

Meeting Minutes of the Design Review Board (DRB)
Meeting
Tuesday, July 2, 2019

The Design Review Board (DRB) met in the City Hall Council Chambers on Tuesday, July 2, 2019 at 5:30 P.M., with the following members in attendance: Ricky Richardson, Tip Pitts, and Kevin DeMark. Mike Henthorn was absent. Representing the Planning Department were Natalia Rosario, Planner III, and Julie Roland, Administrative Assistant.

Roll Call

Mr. Richardson, the Chair, called the meeting to order and stated that notice of this meeting was posted and provided to the media 24 hours in advance as required by the Freedom of Information Act.

Mr. Richardson said three members of the current four member Board were present, constituting a quorum; and he went over the procedure for the meeting.

The Agenda for the July 2, 2019 meeting was approved by acclamation.

There were no Meeting Minutes ready for approval.

Old Business – None.

New Business:

Preliminary Review & Commentary – Restoration at 186 E. Main Street, located in DT-6; Parcel #7-12-18-078.0-00 from Alexander Oreowski, Applicant and Owner.

Ms. Natalia Rosario, Planner III came forward and was sworn; and she submitted the meeting packets the Board Members had previously received along with tonight's slides and presentation into evidence as Exhibit A. She said this was for preliminary review only, and it was the former blood bank building located at 186 E. Main Street, and the Applicant/Owner, Mr. Alexander Oreowski was present. Ms. Rosario said she would go over Mr. Craig Lewis' comments first which were as follows:

Building Standards:

- 1) The upper element depicts balconies encroaching over the sidewalk which would need to have an easement between the City and the Owner.
- 2) Confirm the various materials chosen for the frontage.

Ms. Rosario said right now there was stucco and EIFS, and likely there was brick underneath.

Additional Comments

- 1) How will the awning on the upper stories be mounted?
- 2) Awnings on upper stories are always awkward. These units are south-facing so they will have a good deal of daylight but not always direct sunlight. Perhaps a less obtrusive canopy over each fenestration.
- 3) What is the suggested wall material? Is it the brick that is underneath the façade boards?
- 4) How is the upper story deck supported? Can signage be suspended underneath it for the ground level tenants?
- 5) What material will be used for the dividers between the units?
- 6) I recommend that you provide a cap or cornice across the top of the front façade.

Board Member Questions: None at this time.

Mr. Alexander Oreowski came forward and was sworn; and he explained his building would be a mixed-use building with apartments. He said on the first level facing Main Street he proposed three retail units; and he had done a lot of research, and the current trend was people wanted to rent smaller commercial units; and he planned to break it up into three portable business units with flexible walls that could be adjusted. He explained on the right front of the building was a door; and he informed the Board Members he had talked with Building Official Buddy Bush, who informed him he would need two exits regarding the Fire Code Compliance. Mr. Oreowski explained on the back side of the building which they could not see on the slide, there would also be three small offices with flexible walls. There was also a

basement downstairs, but had no current use at the moment. He said he may put a laundry in the basement for the people for the use of the renters of the apartments upstairs, because he did not want any in the units themselves. He concluded by saying he thought the request was pretty straight forward.

Board Member Questions:

- Mr. Richardson asked about the rear façade of the building regarding all the windows, etc.; and asked was all that necessary.
- Mr. Orehowski explained that it was necessary; and he explained if you looked at the second floor page, those units did not have any windows at all; and that was their daylight.
- Mr. DeMark asked Mr. Orehowski on the Sheet that said General Plan First Floor, regarding square footage, were the (two that said 98 sq. ft.) and the (one that said 51 sq. ft.) if those were the offices.
- M. Orehowski said no those were the bathrooms. The offices had 411, 416 & 438 square feet.
- Mr. DeMark asked that those offices did not have any windows.
- Mr. Orehowski said one of those would have a window on the side; and he explained the offices would have glass walls inside.
- Mr. DeMark said regarding the second floor, about the windows that were needed (or the glass pane that was already there) lined up to what.
- Mr. Orehowski said the windows on one of the units would be inside (behind the glass) in Unit 6, and that Unit 6 & 7 both tied in on the inside. Unit 8 would have windows outside, and then the rest of that was a stairwell.
- Mr. Richardson asked Mr. Orehowski were Units 4 & 5 (which looked to be pretty small) for long-term rental.
- Mr. Orehowski said he envisioned those would be for people who were single that did not have families, who worked in the downtown to possibly rent.
- Mr. DeMark asked were the windows existing there, or would they be new.
- Mr. Orehowski said they would be new.
- Mr. DeMark asked was there currently a building there.
- Mr. Orehowski explained there was not.
- Mr. DeMark said if someone were to build next to him, that those windows would go away.
- Mr. Richardson said he knew these were conceptual plans; and he asked Mr. Orehowski if he planned to keep the stucco or EIFS on the front of the building, or if he planned to take it off and expose the brick; and asked was there brick underneath it.
- Mr. Orehowski said he was not sure if he could salvage the brick underneath it; but what he would like to do was keep the stucco on the second level, and remove the stucco from the first level and go over that with brick veneer.
- Mr. DeMark had a question regarding the roof over the balcony; and asked was it supposed to be a fabric roof.
- Mr. Orehowski said no, he was just showing conceptual at the moment, but it would be some sort of metal material, unless the Board wished otherwise.
- Mr. Pitts asked would the AC units be located on the roof.
- Mr. Orehowski said no; that there were two existing units around the back of the property, he did not have a picture of it.
- Mr. Pitts said it would be helpful to be able to see existing pictures of it.

- [Editor's Note: At this time Ms. Rosario pulled up a google view].
- Mr. DeMark asked if they were ground mount HVAC units; and was it his intent to keep those.
- Mr. Oreowski said they were ground mounted and he did intend to use them unless someone had a better idea.
- Mr. DeMark did not think the two units could run the entire building.
- Mr. Oreowski said they previously ran the entire building.
- Mr. DeMark felt each individual unit would need its own control system.
- Mr. Oreowski explained there were ways around it.
- Mr. DeMark asked if the windows on the second floor would exist and not be covered up for the present time.
- Mr. Oreowski said all the windows on the front of the building were existing.
- Mr. DeMark said on google earth you could access historic images going all the way back to the 1970's.
- Mr. Oreowski said he spoke with Mr. Steinecke at the Main Library, who had gotten him all of those pictures.
- Mr. Richardson said he would love to see what the building originally looked like.
- Mr. Oreowski said it had been all brick with windows the same size of his project.
- Mr. Richardson said they had done such a great job with taking the former Aug. Smith building back to its original state; and he would be real curious as to what this building had originally looked like.
- Mr. Oreowski said it was not nearly as attractive as the former Aug. Smith building.
- Mr. Richardson said he did not expect it to be; but he just would like an idea of what it had looked like.
- Mr. Oreowski pulled a picture on his telephone of what the original building looked like and he showed the Board Members.
- Ms. Rosario pulled up a google picture of what the original buildings had looked like in that area.
- Mr. Richardson explained what each building was to the Board Members.
- Mr. Richardson felt the proposed balcony looked very heavy.
- Mr. Oreowski said what he was looking at right now was only conceptual.
- Mr. Richardson asked the other Board Members if they felt the balconies should be individualized as opposed to one big balcony.
- Mr. DeMark said it would be nice if they were, but he got that it was one concept.
- Mr. Oreowski said it was safer to have a solid balcony, but it was something they could discuss.
- Mr. Pitts said to him it was all about the details; i.e. what were the divider materials, the railing and cover materials, etc.
- Mr. Richardson said the awning needed to be more formalized; and he said the Board Members liked durable materials. He knew his intent was not to use fabric; but that was how it was shown.
- Mr. Oreowski said regarding the awning, he was going to use metal shingles that looked like tile, but was actually an aluminum frame that would be light-weight, safe and durable; but he added he would use any style the Board Members wished him to.
- Mr. Richardson asked if he was going to contract out the work or do it himself.

- Mr. Orehowski said he would contract out the bigger stuff; but mostly he would do it himself.
- Mr. DeMark was concerned with the balcony, and he knew the awning and everything was conceptual at this point; but the Board needed more information so they could have a better understanding of the materials. He understood what he was saying about the stucco and the brick being in bad shape, but they needed to know what in particular the front was going to look like. He asked the petitioner if the storefront was all there now and was he just re-exposing it; or would it be a new storefront.
- Mr. Orehowski explained right now it was one single space.
- Mr. Richardson said he thought it would be a nice project, and he felt it was great he wanted to do something with the building; and that it was great he wanted to put retail on the first floor. He felt the fenestration looked fine, and the windows. However he would like a little more detail on the balcony and the items Craig Lewis had addressed in his memo to the Board Members regarding the project.
- Mr. Richardson asked Ms. Rosario if the petitioner had a copy of that memo.
- Ms. Rosario said Staff just received it today; and she gave the petitioner a copy.
- Mr. Richardson said conceptually it looked to be a great multi-family, and they liked people living downtown; but he explained he would like for him to come back next month or at a future meeting with something more polished and refined after hearing the Board Member's comments tonight before they could give a conceptual approval.
- Mr. Pitts said he would like to see more about the site, i.e. property lines, etc.; a survey and site plan.
- Mr. Orehowski asked for clarification that they wanted the front to be more detailed, and was uncertain about the balcony.
- Mr. Richardson said he was not an architect, but to him the balcony looked very heavy. He was not sure about anything from a safety perspective, and did not know what that was regarding balconies. He did know he wanted to know what he was going to do with the stucco, and if he wanted to illustrate brick on the lower portion (to show that) and if he wanted to keep stucco on the upper portion (to show that) so they could see what it looked like.
- Mr. DeMark asked Ms. Rosario was there not a variance required for the balcony because it was going over the sidewalk.
- Ms. Rosario said they would need to get an easement with the City to be able to do that; so she supposed it could be considered a variance.
- Mr. Richardson said the balcony was not really an issue for them; it just needed to be dealt with; and they needed to know more about the AC units, and whether there would be one or two units; they definitely needed more detail regarding the awning; and that Mr. Lewis Comments to the Board Members addressed everything the petitioner needed to do. He said the Board hoped to see him at an upcoming meeting.

Final Review & Approval re Alterations to Previous Conceptually Approved Plans re Restoration/Redevelopment of proposed Project 158, located in the DT-6 District at 158 East Main Street, (Former Kosch & Gray Jewelers) Parcel #7-12-21-022.00 from Dwayne E. Wood, AIA, GPN, Architecture, Inc., Agent, on behalf of Champion Investment Corporation, Owner.

Ms. Rosario came forward and said the applicant was here seeking Final Review/Approval to a couple of materials that had received Conceptual Approval at the March 5, 2019 Meeting and had brought more samples for the Board Members to see. She explained that tonight this would only be a discussion because the request had not been advertised fifteen days ahead of time, etc.

Mr. Dwayne Wood, AIA, GPN Architecture, Inc., Agent on behalf of Champion Investment Corporation came forward and was sworn; said when they originally met with the Board Members on March 5, 2019 the original request was to take an existing building that was currently weathered; and to whitewash and paint it, and take it back to its original natural brick façade, to renovate the street level for mercantile space

and to add two apartments on the two floors above. At that time the current building had showed window openings that were infilled with brick, which they removed the brick to bring those up, and for the apartments beyond to recess those patio or balcony doors back five to six feet and turn those into outdoor spaces. The Board was favorable regarding their concept to take the brick back to its natural state, clean it, seal it and remove the existing Kosch & Gray stuff (outdated); and there was considerable detailing around the openings they wished to take back to its original state. Mr. Craig Lewis had suggested at the time in his comments, as well as the Board Members' comments had not been too favorable regarding the awning; which they were to try and come up with a better solution. Mr. Wood said he had presented material samples a month ago of which the predominant new storefront material was proposed as dark anodized aluminum (very dark bronze) and was compatible with the storefront aluminum on the adjoining buildings; and they were going to coordinate with the brick and the dark bronze, a light bronze high performance glass. At that time they had received conceptual approval. Mr. Wood said he was here tonight because now that they had stripped off the old jewelry store façade; it had revealed a marquee that was very impressive in its complexity. He explained it also had two roof drains which they needed and they would also like to keep the marquee; and that they already had the storefront recessed into the building. Mr. Wood explained they wished to take the soffit and resurface it back into the glass. He explained in detail regarding the materials and colors they would use; and he had also brought samples with him which he explained and presented them to the Board.

Ms. Rosario explained she could put this item on the next Agenda since Staff did not receive word from the applicant in time to advertise it fifteen days before the meeting date, etc.

No votes were taken.

Staff Announcements:

Mrs. Roland said there was one Board Member Vacancy; and the Mayor and City Council would announce any new Members at a future meeting.

There being no other business the meeting adjourned at 6:15 P.M.



Ricky Richardson, Chair

Edited by Julie Roland, Secretary