

UPTOWN FACADE BOARD

MEETING MINUTES

A meeting of the Uptown Façade Board was held on Monday, November 15, 2021 at 3:00 p.m., at 420 10th Street, Government Center Annex - Conference Room, 1st Floor.

<u>Board Members Present</u>	Jud Richardson Robert Battle (MS Teams) Jay Lewis Hannah Israel (MS Teams)	<u>Board Members Absent:</u> Ramon Brown Cesar Batista Debbie Young Wayne Bond
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<u>Staff Members Present</u>	Trey Wilkinson, Planning Justin Krieg, HCF (MS Teams)
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I. CALL TO ORDER: Vice Chairman Robert Battle called the meeting to order at 3:00 p.m.

II. APPROVAL OF MINUTES

Minutes for October meeting were accepted and approved.

III. REVIEW OF APPLICATIONS:

1. 1516 2nd Avenue – 1516 Uptown, LLC

The applicant is seeking approval to add new signage.

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 signs to be located on 2nd Avenue and 3rd Avenue are proposed to be 16SF in size (2'x8') One sign is proposed to be mounted on the side of the building (2nd Avenue) and the other mounted on a pedestal (3rd Avenue). The signs are proposed to have internal illumination. The size, material, and design of the signs are appropriate.

Typically, internally illuminated signs are not allowed in the Façade District. Typically, non-flush mounted signs are not allowed in the façade district. Both of these characteristics would require a variance for approval by the Board. Staff recommends approval of the application as presented, with the exception of internal illumination and the sign requiring non-flush mounted installation.

Ken Henson, the owner, presented the case. After a short discussion, Jud Richardson made a motion to approve the case as submitted. Hannah Israel seconded the motion. The motion was approved unanimously.

2. 1220 2nd Avenue – 1220 Uptown, LLC

The applicant is seeking approval to alter the façade of the building located at 1220 Second Avenue. These changes includes a new storefront system, primary sign, and windows on the north façade.

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:

A new storefront system is proposed to be installed in the structure. The proposal includes a storefront that has a recessed entry door arrangement to allow for the swing of the door to not cross city right-of-way when opening. This is an appropriate replacement and adaption of the storefront. The original dimensions of the opening will not be altered.

Additionally, the owner is proposing to close off some, but not all of the upper floor windows. The application was not clear regarding which or how many of the windows would be closed or replaced with solid material. Also, it is unknown what material will be used in the closed off openings.

The horizontal band of windows at the second story has minimal visual impact to the streetscape, but the definition of the opening across the front of the building should be maintained. It is acceptable to close off some of the openings, but an acceptable material should be used to do so, such as spandrel glass, metal louvered panels, etc. The enclosure material should be dark in color.

A request for a 4'x8' sign panel depicting the address of the building is requested. The size of the sign is appropriate for the structure. The material and illumination should be defined by the applicant.

The applicant desires to cut in new window openings on the north façade as depicted in the north elevation in the application. The majority of the new window openings are located on the 1st floor north side of the building. The applicant proposes to use a storefront style window on the north façade of the building for these new openings as well as replacing some of the existing metal windows.

Staff recommends conditional approval of the application.

The applicant needs to define the following details of the project prior to approval:

- **What color will the framing of the new storefront and windows be?**
- **How many of the 2nd floor front windows will be covered and what material will be used to cover them?**
- **What material is the sign constructed of and will it be illuminated?**

Ken Henson, the owner, presented the case. After a short discussion, Jay Lewis made a motion to approve the case with one condition: there shall be no illumination for the sign. Hannah Israel seconded the motion. The motion was approved unanimously.

IV. NEW BUSINESS:

- None

V. OLD BUSINESS:

- 1016 Broadway – Brandon Haynes
 - Carried Over to December meeting
- Case reviews:
 - 1104 2nd Avenue – St. Luke – IN PROGRESS
 - 1239 Broadway – Nonic – IN PROGRESS

VI. ADJOURNMENT: Monday, November 15, 2021 at 3:13 p.m.

Respectfully Submitted by:

Robert Battle, Vice Chairman

Will Johnson, Secretary