



ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
MEETING MINUTES
JANUARY 17, 2023

1. **CALL TO ORDER**

Chairperson Ryan Hinricher called the meeting of the Architectural Review and Historic Preservation Board to order at 6:29 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: Austin Arthur, Phil Baker, Damon Brider, Eric Rainville, Iliana Ramos Jones and Jessica Stone.

Staff Present: Planning Director Kelly Carson and Recording Secretary Colene Rivera.

Applicants: Nicole Gargas of Gemini Design, Michael Morrissey of Morrissey Design Group Architect and Steve Healy of 186 Main Holdings LLC.

2. **APPROVAL OF MINUTES**

Motion by Board Member Baker to approve the meeting minutes of July 19, 2022.

Seconded by Board Member Stone, the motion carried unanimously 7-0.

APPLICATION FOR CERTIFICATE OF APPROVAL

3. 186 S Main Street & 11 W Smith Street (Smith & Main Commercial Building)
Gemini Design

Planning Director Carson presented a request to approve the demolition of an existing noncontributing duplex building and the construction of a new 12,000 two-story commercial building on the property located at 186 S Main Street & 11 W Smith Street. This commercial building will likely include multiple commercial suites, although the final end-users are yet to be determined. The building will feature masonry vernacular architecture, with an exterior that includes red brick, painted white brick, and stucco; balconies, a rooftop activity area, and storefront systems along both street-fronting elevations. The site will be developed with a parking area to the west, streetscape amenities, and a green open area to preserve the large live oak tree. Director Carson continued to explain the details of the building, stated this building is consistent with downtown overlay district guidelines and recommended approval of this request subject to staff conditions.

Board members discussed the look and function of this proposed project. Architect Morrissey also addressed board with clarification of various design elements.

This item was open to the public for comments. No comments from the public.

Motion by Board Member Baker to approve the proposed design to construction the two-story commercial building with a change to eliminate the Staff requirement for an expression line and subject to all other staff conditions. Seconded by board member Rainville, the motion carried unanimously 7 – 0.

Chairperson Hinricher proposed to elect a Vice-Chairperson for the Architectural Review and Historical Preservation Board. After a few minutes of discussion, a motion was requested.

Motion by Board Member Arthur to appoint board member Phil Baker as Vice-Chairperson for the Architectural Review and Historical Preservation Board. Seconded by board member Rainville, the motion carried unanimously 7 – 0.

Chairperson Hinricher granted the request of board member Baker to address the Board regarding the Historic Downtown District handbook that had been passed out to each board member. Board member Baker continued to explain the content of this handbook and importance of this board to be familiar with its content, Ordinance 10-05 which created this board along with the guidelines and authority of this board. He requested this board meet next month regardless of application items to discuss the purpose and specifics of this board. Director Carson stated that yes, this board could review and discuss this handbook at a future meeting but it may not be scheduled for February 2023. She also would like to invite the City Attorney to attend the next meeting to review the Florida Sunshine Laws, board member requirements including details of how and when content of proposed projects can be discussed amongst the board members.

3. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:56 pm.

ATTEST:

/S/

Recording Secretary Colene Rivera

APPROVED:

/S/

Chairperson Ryan Hinricher