



# Architectural Review Board Agenda Item Summary Report

**Meeting Date:**  
June 7, 2021

**Submitted by:**  
P. Morgan

**Item Title:**

Hold a public hearing and discuss and consider a request for a certificate of appropriateness, in accordance with the Historic Overlay Zone district regulations, for exterior changes (covered parking structure) to the property at 106 S. Bois D'Arc.

**Consent Item [ ]**  
**Public Hearing Item [X]**

**Documentation Attached:**  
Exhibits

**Item Summary:**

Wende Hawthorne requests the approval of a covered parking structure to be constructed at the rear of 106 S. Bois D'Arc. The structure would consist of metal r-panel (powder-coated black) at a sloped height of twelve feet. It is proposed with four support posts and two of those posts would encroach into the Front Street right-of-way. The posts would be located eight feet from the Front Street pavement and should not impede traffic. City Council has approved an encroachment agreement to allow the structure to encroach into the right-of-way.

**Images: Site Photographs**





The Historic Overlay district regulations provide the following general guidance for the Board to consider when making a decision. Section 34e10.A(4) states that:

*“Upon review of the application and consideration of all testimony presented during the public hearing, the ARB shall determine whether the proposed work is of a nature which will adversely affect:*

- (a) Any historical, architectural, archaeological, or cultural feature of the building or structure; or*
- (b) The future preservation, maintenance and use of the HOZ District.”*

Regarding accessory structures, the Zoning Ordinance recommends placing an accessory structure at the rear of a main structure.

Staff mailed notification of the public hearing to adjacent property owners. Staff received one email from an adjacent property owner in support of the request.

Staff recommends approval of the request.