I. Meeting called to order at 5:30 pm

Chairman Brian Hyneman calls the meeting to order.

Preservation Commissioners Present:
Brian Hyneman
Jack McKenzie
Camp Best (Not Present)
John Abernathy
Kathy Allen
Sarah Frances Hardy (Not Present)
Virginia Lueckenbach
Shawn Telford
Diane Scruggs

II. Review and Approval of Agenda
Chairman Hyneman asked the Commissioners if there are any additions or deletions to the agenda.

- Motion to approve the agenda. Motion carries unanimously.

III. Review and Approval of the Minutes
Chairman Hyneman asks the Commission if there are any additions, changes or deletions to the minutes. Hearing none the Chairman requests a motion to approve.

- Motion to approve the minutes. Motion approved unanimously.

IV. Public hearing for Case #380– COA for Ann Chancellor and Rowland Roberson for property located at 641 North Lamar Boulevard.

A2H PLLC Comments:

1. Erect a fence along property line:
   a. The design guidelines recommend against the replication of historic details to avoid possible confusion between authentic historic fabric and contemporary additions to the district. The erection of a fence itself does not strictly adhere to the regulations of the historical preservation guidelines; however, the site design conforms to previous additions on the structure’s history and complements the surrounding neighborhood.

Historic Preservation Ordinance references: Sec. 54-26. (1-3)
Design Guideline references:
Section 16 – Site, Setting and Landscape Features

Summary of Discussion:
Ann Chancellor and Rowland Roberson appeared to present the case to the commissioners. They feel they need the fence for the safety of their children. The house is next to a busy intersection. The materials they will use on the fence will be brick and iron metal and the brick will match the brick on the house. Commissioner Abernathy asked if this will be on the right away. Katrina Hourin City Senior Planner replied no.

Chairman Hyneman – I’ll entertain a motion to approve the COA for this case part
• Commissioner McKenzie– So moved.
• Commissioner Scruggs– 2nd
• The motion for COA is approved unanimously.

V. Public hearing for Case #384—COA for Seeker Properties, LLC for property located 11013 Jefferson Avenue.

A2H PLLC Comments:
1. Approval for construction of 3-story hotel:
   a. This application appears unchanged from the prior submission for this project. As described below, the material selection and detailing will have a serious impact on the overall presence of this building. Construction could not be deemed appropriate without knowledge of how these elements will be dealt with in the final product. Thoughtful detailing and material selection could help separate this project from its historic predecessors and prevent the problem described below.

   b. As noted in the application summary, review of this application deals primarily with context, massing, setback, and scale. If re-approved, a separate application must be filed at a later date providing information on materials and detailing. When preparing this application, the owner should give consideration to reducing the amount of pseudo-historic detailing, as the design shown in the present application too closely mimics an authentic 19th century commercial building.

   c. The location of this site on the border between a residential district and the downtown business district makes its development particularly challenging. The proposed design does show efforts to break down the scale of the building at the street level through the staggered entry, which also accommodates vehicular access. The proximity of this property to Isom Place, specifically mentioned in the design guidelines as one of the city’s oldest structures, makes its impact particularly significant.

Summary of Discussion:
Jeff Williams with Williams Engineering was present to present this case to the commissioners. Mr. Williams explained there were no changes to the plan that it is same as when they presented it before. There was some discussion about the materials that were to be used. Mr. Williams explained that the
parking lot will be across the street for the hotel. Commissioner McKenzie asked if the city was responsible for putting in a crosswalk and Mr. Williams replied no and that the applicant will provide a define path to walk down and back.

Chairman Hyneman – I’ll entertain a motion to approve the COA for this case.
- Commissioner McKenzie– So moved.
- Commissioner Allen– 2nd
- The motion for COA is approved 5-1, Voting YES, Commissioner Telford, Commissioner Abernathy, Commissioner McKenzie, Commissioner Allen, and Commissioner Scruggs. Voting NO Commissioner Lueckenbach.

VI. Meeting Adjourned.