

HISTORIC PRESERVATION BOARD MINUTES

August 2, 2016 5:30 PM
City Hall Auditorium
200 E. University Ave

Members Present	Members Absent	Staff Present
Bill Warinner (Chair)		Jason Simmons
Jay Reeves, Jr. (Vice Chair)		Andrew Persons
Michelle Hazen		Cleary Larkin
	Charlotte Lake	Gigi Simmons
Ann Stacy		
Jason Straw		
	Scott Daniels	
	Betsy Albury	

I. Roll Call

II. Approval of Agenda *(Note: order of business subject to change)*

Motion By: Jason Straw	Seconded By: Jay Reeves, Jr.
Moved To: Approve	Upon Vote 5-0

III. **Announcement:** Section 30-355 of the Land Development Code establishes the Historic Preservation Board, including its composition and duties and authority. The Historic Preservation Board procedures are set forth in Sec. 30-112(d)(7) of the Land Development Code. Appeals of Historic Preservation Board decisions are to the City Commission and must be filed within 14 days from the date the decision by the Historic Preservation Board is reduced to writing and served by certified or registered mail. The appeal procedure is specified in Sec. 30-112(d)(7)i. of the Land Development Code.

IV. **Approval of Minutes:** July 5, 2016

BOARD MEMBERS

Chair: Bill Warinner Vice Chair: Jay Reeves
Betsy Albury, Michelle Hazen, Ann Stacy, Charlotte Lake, Jason Straw, Scott Daniels
Staff Liaison: Jason Simmons

Motion By: Jay Reeves, Jr.	Seconded By: Jason Straw
Moved To: Approve	Upon Vote: 5-0

V. Requests to Address the Board

Bud Reeger, architect, discussed a proposal for constructing an accessory structure mother-in-law suite at 560 NE 7th Avenue, and received guidance and comments from the board.

Lendel Lanier, Florida Concrete Recycling, Inc. explained requesting a waiver of several 90-day demolition delays.

Motion By: Jason Straw	Seconded By: Jay Reeves, Jr.
Moved To: Waiver the remaining days on the 90-day demolition delay for the structures at 1934 NW 1 st Avenue, 109 NW 20 th Street, 115 NW 20 th Street, and 1935/1937 NW 2 nd Avenue.	Upon Vote: 5-0

Motion By: Jason Straw	Seconded By: Michelle Hazen
Moved To: Waiver the remaining days on the 90-day demolition delay at 1035 SE 4 th Street.	Upon Vote: 5-0

Motion By: Jay Reeves, Jr.	Seconded By: Jason Straw
Moved To: Waiver the remaining days on the 90-day demolition delay at 1105 W. University Avenue.	Upon Vote: 5-0

VI. Old Business

VII. New Business

1. Petition HP-16-56

Robert Pratt, owner. Demolish a single-family dwelling located at 414 NW 6th Avenue. This home is contributing to the Pleasant Street Historic District.

Jason Simmons, Planner, gave the staff presentation. Robert Pratt, owner, spoke to the matter and answered questions from the board. He answered questions about the proposed lot split and the placement of the new lot line in relation to the house. The board discussed the fact that part of the house is in the NW 6th Avenue right-of-way. Melanie Barr spoke to the matter to indicate this would be a loss of an African-American house in Pleasant Street, the first predominantly African-American historic district in Florida. Brian Kalt, who was in attendance for another item, spoke in favor of the demolition.

Motion By: Jay Reeves, Jr.	Seconded By: Jason Straw
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Moved To: Approve demolition based on the conditions, based on the physical aspects of the location of the building on the property in city right-of-way and based on the conditions of the building.	Upon Vote: 3-2 (Reeves, Warinner, & Stacy yay; Straw & Hazen nay; motion not adopted because a COA needs an affirmative vote of at least 4 members if 5 members are voting).
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Motion By: Michelle Hazen	Seconded By: Jason Straw
Moved To: Amend the motion to approve the demolition based on the conditions, based on the physical aspects of the location of the building on the property in city right-of-way and based on the conditions of the building, by adding a provision that the properties that are part of the lot split be divided in a 50/50 split.	Upon Vote: 4-1 (nay: Straw)

Motion By: Jay Reeves, Jr.	Seconded By: Straw
Moved To: Approve demolition based on the conditions, based on the physical aspects of the location of the building on the property in city right-of-way, based on the conditions of the building, and based on the condition that the properties that are part of the lot split be divided in a 50/50 split.	Upon Vote: 4-1

2. **Petition HP-16-61**

Brian Kalt, owner. Re-roof a single-family dwelling with a metal roof. Located at 105 NW 7th Terrace. This building is contributing to the University Heights Historic District – North.

Jason Simmons, Planner, gave the staff presentation. Laura Kalt and Brian Kalt, owners, spoke to the petition. They proposed installing a Gulfrub Tuff Rib metal roofing system. They mentioned two houses located to the east of their property had recently had Gulfrub style metal roofs installed. Mr. Simmons indicated that there was apparently no COA for either of those reroof projects, and the board indicated that the matter should be further investigated.

Motion By: Jason Straw	Seconded By: Ann Stacy
Moved To: Approve with staff conditions that the roof be a standing seam or a 5-V Crimp metal roof and that the finish be Galvalume or a light to medium gray paint finish.	Upon Vote: 5-0

3. **Petition HP-15-40**

Aner & Sarit Sela, owners. Part 2. Ad Valorem Tax Exemption for conversion of a room into a master bathroom in a single-family dwelling. Located at 405 NE 10th Avenue.

This building is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. Sarit Sela, owner, spoke to the petition and answered a question from the board.

Motion By: Jay Reeves, Jr.	Seconded By: Michelle Hazen
Moved To: Approve	Upon Vote: 5-0

4. **Petition HP-12-16 & HP-12-18**

Jay Reeves and Associates, Inc., agent for Jason and Rachel Haeseler. Part 2. Ad Valorem Tax Exemption for the rehabilitation of a single-family dwelling. Located at 306 NE 7th Avenue. This building is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation.

Motion By: Jason Straw	Seconded By: Michelle Hazen
Moved To: Approve	Upon Vote: 4-0, with Jay Reeves recusing himself.

5. **Petition HP-16-63 & HP-16-64**

Jay Reeves and Associates, Inc., agent for Mike and Michelle Jaffee. Certificate of Appropriateness & Ad Valorem Tax Exemption for the interior renovation, and a guest house addition to an existing garage. Located at 621 NE 5th Terrace. This building is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. Jay Reeves, agent, spoke to the petition and answered questions from the board.

Motion By: Jason Straw	Seconded By: Ann Stacy
Moved To: Approved with staff conditions.	Upon Vote: 4-0, with Jay Reeves recusing himself.

6. **Petition HP-16-66**

Anthony Ackrill, owner. Demolition of a non-contributing accessory structure and the new construction of an accessory structure. Located at 717 NE 3rd Avenue. This building will be non-contributing to the Northeast Residential Historic District.

Cleary Larkin, Planner, gave the staff presentation. Anthony Ackrill, owner, spoke to the petition and answered questions from the board.

Motion By: Jason Straw	Seconded By: Jay Reeves, Jr.
Moved To: Approve with staff conditions.	Upon Vote: 5-0

Staff Approved Certificates of Appropriateness:

Petition HP-16-60. 1017 NW 2nd Street. Construct a rear screen porch addition onto a single-family structure. This building is contributing to the Northeast Residential Historic District. Abby Hogan, owner. Joshua Shatkin, Shatkin Architecture LLC, agent.

Petition HP-16-62. 306 NE 7th Street. Remove an existing exterior stair case and replace with a new stair case onto a single-family structure. This building is contributing to the Northeast Residential Historic District. Terry Fleming, owner. Joshua Shatkin, Shatkin Architecture LLC, agent.

Petition HP-16-65. 525 NE 9th Avenue. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Julie Knox and Craig Smith, owners. Christopher Tenney, Godwin Green Roofing, agent.

Petition HP-16-67. 542 NW 3rd Street. Reroof a single-family structure. This building is contributing to the Pleasant Street Historic District. Lillie Harris, owner.

VII. Information Items: N/A

Kehua Hu, owner of the Bailey House, asked the board to allow a 5-V Crimp metal roof for the reroofing of the historic structure. At the July 5, 2016 HPB meeting, the board approved a standing seam style metal roof, as the most appropriate for a house with the significance of the Bailey House. There was discussion about roofing options if she could not afford the standing seam metal roof. The board felt the standing seam was the most appropriate and the 5-V Crimp was not appropriate for this significant historical structure.

IX. Board Member Comments

X. Adjournment

For further information, please call 334-5022.

If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.

Chair, Historic Preservation Board
Bill Warinner

Date

Staff Liaison, Historic Preservation Board

Date

DRAFT