



**A Regular Meeting Minutes  
Architectural Review and Historic Preservation Board  
March 15, 2011**

**1. PLEDGE OF ALLEGIANCE**

**CALL TO ORDER AND DETERMINATION OF QUORUM**

Chairman John Murphy called the meeting of the Architectural Review and Historic Preservation Board to order at 6:30 pm in the Commission Chambers of City Hall. A quorum was declared present at 6:30 pm.

**Present:** Board Members: Wendy Byrd Jung, Andy Crabtree, Vice Chairman Tim Keating, Chris Lee, Michael Morrissey, and Chairman John Murphy. Staff: Community Development Director Tim Wilson, Building Official Harold "Skip" Lukert, Chief Plans Examiner Dennis Turner, and Community Development Administrative Specialist Corrina Williams.

**Absent:** Board Members: Chuck Simikian excused.

**2. APPROVAL OF MINUTES**

***Motion by Tim Keating to approve the regular meeting amended minutes of July 20, 2010 as submitted. Seconded by Michael Morrissey and carried unanimously 6-0.***

***Motion by Tim Keating to approve the regular meeting minutes of October 19, 2010 as submitted. Seconded by Michael Morrissey and carried unanimously 6-0.***

**APPLICATIONS FOR CERTIFICATE OF APPROVAL**

**3. 2-12 W. Plant Street**

Board member Tim Keating, advised the board and public body that he has been retained by the Bond Company and this would be a conflict of interest with this application and has completed his Form 8B. He also advised he would be abstaining from any voting but would be participating in discussion.

Chief Plans Examiner Dennis Turner presented the staff report of the application for certificate of approval for the exterior portion of the rehabilitation of the building formerly known as "Shirley's Trailside Antiques". This was not a restoration of restoring the existing building. This is a rehabilitation project. There would be changes of existing windows and locations of store frontage.

The project proposes to remove all the stucco and add some of the features that were removed over the past periods of time. Also, the project will add store fronts, windows, and a hard top awning that is similar to what is in a number of downtown stores (i.e., Moon Cricket, Jay Lakes Building). Renderings have been provided as an attachment to the staff report with the application.

The board asked if there was enough room on the eastside of the building (Main Street) would be able to add a hard top awning. The "Jay Lakes Building" already extends 18" over their property line and achieved a variance for this. The applicant would have to file for a variance and this would be handled administratively through P & Z staff.

The staff recommends that this is an acceptable application and project because the rehabilitation of the existing building is consistent with the keeping of the downtown historic overlay by restoring the brick façade and adding the corbelling along with the additional windows, doors and hard top awning. Staff is recommending approval as submitted.

Board asked for applicant to share their concept and reasoning for this project. Mr. Derrick Blakesly, 230 N. Highland Ave, President of the Bond Foundation. They are taking on the project as an economic investment opportunity. They are a board governed organization. Second, this will help the City of Winter Garden. Their vision is to try to bring the building back to the way it looked, get people into Winter Garden and turn down Main Street. The vision on the inside will have two retail spaces on Plant Street and then two more retails once you turn down Main Street.

Tim Wilson wrapped up with the reference of the rendering to the old photo to show the similarities, and that this building is one of the oldest if not the oldest building downtown built in 1912, and has just not had the renovations other buildings downtown have had. The canopy extension will bring a pedestrian covered walkway. The City is anxious about this project and this is the key corner for downtown and currently has created blight at the corner of Main Street and the access to the clock tower. City is whole heartedly supporting this project. A prior maintenance issue with the previous owner is taken care of with this project. The City is whole heartedly supporting this project and looking forward to its completion and looks to helping revitalize more business down Main Street and will help us be a little prouder of downtown. Board member Mr. Mike Morrissey submitted an email handout with architectural design suggestions for the project. Our view on the project is that it is of significance toward the architectural integrity of the overlay ordinance and recognizes their maybe still a lot of design details that may come behind this.

Chairman John Murphy advised he was excited about this project and explained when he coordinated the vendors during the Music Fest event he had a difficult time getting vendors to use Main Street and after the first day they just picked up and moved elsewhere as this is a dead zone. We hope that this project will change that.

Board Member Mr. Mike Morrissey expressed his sentiments that this project would be the dream come true for the City. Many discussions were had that the thought of

this building would be better gone, but were glad that this submittal came in. The design and the submittal were absolutely perfect. It would be nice that the board be involved in the design development as a resource not so much as an approval process.

Board Member Chris Lee asked the applicant what the likelihood of the parapet over the brick would get the actual color of the existing brick. The applicant responded that they are still researching this and look to match it as close as they can.

Board Member Wendy Bryd Jung asked the applicant what their anticipated time line was. The applicant's response is that they are currently working with staff and they had to wait for this Boards' approval before the design could be finalized. It was also advised that the demolition will start April 11<sup>th</sup> and they anticipate four or five months for completion of the project.

Board Member Andy Crabtree asked what about the impact on the actual sidewalk during the construction the applicant advised they were currently working with the staff to address this issue.

Director Tim Wilson advised that on the corner of Plant Street and Main Street they will maintain the pedestrian integrity and are looking to have a protective covered pedestrian cage or a more restrictive work schedule. On Main Street they have a little more flexibility and will reroute pedestrian traffic. Another situation is that the building does not have alley access off Tremaine so most of the work will have to be from main and plant street. As for the canopy, the City will probably enter into an agreement for an encroachment agreement into the right-of-way as long as they maintain it and this is consistent with what is currently done downtown. The applicant will need to still assimilate more detailed plans and submit the logistical plan on the exterior demo. The interior demo could start tomorrow.

Mr. Mike Morrissey discussed that the historic significance of the building is important but this project will set a precedent for projects to come so the design portion of this project is very important.

***Motion by Mike Morrissey to approve the application for certificate of approval for the project known as 2-12 W. Plant Street. Seconded by Andy Crabtree and carried unanimously 5-0. Tim Keating abstained.***

**4. BOARD DISCUSSION**

No further discussion.

**5. ADJOURNMENT**

***Meeting adjourned at 6:58 pm.***

**ATTEST:**

  
Admin. Specialist Corrina Williams

**APPROVED:**

  
Chairman John Murphy