

UPTOWN FAÇADE BOARD

MEETING MINUTES

A meeting of the Uptown Façade Board was held on Monday, November 18, 2019 at 3:00 p.m., at 420 10th Street, Government Center Annex - Conference Room, 1st Floor.

<u>Board Members Present</u>	Alan Udy Jay Lewis Robert Battle Ramon Brown	Wayne Bond	<u>Board Members Absent:</u> Roger Stinson Hannah Israel Debbie Young Jud Richardson
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<u>Staff Members Present</u>	Will Johnson, Planning Justin Krieg, HCF
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I. CALL TO ORDER: Chairman Wayne Bond called the meeting to order at 3:02 p.m.

II. APPROVAL OF MINUTES

Chairman Bond asked if there were any comments regarding the minutes. Hearing none, Chairman Bond entertained a motion. Robert Battle made a motion to approve the September 2019 minutes. Alan Udy seconded the motion. The motion carried unanimously.

III. REVIEW OF APPLICATIONS:

1. 1041 Broadway – Cannon Brew Pub

The applicant is proposing to install a new primary sign and two secondary signs on the balcony of the business located on Broadway.

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 primary sign located in the center of the newly proposed balcony structure is considered a primary sign. Primary signs are used to identify the business or enterprise located within the building. The number of primary signs for a business is limited to one sign per street front the business faces. This business occupies 3 storefront spaces and would therefore be allowed to have 3 primary signs, one per storefront facing the primary street façade. The business currently appears to have more than the typically permitted primary signs. There are two large signs located above the entry doors and a large primary sign located in the second story window on the northernmost building. In addition to those signs there are multiple signs located on the entry doors.

The "BEER" signs located on the north and south ends of the balcony are considered secondary signs. These are signs that denote products, services, etc. Typically, these secondary signs are not to be more than 4 SF in size but given the scale and location a larger sign may be permissible by the board.

Staff recommends denial of the requested primary sign due to the number of existing primary signs already located on the building. The requested secondary signage is larger than the typically allowed 4 SF but does appear to fit within the scale of the project. The Board may consider allowing the larger secondary signs.

Tracy Sayers, representing the owner, presented the case. Sayers stated that he would remove existing signage to meet the UFB guidelines (four signs down to three). After a lengthy discussion, Ramon Brown made a motion to conditionally approve the case. The condition was that the sign on the center window had to be removed. Robert Battle seconded the motion. The motion was approved unanimously.

2. 1110 Broadway – John Teeples

Alan Udy recused himself from this case.

The applicant is proposing to rehabilitate the brick façade of 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 modifications described in the plan appear to meet the general intent of the Uptown Façade District Guidelines. However, there are numerous details concerning materials, dimensions, lighting, etc. that were not detailed in the application.

What is the material of the cornice and “piano key trim” located at the top of the building parapet? Will lighting be installed within the cornice?

Are the original wood windows being restored for reuse or are replacements being made? If replacements are used are

What will be the sash and frame material along with the division of the panes?

What is the material being used for the window trim?

Is the retractable awning built into the building and a part of the façade trim or is it added to the building once complete? How far does it project out from the building and what will be the lowest height of the awning from the sidewalk?

Has there been any consideration to adding signs to the building? It should be noted the door/transom/awning/window arrangement does not present a large area for sign installation. Care should be taken to not cover or conceal architectural detail with a business sign.

Staff recommends approval of the submitted plan in concept, but the answers to the questions above should be satisfactory to the board for final approval.

John Teeples, the owner, presented the case. He responded to all of the questions asked in the staff report. After a lengthy discussion, Robert Battle made a motion to approve the case as submitted. Jay Lewis seconded the motion. The motion carried unanimously.

3. 1122 5th Avenue – Ken Henson

Alan Udy returned to the Board.

The applicant is proposing to demolish a 56-year old brick 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:

The demolition of this particular building will not disrupt the historic character of the Uptown Façade District. The structure is not significant historically or architecturally. It could easily be replicated.

Staff recommends approval of the submitted plan.

Ken Henson, the owner, presented the case. After a short discussion, Robert Battle made a motion to approve the case as submitted. Ramon Brown seconded the motion. The motion carried unanimously.

IV. NEW BUSINESS:

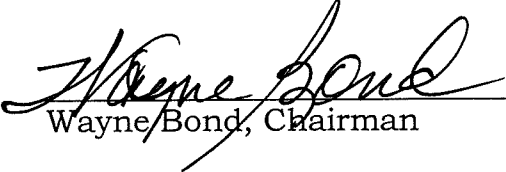
- None

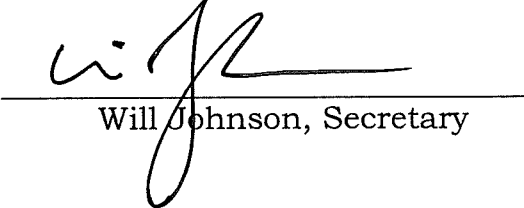
V. OLD BUSINESS:

- Johnson informed the Board that Will Barnes would likely come back in December to bring back 1040 Broadway.
- Case Reviews:
 - 201 13th Street – Will Barnes – IN PROGRESS
 - 1205 1st Avenue – Bodega 1205 – COMPLETE

VI. ADJOURNMENT: Monday, November 18, 2019 at 3:31 p.m.

Respectfully Submitted by:


Wayne Bond, Chairman


Will Johnson, Secretary