

UPTOWN FAÇADE BOARD

MEETING MINUTES

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

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

II. APPROVAL OF MINUTES

Chairman Bond requested a motion to approve the minutes. Jud Richardson made a motion to approve the minutes. Jay Lewis seconded the motion. The motion was carried unanimously.

III. REVIEW OF APPLICATIONS:

1. 1246 1st Avenue – Truist

The applicant is seeking approval to replace the sign package at the former SunTrust/BB&T bank.

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:

After close examination of the application, it appears the applicant would like to replace the existing signage on the building with the updated business name. The overall gross number of signs and sizes will not be changed. The other request is to paint the roof metal "Truist Purple."

Staff recommends approval as submitted.

Derrick Ngo, representing the owner, 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. 310 13th Street – John Teeples

The applicant is seeking approval to renovate the building located at 301 13th Street.

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 building currently located at 301 13th Street is a brick and concrete warehouse building that does not embody a significant architectural style or historic value. That being the case a good deal of flexibility can be exercised in the redevelopment of this particular building and site. The overall size and scale of the building appears to be appropriate given the size of the existing structure. The articulated façade helps to lessen the mass of the building even though a 5th floor is proposed and will likely add an additional 12-14 feet of height. The glass and balconies appear to be appropriate for the façade district (do the balconies project further than the existing building line, possibly in line with the existing steel awning frame found on the ground floor). From the renderings the brick, glass, steel and concrete building materials are appropriate for use in the Façade District.

The parking structure proposed to be located on the east side of the building appears to have underground spaces. How many total spaces are included in the deck and are on street spaces included in the parking requirement?

One elevation that is not depicted is the north elevation. This portion of the project is important as it does

about a significant historic property. Details are needed on this particular façade related to buffer materials/impact mitigation.

More building details should be included in future submissions to include building and site lighting, signage, site circulation, etc. Staff recommends approval of the proposed building concept.

John Teeples, representing the owner, presented the case. After a lengthy discussion, Alan Udy made a motion to approve the case in concept as submitted. The applicant will return in the future with details. Debbie Young seconded the motion. The motion was approved unanimously.

3. 1115 Broadway – Gamache Properties

The applicant is seeking approval to renovate the building located at 301 13th Street. Work will include repainted the upper façade, modifying the existing canopy, and reconfiguring the storefront.

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 overall concept of the project does appear to fit within the intent of the Uptown Façade District Guidelines, however some details that were not included in the application should be clarified prior to final approval by the board.

- Approximate size, materials, and dimensions of the new upper roof overhang
- The upper half of the façade appears to possibly have a paneled appearance, is the existing material being altered or just painted?
- Approximate size, material, and dimension of the canopy/awning.
- It appears the new storefront configuration will retain a recessed entry. How deep is the recess and what material will the storefront framing utilize?
- A blue and gold mosaic tile is spec'd in the application, where is the location of this tile on the façade? • It appears the "stuart gold" color will be the primary color on the storefront material, "simply white" on the upper portion of the façade and possibly the blue in the script lettering. The applicant needs to confirm these colors and their application.
- Will the depicted sconces be located in the recessed areas and an additional fixture located on the street facing portion of the façade?

Staff recommends approval of the building design concept, with a possible full project approval provided the applicant is able to provide enough detail of the above items to the satisfaction of the board.

John Teeples, representing the owner, presented the case. After a lengthy discussion about existing cast iron, doors, flooring, and lighting, Jud Richardson made a motion to approve the case as submitted. Robert Battle seconded the motion. The motion was approved unanimously.

IV. NEW BUSINESS:

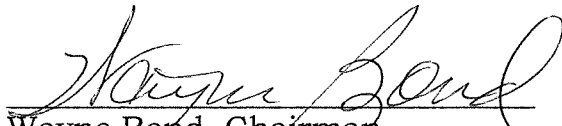
- None.

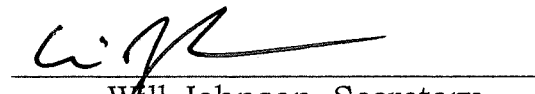
V. OLD BUSINESS:

- Will Barnes is still not ready to return. The case will remain in rotation (1040 Broadway).
- Case reviews:
 - None.

VI. ADJOURNMENT: Monday, March 15, 2021 at 4:00 p.m.

Respectfully Submitted by:


Wayne Bond, Chairman


Will Johnson, Secretary