

Meeting Minutes of the Design Review Board (DRB)
Meeting
Tuesday, August 6, 2019

The Design Review Board (DRB) met in the City Hall Council Chambers on Tuesday, August 6, 2019 at 5:30 P.M., with the following members in attendance: Kevin DeMark, Tip Pitts, and Mike Henthorn. Ricky Richardson was absent. Representing the Planning Department were Natalia Rosario, Planner III, and Julie Roland, Administrative Assistant.

Roll Call

Mr. Henthorn, the Vice-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. Henthorn 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 August 6, 2019 meeting was approved by acclimation.

There were no Meeting Minutes ready for approval.

Old Business – None.

New Business:

Final Review and Approval re alterations to the proposed design of a previously approved project at 158 E. Main Street, previously Kosch & Gray Jewelers, located in DT-6; Parcel #7-12-21-022-00 from Dwayne E. Wood, AIA, GPN Architecture, Inc., Agent on behalf of Champion Investment Corporation, Owner.

Ms. Natalia Rosario, Planner III came forward and was sworn; and said this item was heard at the July 2, 2019 meeting but no votes were taken because the project had not come in soon enough to advertise fifteen days prior to the meeting. She submitted the slide presentation the applicant had tonight as well as the material samples he had brought back with him to this meeting into evidence as Exhibit A. Ms. Rosario showed a couple of the material slides; and pointed out to the Board Members that the colors on the slides were not exactly the color of the material samples.

Mr. Dwayne E. Wood, AIA, GPN Architecture, Inc. came forward and he was sworn; and he presented the Board Members with the samples which he explained to them for the project. He said the brick was the same but you would never know if from how it was depicted on the slides. Mr. Wood said what was showing up as a yellow color on the left slide, was actually the sand color; which he presented to the Board Members; and that what was showing up as orange on the other slide was clay which he presented to the Board Members and explained and said it would be a new (highly sought after) cementitious fiber board material that was very heavy and would take two people to hang it. The sand color would be the picture frame to wrap around the marquee; and the marquee would be the darker bronze color to match the storefront. He said the dark line at the very top of the Nichiha on the slide was the exposed wide flanged steel beam that carried all the masonry above it. He said the brick was currently white-washed which they would gently remove to show the buff color.

Board Member Questions:

- Mr. DeMark asked was the clay piece what would be on the lower façade.
- Mr. Wood said yes; and he explained when they had removed the 1950's/1960's stone/marble jewelry store façade, it had been adhesively applied and it had damaged the one hundred year old brick too much to try and restore it; and they wanted to cover it up with the new heavier cement fiber board, which had the appearance of a stone material 18" panels with reveals 6" on center; which act as the picture frame. He referenced the material piece of the sample he had brought that they wanted to use; and then the material piece regarding the color.
- Mr. DeMark asked did that panel also exist under the store front or was that stepped back or was it a different material.

- Mr. Wood said it was a different material which was cast concrete and painted to match. Mr. Wood explained it did return and there was some depth in the façade. He explained the storefront was actually set back about six feet; and there was room for some tables and chairs out there; and that they now knew who was going in there, which would be an ice cream parlor.
- Mr. Wood said regarding signage they were still waiting on the designer; maybe leaning toward pendant signage.

More Board Questions:

- Mr. Demark asked how far would the pendant signage stick out.
- Mr. Wood explained the proposed sign would stick out four feet.
- Mr. DeMark asked Ms. Rosario would they not need a variance for that.
- Ms. Rosario said no; because it was existing.

Mr. Henthorn opened the public hearing and asked if anyone present wished to speak in favor of the petition or in opposition to the request to come forward. No one came forward. Mr. Henthorn closed the public hearing.

Board Deliberation:

Mr. DeMark made a motion to approve the request as presented for the applicant to use the preferred cement fiber board; and he was seconded by Mr. Pitts. The motion was approved by a vote of 3 to 0.

Ms. Rosario explained that was all that was on the Agenda regarding New Business tonight for the benefit of some people who had just come in to the meeting. She explained the case for 186 E. Main Street that had previously been advertised, had been taken off per Board Member request until the applicant could hire a Design Professional before coming back to the Board. She said Staff tentatively had them scheduled for the September meeting; and if they did not meet that deadline, it would probably be in October.

Staff Announcements:

There was still one Board Member vacancy which Mrs. Roland said the City Clerk said there had been some applications received and City Council would hopefully make an announcement at the August 12, 2019 Council Meeting.

Mrs. Roland did not know about any alternates, as had been previously suggested by the Board.

Ms. Rosario said she would check with City Attorney Coler regarding that process.

There being no other business the meeting adjourned at 5:40 P.M.



Mike Henthorn, Vice-Chair

Edited by Julie Roland, Secretary