



**A Regular Meeting Minutes
Architectural Review and Historic Preservation Board
October 15, 2013**

1. CALL TO ORDER AND DETERMINATION OF QUORUM

Vice-Chairman Tim Keating called the meeting of the Architectural Review and Historic Preservation Board to order at 6:31 pm in the Commission Chambers of City Hall. A quorum was declared present at 6:32 pm.

Present: Vice-Chairman Tim Keating; Board Members: Phillip Baker, Wendy Byrd Jung, Chris Lee, and Michael Morrissey

Absent: Chairman John Murphy – excused

Staff Present: Economic Development Director Tanja Gerhartz, Senior Planner Laura Smith, Planner II Kelly Carson

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

Motion by Phillip Baker to approve the regular meeting minutes of July 16th, 2013. Seconded by Chris Lee the motion carried unanimously 5-0.

Motion by Wendy Byrd Jung to approve the regular meeting minutes of September 17, 2013. Seconded by Phillip Baker the motion carried unanimously 5-0.

APPLICATIONS FOR CERTIFICATE OF APPROVAL

4. 126 W. Plant Street and 100 Boyd Street

Planner II Kelly Carson presented a request to approve the project at 126 W. Plant Street and 100 Boyd Street. This project was presented to the Board on September 17, 2013, by Economic Development Director Tanja Gerhartz. The proposal is for new 3-story construction over an existing parking lot with 2-story additions over existing buildings. Planner Carson stated the City believes the application is consistent with the character of the downtown core and Staff recommends approval of the request but to permit some flexibility to allow Staff to work with the applicant in deciding the final setback distance based on aesthetic preferences from the Board, the City, and the financial constraints of the developer.

Planner Carson displayed elevations of the proposed structures with different setbacks from Plant Street with potential for roof top space. Architect Tory Parish of Jackson Parish Architects, 12524 Aldershot Lane, Windermere FL 34786, was present to answer any questions.

Motion by Michael Morrissey to approve the application for certificate of approval prior to discussion. Seconded by Phillip Baker the motion carried unanimously 5-0.

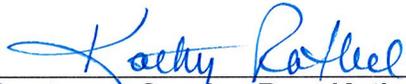
A general discussion ensued of the various setback choices and the facade of the addition not being parallel to the facade of the existing buildings. Also discussed was the type of building material being consistent and the back of the building having some difference between the 2 lots for visual aesthetics and character.

Motion by Chris Lee to amend the motion to include the board's discussion on having the setback no closer than 20' from Plant Street and parallel to the new portion of the building behind it with consideration being made for further articulation regarding the Tremaine Street elevations. Seconded by Michael Morrissey the motion carried unanimously 5-0.

5. Vice Chairman Tim Keating added to the Agenda an open forum discussion on the parking garage and the proposed locations specifically as it relates to the Historic District. Michael Morrissey wanted to know if there were any other developments in planning stages other than the one at Plant and Boyd and would it factor into the location. Planner Carson answered the Boards questions and presented information on the status of the parking garage.

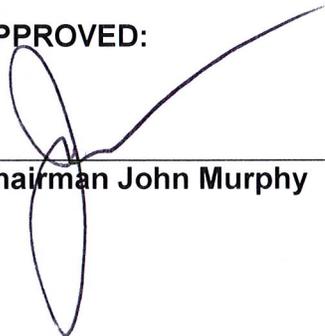
Motion by Wendy Byrd Jung to adjourn. Seconded by Chris Lee the motion carried and the Meeting adjourned at 7:25 pm.

ATTEST:



Customer Service Rep. Kathy Rathel

APPROVED:



Chairman John Murphy