



ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
REGULAR MEETING MINUTES
FEBRUARY 19, 2019

1. CALL TO ORDER

Chairperson Tory Parish called the meeting of the Architectural Review and Historic Preservation Board to order at 6:31 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 Tory Parish, Vice-Chairperson Ryan Hinricher, and Board Members: Kay Cappleman, and Eric Rainville. Introducing new Board Members Jared Czachorowski and Mark Hide.

Absent: Jessica Stone (excused)

Staff Present: Community Development Director Steve Pash, Economic Development Director Tanja Gerhartz, and Recording Secretary Kathleen Rathel

2. APPROVAL OF MINUTES

Motion by Kay Cappleman to approve the regular meeting minutes of August 21, 2018. Seconded by Eric Rainville and carried unanimously 6 – 0.

APPLICATION FOR CERTIFICATE OF APPROVAL

3. 4 E. Plant Street – Plantation Jewelers

Urban Designer Carson presented a request for approval for façade changes to one store front in an existing 4,118 square foot non-contributing structure. The property address is 4 E Plant Street which is one suite in a larger building housing two other businesses, Ms. B's Popcorn and Candy Shop and West Orange Bike, with a main parcel address of 2 E Plant Street. The façade change is for Plantation Jewelers. The building is a single story commercial structure constructed in 1962 with simple mid-century masonry architecture. The changes include a new brick façade, two new pilasters to frame the storefront, new stepped parapet in brick, brick detailing, new black storefront system, precast window sills, new flat black awning, new lighting, as well as new signage to be more in line with the early 19th and 20th century mercantile architectural style. Staff has reviewed the application and recommends approval subject to the conditions outlined in the Staff Report.

Michelle Baron was present to represent Plantation Jewelers.

Board Member Hinricher applauded the tenant taking the initiative for improvements.

General discussion ensued regarding using kick plates, if the bike shop was going to be repairing their awning, and the direction of the brick squares extending above the signage.

Motion by Jared Czachorowski to approve the request [for 4 E Plant Street with Staff conditions]. Seconded by Eric Rainville the motion carried unanimously 6 – 0.

4. 504 W. Plant Street (demolition) – Franco Scala

Urban Designer Carson presented a request for approval for the demolition of a structure at 504 W Plant Street. The existing non-contributing structure is a 1,600 square foot 2-story residential home constructed in 1925 with a bungalow architectural style. The home has fallen into a significant state of disrepair. A structural engineer and the Building Official both concur that the structure is non-habitable. The applicant recently purchased the property and is requesting to demolish the existing structure with plans to construct a two-story office building in the future. The new structure will be presented to the Board for approval when the applicant is ready for construction. Staff has reviewed the application and recommends approval of the demolition.

Vice-Chair Hinricher commented he has renovated and saved a number of structures in Winter Garden but, after viewing the property, agrees it would be cost prohibitive to remediate.

***Motion by Ryan Hinricher to approve the demolition request [for 504 W Plant Street].
Seconded by Eric Rainville the motion carried unanimously 6 – 0.***

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:46 pm.

ATTEST:

APPROVED:

 /S/

 /S/

Recording Secretary Kathleen Rathel

Chairperson Tory Parish