously.**

Item 2

101 S. Palafox Place

**PHBD
C-2A**

**Contributing Structure-
New Construction**

Action taken: Approved with abbreviated review of altered window.

Carter Quina is requesting *final* approval for exterior renovations and additions to the two-story Post Office building.

Mr. Quina presented to the Board, and Chairperson Salter asked about the extent of the location of the new storefront. Mr. Quina explained the only new storefront on the ground floor would be the entrance off Romana Street. He also stated they planned to restore all the windows if possible, except for the kitchen window which would be modified. He advised the new windows would be the same profile, and the restoration would involve placing impact glass in the existing windows. Board Member Yee asked if the sill would be raised for the kitchen window to accommodate the counter, and Mr. Quina indicated it would. Staff advised the project was originally submitted for conceptual approval, but Mr. Quina had provided additional details and the floorplan of the first floor for final approval. Mr. Quina stated they would provide an internal drainage system, and he did not anticipate any downspouts; only the garage would shed onto the existing parking lot. Chairperson Salter addressed the new openings on the south face having a different header; Mr. Quina explained they were intentional and not duplicates. Board Member Fogarty addressed the extended stair on the south side, and it was determined it would be painted to match the existing building. **With no speakers, Board Member Villegas made a motion to approve as is, seconded by Board Member Fogarty. Chairperson Salter amended the motion to ask that the north elevation showing the altered window return for an abbreviated review; it was accepted, and the motion carried unanimously.**

Item 3

1380 N. Spring Street

**NHPD
PR-1AAA**

Contributing Structure

Action taken: Approved.

Philip Partington is requesting approval to construct an accessory dwelling unit (ADU) with a garage on the ground floor and living quarters on the second floor. Comments from North Hill were provided.

Mr. Partington addressed the Board and stated they had increased the size of the garage door to make it a 10' door for maneuverability. The garage door was also placed farther to the north to reduce the turning radius. They also added historic themed bollards and provided a south site elevation for comparison. The ADU will not be visible from the street. Board Member Ramos pointed out elevations for both structures had been provided, and the project looked appropriate and would be a great addition to a historic home. It was determined the window would be a Jeldwen wood with aluminum clad and simulated divided lite. Board Member Yee addressed windows on the east elevation, and Mr. Partington explained windows were on the west side only. Chairperson Salter pointed out the tapered trim at the windows and asked if they had studied tapered columns, and Mr. Partington stated they had not but could; Mr. Sherrill advised he preferred the proposed columns to tapered columns which lend to a mission style. **With no speakers, Board Member Mead made a motion to approve as is, seconded by Board Member Villegas, and it carried unanimously.**

Item 4

904 N. Barcelona Street

**NHPD
PR-2**

Contributing Structure

Action taken: Approved for porch and breezeway only.

Jeff Hogue is requesting approval to add standing seam metal roofing to the turrets and porch roof, and to replace the remaining sections with architectural shingles in "Pristine Pewter" which were approved in November 2018. An abbreviated review request for this project was referred to a full board review in February 2021. North Hill's comments were provided to the Board.

Mr. Hogue presented to the Board and stated the windows were on backorder. Chairperson Salter asked if anyone was aware of this combination of shingle and metal roofing materials, and Advisor Pristera advised the metal was acceptable for the lower roof but not the upper roof which should consist of asphalt or wooden shingles. Chairperson Salter stated the architectural features of the house stood out with those rooflines, and a change in roofing material would detract from those elements. He could not see the roof of the primary structure being a different material. Board Member Fogarty agreed with shingles on the turret and asked about the color selection. Mr. Hogue stated the shingle and metal samples actually blend very well. Staff confirmed the shingle colors had been approved earlier for the addition and breezeway, but the metal roofing color was the discussion at hand. Board Member Villegas agreed with North Hill comments in that this might be more agreeable for a new build and felt it was getting away from the authenticity of the historic nature of the contributing structure. She had no problem with the metal on the less visible porch roof. Mr. Hogue advised they would be agreeable to the lower level having metal roofing. Board Member Ramos questioned the rear of the roofing and what roofing would go on the breezeway. Mr. Hogue clarified the material would be the same standing seam as the porch. Board Member Ramos was concerned with the elevations since there is a historical value; adding another material to the many roof styles in this project would deter from the overall quality of the renovation.

Board Member Yee made a motion to approve the use of the metal material on the porch only due to the slope, seconded by Board Member Mead. It was clarified this would include the extension to the ADU since it was an extension of the porch roof. The motion carried 5 to 1 with Board Member Ramos dissenting.

Item 5

220 W. Gadsden Street

**PHPD
PR-2**

New Construction

Action taken: Approved.

Jim Veal is requesting approval for modifications to approved plans for new construction. This request includes the following changes:

- Add Solatube light tubes to rear- and side-facing rooflines;
- Relocate the fireplace and chimney;
- Add 4' at the back of the house to the garage; and
- Relocate house 10' to the north.

This project received final approval with the need of an abbreviated review in June 2020. An abbreviated review request for these changes was referred to the full Board in February 2021.

Chairperson Salter stated he referred the abbreviated review to the full Board because of the previous discussion on the fireplace and Solatubes being new in the historic district. Mr. Veal presented to the Board and stated the Solatubes were very efficient and brought a fabulous day light into the inner portions of the house and would not be visible unless viewed by plane. Chairperson Salter agreed their location allowed concealment. Mr. Veal stated they were submitting their permit package, and elevations had been corrected. The fireplace location was placed closer to the ridge and off the exterior wall, using the same detailing and same decorative metal cap with a plaster over brick chimney. The house was moved back and was now almost in

line with the house to the east, contributing better to the streetscape. The detailing for the railing was submitted to the Board.

Board Member Villegas addressed the base of the house, and it was determined to be pebble dash stucco or plaster; the color was to be Duxbury Gray. The brick had an old Chicago look, and the color would likely change. North Hill had no objections to the request. **Board Member Ramos made a motion to approve the request for the Solatubes, to relocate the fireplace and chimney, to add the 4' expansion to the rear of the house to the garage, and to relocate the house 10' to the north. Chairperson Salter made a clarification to include the handrail as part of the motion. It was accepted. Chairperson Salter seconded the motion, and with no speakers, the motion carried unanimously.**

Item 6

423 E. Intendencia

HR-1 / Wood Cottages

New Construction

Action taken: Approved with Abbreviated Review.

Andy Thoms is requesting approval for a new single-family residence with an accessory dwelling unit on the ground floor. This property is a vacant lot located behind 423 E. Intendencia Street and by which vehicular access to and from the street will be granted. This project was denied without prejudice in December 2020, and the applicant was encouraged to resubmit revisions. Mr. Thoms presented to the Board and stated they had incorporated the Board's suggestions and had received additional feedback from Board Members Yee and Mead. Board Member Mead indicated this was a much nicer and more cohesive and coherent structure that fits where it is. Staff advised they had removed the entire third floor as a living space which altered the roofline. Chairperson Slater agreed the elevations were now very well balanced and the proposed project was now very appropriate. He questioned the railing system for the second-floor balcony being a simple white aluminum element. With the structure within the historic district, new construction should conform to Building Type 1 or 2 in scale, material and color; Building Type 2 which this resembled, lists wood as the material for the handrail. The intent of this new construction is to fit in and work with the historical aspect of the district; the simple aluminum handrail would stand out. He also wanted to clarify that the windows would be a divided lite. Board Member Villegas agreed an abbreviated review would be appreciated for the railing. Staff described the process for the abbreviated review. Board Member Yee appreciated the applicant being willing to make the changes on this project, and the drawings submitted were a big improvement. **Board Member Mead made a motion to approve with an abbreviated review on the material and/or design of the upper railing consistent with the Board's comments. The motion was seconded by Board Member Villegas. With no additional comments, the motion carried unanimously.**

Item 7

190 W. Government St

GCD

New Construction

C-2A

Action taken: Approved.

Art Perez is requesting approval for exterior modifications to the M.C. Blanchard Building. The proposed work includes a complete renovation to a food services area. The existing aluminum canopy structure will be replaced with a new steel structure faced with aluminum composite panels and a new insulated impact storefront and glazing system. The new composite panels will match the existing aluminum panels in color and joint line configuration. These have been coordinated to match with a renovation project to the main entry in May 2020. The new storefront system will match existing widow frames and glazing colors on the building. The existing concrete panels adjacent to the new exterior materials will remain the same.

Mr. Perez presented to the Board. Staff explained the requirements for this district were different with the main concern in the GCD being that the structures were coordinated with the architectural structures in this district. Chairperson Salter pointed out the project seemed to be in line with the architectural character of the existing building. **Board Member Ramos made a motion to approve as submitted, seconded by Board Member Fogarty, and with no speakers, it carried unanimously.**

Item 8

New Construction

150 S. Baylen Street

PHBD

Action taken: Conceptual Approval.

C-2A-2

Michelle Burch, Caldwell Associates Architects, is seeking *conceptual review*, of a new townhouse development located on an existing parking lot. The proposed development will have eleven (11) single-family attached dwelling units consisting of three (3) different three-story unit types. Staff advised this project was for conceptual review and would be coming before the Planning Board at their next meeting for division of the land and would return to this Board for final approval.

Mr. Rothfeder presented to the Board and explained this property was within the CRA, with the goals for infill housing. The development group purchased the property. Mr. Crawford confirmed they wanted to develop the property as an infill. The units would range between 2,000 to 3,000 sq. ft. for single-family attached residences. All of the residences would be accessed from an internal drive. They wanted to develop a masonry style appropriate for that location, with A/C units screened and internal hatches for access. He indicated they were applying for an LTU for the balconies and front porches. Chairperson Salter appreciated the effort to maintain the street front. He pointed out Building A was quite different from the other buildings, and Mr. Crawford advised one of the factors was to respect the existing buildings downtown and the combination of trying to create some additional space for B and C with balconies which created a more modern language; the intent was to tie them together but have that differentiation. Chairperson Salter agreed it was a great opportunity going forward. He explained that the massing of the Type A, 3-story rectangular building had the warehouse feeling; brick detailing and bringing in some additional materials and geometry that defined the architecture of Types B and C, and possibly bringing in trims and accents on the windows, would make the mass more ornamental. Board Member Mead indicated there was a lot going on at Baylen Street, and it would be the more significant face, but as you come around the corner, there is a double entablature treatment behind on each face of the units defining each of them as a unit; it would be nice to carry that entablature feature around the corner. It would also be nice to have some of that type of treatment on the Intendencia side as well. Mr. Crawford asked if some of the character of B and C should be brought to the Baylen side of A, and Board Member Mead agreed. Board Member Yee appreciated the internal drive to limit curb cuts and to maintain the sidewalk for pedestrians. In looking at the corner of Unit A, he wondered if they would consider some fenestration at the ground level which would hold the corner a little better. Ms. Burch indicated they could consider that. Mr. Crawford stated they needed to see a conglomerate perspective of Intendencia that shows the full massing treatment. Board Member Yee asked for a description of the access to the north side of Unit B, and Ms. Burch explained adjacent to their site was a parking lot for BLAB, and there would be some sort of sidewalk, landscaping, and a fence along the property line as well.

Board Member Mead asked about the amenity treatment, and Ms. Burch indicated they were looking at a more upscale decorative looking fence and wanted a more pleasing view for the owners, but this was still in the development stage. Board Member Ramos advised conceptually this was a very exciting project, and it was great to see a parking lot develop into an asset for

the city. To be a successful design, involved how it connected from the sidewalk to the building; he was interested in seeing how the exterior wall transitioned to the sidewalk. He also stated on the Baylen side, landscaping should be included to soften the austere entrances. Board Member Villegas explained as we continue to infill the streets downtown, Intendencia was just as important visually and wanted to make sure that it be its own positive addition to the project and not just a side street. Mr. Crawford indicated they would be treating all sides with the same level of attention. Ms. Burch indicated Unit C on the ground level would be for guests, an Air BNB or workout room.

Charles Liberis, representing 21 W. Romana LLC, wanted to place his objection and to convey to the Board why he was objecting. He explained 21 W. Romana had been in this family for some 82 years, and as long as he could remember, access to the rear of the property had been by crossing through the property at the Intendencia Street entrance, going back to the back of his building. All of the fire exits come out and empty into the easement there into the driveway. There is limited employee parking there, and the dumpster pickup has also been there as long as he could remember. Building these townhouses in the configuration presented would completely prevent access to the rear for all property owners that join north of the property and along the west of the property. Rear access for his tenants was mandatory for deliveries, and there was also a fenced in brewery that is not visible; the most important element was the access for emergency vehicles.

Mr. Benjamin Alexander, representing Big Top Brewery, stated his client operated the bottom floor of 21 W. Romana Street, and this business was required to maintain dumpsters, with deliveries of alcohol going into the rear of the property. The project as currently planned would prevent this business from using that portion of the property and negate their ability to maintain facilities for trash and refuse and prevent a method of ingress and egress for emergency purposes as well; the current plan would prevent the operation of their business and require them to close their shop. The Big Top Brewery would be negatively affected by the project as planned.

Chairperson Salter advised it was his opinion that the purpose of the ARB was to review the architectural aesthetics regarding preservation, new construction within the district and how it relates visually. Historic Preservation Planner Harding explained it was appropriate for someone to voice concerns, but this Board was a design/review Board and prohibited from making decisions which affect the land use of these properties; opportunities for review would be through the Planning Board's next meeting. Board Member Mead explained there were some things within the ARB purview regarding access and egress off the property. Some functions that may have been accomplished architecturally may have to shift and become operational. Some things that were regulatory were not within the Board's purview. This plan currently meets all of the architectural issues the Board identified, but that would be the limit of what the Board could or should do. Since this was a conceptual review, Board Member Ramos stated there were still opportunities for other parties to address their concerns.

Staff advised there had been predevelopment reviews with the architects involved on the project, and those issues would continue to be discussed as the project developed. Minutes from this meeting as well as material supplied from Mr. Liberis would be provided to the Planning Board for consideration. With no other speakers, **Board Member Mead made a motion to approve conceptually in light of the Board's comments. The motion was seconded by Board Member Fogarty and carried unanimously.**

DISCUSSION: None.

ADJOURNMENT – With no further business, the meeting adjourned at 4:05 p.m.

Respectfully Submitted,

Historic Preservation Planner Harding
Secretary to the Board