

UPTOWN FACADE BOARD

MEETING MINUTES

A meeting of the Uptown Façade Board was held on Monday, October 18, 2021 at 3:00 p.m., at 420 10th Street, Government Center Annex - Conference Room, 1st Floor.

<u>Board Members Present</u>	Wayne Bond Robert Battle (MS Teams) Debbie Young	Jud Richardson (MS Teams) Jay Lewis Alan Udy (MS teams)	<u>Board Members Absent:</u> Ramon Brown Cesar Batista Hannah Israel
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<u>Staff Members Present</u>	Will Johnson, Planning Justin Krieg, HCF (MS Teams)
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I. CALL TO ORDER: Chairman Wayne Bond called the meeting to order at 3:07 p.m.

II. APPROVAL OF MINUTES

Minutes for September Meeting were accepted and approved.

III. REVIEW OF APPLICATIONS:

1. 1421 6th Avenue – 1421 6th LLC

The applicant is seeking approval to complete a wholesale overhaul of the exterior façade in conjunction with a renovation of the interior space

Uptown Façade Board Ordinance, Section 9.2.5 of the UDO:

J.3.(B) *Review Criteria.* The Board shall approve an application and issue a certificate of facade appropriateness if it finds that the proposal meets the requirements of this Section. In making this determination, the Board shall consider, in addition to any other pertinent factors, the following criteria:

- (1) The historic and architectural value and significance of the structure;
- (2) The architectural style, general design, arrangement, texture and material of the architectural features involved with the structure and relationship to the interior architectural style;
- (3) The consistency with design guidelines adopted by the Board; and
- (4) Pertinent features of other structures within the Board's jurisdiction.

Staff Recommendation:

The proposed alterations to the building located at 1421 6th Street are intended to create a more engaging pedestrian streetscape in an area that is beginning to see new investment for redevelopment. This structure does not have a formal historic register listing, nor is it a part of a locally designated historic district. The most significant proposed changes to the building façade are located on the west façade (rear). This is the non-street side of the property.

The east (6th Avenue) façade contains storefront that runs the full width of the building along with 3 roll up doors. The owner proposes to repair and or replace the storefront system in kind. The aluminum framing will be painted black and the roll up doors will receive the same treatment. The most significant visual addition to the primary façade will be a set of 6 aluminum awnings placed over the storefront sections and roll up doors. This awning will be relatively flat with support arms place diagonally back to the building for support. The awning structures will be black as well.

The west elevation is proposed to receive a double door aluminum storefront style entrance along with a wooden deck along roughly 1/3 of the back of the building. This wood deck will be covered with a standing seam metal roof and will have both storefront and roll up doors giving access to the deck from the interior. This deck will include a wood ramp to provide rear ADA accessibility. Color and configuration of the storefront will be consistent with the treatment proposed on the front or east elevation of the building.

The application does not include any information related to business signage. The applicant should be prepared to present an additional application for signs when the information is available.

Staff recommends approval of the application as presented.

Chris Woodruff and Martin Huff, the owners, presented the case. After a short discussion, Jud Richardson made a motion to approve the case as submitted. Robert Battle seconded the motion. The motion was approved unanimously.

2. 1016 Broadway – Branddon Haynes

The applicant is seeking approval to add two additional floors to an existing one story building.

Uptown Façade Board Ordinance, Section 9.2.5 of the UDO:

J.3.(B) *Review Criteria.* The Board shall approve an application and issue a certificate of facade appropriateness if it finds that the proposal meets the requirements of this Section. In making this determination, the Board shall consider, in addition to any other pertinent factors, the following criteria:

- (1) The historic and architectural value and significance of the structure;
- (2) The architectural style, general design, arrangement, texture and material of the architectural features involved with the structure and relationship to the interior architectural style;
- (3) The consistency with design guidelines adopted by the Board; and

(4) Pertinent features of other structures within the Board's jurisdiction.

Staff Recommendation:

It should be noted, at the time of this review, the steel superstructure of the two additional floors has already been installed.

The building at 1016 Broadway is a one story structure with a masonry, glass, and stucco storefront. The existing building has likely been modified a good deal from its original construction due to the more modern storefront configuration and upper façade material treatment. This building along with the surrounding properties are listed on the National Register of Historic Places as a formal historic district. This property is considered a contributing building to a National Register Historic District that was established in 1977. This does mean the project will be reviewed by BHAR as well.

Given the level of alterations proposed for this property staff utilized sections of the Façade District Guidelines related to new construction, Section 3.0, as well as historic rehabilitation, Section 2.0. Highlights included below.

The change from one story to three stories is without question significant, but from a Façade review perspective is a change that is possible when done correctly as it relates to the guidelines. When designing a new building it is imperative to consider the character that is already established in the block (Section 3.0). Additionally, there should be careful consideration given to the materials used to help “connect” the adjacent buildings (Section 3.1). This construction should relate to and respect the continuity and character of existing block frontages. The surrounding buildings to the proposed project do consist of 2 and 3 story structures.

Additionally, new buildings should be consistent with the storefronts of the surrounding buildings, roof forms should frame the view of the building and provide a “cap”. The roof should frame the view of the storefront and where flat roofs are used, a cornice or other decorative band should be used to enhance the façade. (Section 3.3).

The scope of the rehabilitation should include the removal of materials that have been added over time and cover parts of the original façade (such as the stucco portion above the storefront). Remodel storefront in a way that respects the configuration and materials of the traditional design. If the original design cannot be determined, use a traditional storefront arrangement with similar features as a guide (Section 2.5).

- Will the existing stucco façade be removed and masonry painted?
- Will the existing brick façade be removed and replaced/painted?
- There appears to be a large glass storefront element on the right side of the building at ground level, is this a garage style door?
- Is the ground level façade open on the left side (stair side) or glassed in?
- The second floor appears to have a full width recessed façade, what is that wall material, how deep is the recess?
- What is contained in the small “bump outs” located on each floor level at the front right portion of the building, what material is proposed to clad those areas?
- Will the building be illuminated, i.e. lights on the building and not simply used for floor/area lighting?

From a Façade District guideline perspective, one of the most challenging design aspects of this project is the lack of a formal façade on the Broadway side of the building, mainly the 2nd and 3rd floors. When considering the “new construction” and “rehabilitation” sections of the guidelines it appears there is clear intent for a defined streetside façade. One design compromise might be constructing a building façade with empty window openings on the upper floors. S

Staff recommends denial of the application as presented due to a lack of a defined front façade (Section 3.0, 3.1 and 3.3) along with a lack of construction details. Staff does however believe a 2-3 story building is appropriate in this location and there is likely an acceptable development scheme that is within the intent of the guidelines as well as working with the existing framework of the building.

Brandon Haynes, the applicant, presented the case. He described the types of businesses he want to pursue for the site; he discussed color and design; he also mentioned that he wasn’t very far along on design regarding the façade. After a lengthy discussion regarding faux facades, delays, and lack of information, Jud Richardson made a motion to table the case. Alan Udy seconded the motion. The motion was carried unanimously.

Robert Battle offered a follow-up motion to create a 4-person committee to assist the applicant is moving forward with his project. Jud Richardson seconded the motion. The motion carried unanimously. Robert Battle, Jud Richardson, Alan Udy, and Debbie Young volunteered to serve on the committee.

IV. NEW BUSINESS:

- 2022 UFB Chair
 - Robert Battle made a motion to appoint Wayne Bond as the chairperson for 2022. Jay Lewis seconded the motion. The motion carried unanimously.
 - Jud Richardson made a motion to appoint Robert Battle as Vice Chairperson. Debbie Young seconded the motion. The motion carried unanimously.
- 2022 UFB Meeting Calendar
 - Jay Lewis made a motion to adopt the 2022 UFB Meeting Calendar. Debbie Young seconded the motion. The motion carried unanimously.

V. OLD BUSINESS:

- Case reviews:
 - 1207 Broadway – Southern Roots – COMPLETE
 - 1244 Broadway – Club Ayden – COMPLETE

VI. ADJOURNMENT: Monday, October 18, 2021 at 4:21 p.m.

Respectfully Submitted by:

Wayne Bond, Chairman

Will Johnson, Secretary