

Armory Park Historic District Advisory Board  
Legal Action Report  
21 March, 2017

1. Call to Order. Meeting commenced at 7:14 pm at St Andrew's Church Community Hall, 545 So 5<sup>th</sup> Avenue.

2. Introduction of Members and Guests. Members Present: Mark Crum, Martin Diamond, William Duffy (Chairperson), Phyllis Factor, Michael Lex, and Martha McClements. Board member Esthermarie Hillman arrived at 7:31 pm. Jack McClain was absent. Announced guests included John Burr, President, Armory Park Neighborhood Association (APNA), Ken Taylor, Carl Howard, Kenneth Love and Jeffrey Dodd.

3. Approval of Previous Meeting Minutes. The minutes of the meeting held 21 February, 2017 were accepted on a motion Mark Crum, seconded by Esthermarie Hillman.

4. Informal Review, 719 S 4<sup>th</sup> Ave. An informal review was held on the property located at 719 S. 4<sup>th</sup> Avenue. The building, which has been empty for several years has been purchased by Jeffrey Dodd and spouse. They propose:

- to remove and replace existing windows on front elevation with new, wooden, double-hung duplicates.
- to restore brick facing, repoint and paint.
- develop a new formal entryway, to be designed.
- create an overhang or awning on the front elevation constructed of tubular steel.
- erect 1' steel planters between building and sidewalk.
- construction of 7' fence between southwestern corner of property and adjoining neighbor fence.

Board members had no issue with the overall plans but expressed reservations about the 7' fence.

5. Formal Review: HPZ 17-11, 140 E. 18<sup>th</sup> St. Representatives submitted for formal review a revision of the window treatment for the model home site. At the last meeting objections were offered regarding the placement and size (proportionality) of windows to the front and rear. The size of the windows has been increased but criticism was made regarding the window's orientation to the roof eaves and the adjacent doorway. The window's height is predetermined by an interior loft. The window therefore cannot be moved or increased in size above the 8' mark. In lieu of raising the top of the window to the adjacent doorway top, it was suggested that the inclusion of a "keynote", a solid structure above the window opening, or an eyebrow awning be designed.

On the motion of Martha McClements, seconded by Mark Crum:

- 1) Windows on all sides of the property should appear to exceed the height of adjacent doorways.
- 2) Window design to the rear of property is acceptable.
- 3) Require that any plans regarding widow placement and ornamental treatment be returned to the Advisory Board following the action of other entities.

The motion was carried unanimously.

6. Formal Review, HPZ17-15, 747 So 6<sup>th</sup> Avenue. Property owner Larry Kappler proposes to remove this property from HPZ designation in order to develop it commercially. As currently zoned the highest allowable structure is 24 feet. If HPZ is withdrawn a 60 foot building is allowed. Mr. Kappler proposes a three-story structure with a 48-foot height. He also proposes a "swap" of property in the junction of 6<sup>th</sup> and Stone Avenues (the former Clyde Wanslee gasoline station) to be added to the Armory Park HPZ.

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Several objections to the proposal were made. Removal of property from the HPZ is irreversible, it encourages commercial encroachment upon the district and the proposed "swap" is inequitable in terms of square feet and lack of adjacency to the neighborhood. Any precedential value of such a decision would not be in the best interests of the District.

On the motion made by Phyllis Factor, seconded by Martha McClements, APHZAB rejects the proposal to remove the address from the Historic District.

The motion was carried unanimously.

7. Call to the Public: No speakers.

8. Discussion of APHZAB Administrative Issues.

9. Adjournment. The meeting was adjourned at 8:57 pm

Respectfully submitted,

Michael Lex,  
Secretary