

## HISTORIC PRESERVATION BOARD MINUTES

April 5, 2016 5:30 PM  
Roberta Lisle Kline Conference Room  
200 E. University Ave

| <b>Members Present</b>                  | <b>Members Absent</b> | <b>Staff Present</b>  |
|---|-----------------------|-----------------------|
| <b>Bill Warinner<br/>(Chair)</b>        |                       | <b>Jason Simmons</b>  |
| <b>Jay Reeves, Jr. (Vice<br/>Chair)</b> |                       | <b>Andrew Persons</b> |
| <b>Michelle Hazen</b>                   |                       | <b>Gigi Simmons</b>   |
|   | <b>Charlotte Lake</b> |                       |
| <b>Ann Stacy</b>                        |                       |                       |
| <b>Jason Straw</b>                      |                       |                       |
| <b>Sandra Lamme</b>                     |                       |                       |
|   | <b>Betsy Albury</b>   |                       |
|   |                       |                       |

### I. Roll Call

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

|  |                                      |
|--|--------------------------------------|
| <b><i>Motion By:</i></b> Jay Reeves, Jr. | <b><i>Seconded By:</i></b> Ann Stacy |
|  |                                      |
| <b><i>Moved To:</i></b> Approve          | <b><i>Upon Vote:</i></b> 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.

#### BOARD MEMBERS

Chair: Bill Warinner Vice Chair: Jay Reeves  
Betsy Albury, Michelle Hazen, Anne Stacy, Charlotte Lake, Jason Straw, Sandra Lamme, Allison Reagan (Student Appointee)  
Staff Liaison: Jason Simmons

#### IV. Approval of Minutes: March 1, 2016

This vote was deferred to next month since they did not have the minutes for March in the backup.

|                   |                     |
|-------------------|---------------------|
| <b>Motion By:</b> | <b>Seconded By:</b> |
|                   |                     |
| <b>Moved To:</b>  | <b>Upon Vote:</b>   |

#### V. Requests to Address the Board

#### VI. Old Business

#### VII. New Business

1. **Petition HP-16-15** Curtis Cooper, owner. Remove and replace all exterior stucco and repair and replace windows as needed. Located at 1200 NE 4<sup>th</sup> Street. This home is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. Curtis Cooper, owner, spoke to the matter and answered questions from the board and the public. Jane Myers, Renee Wilson, and George Wilson, neighbors to the subject property, also spoke to the matter.

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| <b>Motion By:</b> Jason Straw   | <b>Seconded By:</b> Michelle Hazen |
|   |                                    |
| <b>Moved To:</b> Approve with the staff recommendation that window replacements be made of wood and match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass. | <b>Upon Vote:</b> 6-0              |

2. **Petition HP-16-24** Daniel and Angel Schaffer, owners. Exterior rehabilitation. Located at 201 NE 8<sup>th</sup> Street. This home is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation.

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| <b>Motion By:</b> Jay Reeves, Jr.   | <b>Seconded By:</b> Jason Straw |
|   |                                 |
| <b>Moved To:</b> Approve with the staff recommendation that window replacements be made of wood and match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass. | <b>Upon Vote:</b> 6-0           |

3. **Petition HP-16-26**

Doug Nesbit, agent for Claire Mitchell. Rehabilitation and addition to a single-family dwelling. Located at 315 NE 8<sup>th</sup> Street. This home is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. Doug Nesbit, agent for the owner, spoke to the matter and answered questions from the board. Melanie Barr, president of the Duckpond Neighborhood Association, also spoke to the matter. Board discussion concerned the west and the north elevations.

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| <b>Motion By:</b> Michelle Hazen  | <b>Seconded By:</b> Ann Stacy |
| <b>Moved To:</b> Approve with conditions that on the first story the horizontal window will be broken up into 3 separate windows that will be more consistent with the historic windows, and that they be wood similar in style and character to the historic windows; on the west elevation, they can do 2 doors on the second story, both with full light glass that if they cannot reach to the original height there will be a transom installed, and the front door will be replaced with a full light glass door; the railing to be installed with an acceptable paling pattern will be a scrolled railing. | <b>Upon Vote:</b> 6-0         |

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|---|---------------------------------|
| <b>Motion By:</b> Ann Stacy   | <b>Seconded By:</b> Jason Straw |
| <b>Moved To:</b> Approve the application for modification of existing zoning requirements by reducing the north side setback from 7.5 feet to 7 feet. | <b>Upon Vote:</b> 6-0           |

4. **Petition HP-16-27**

Brian Ray, agent for Talia Krugman-Kadi. New construction of a multiple-family development. Located at 734 E. University Ave. These buildings will be non-contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. Brian Ray, agent for the owner, spoke to the matter and answered questions from the board. The board expressed concern that the scale of the proposed development was too big for this particular historic district.

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| <b>Motion By:</b> Jason Straw | <b>Seconded By:</b> Ann Stacy |
| <b>Moved To:</b> Continue     | <b>Upon Vote:</b> 6-0         |

5. **Petition HP-16-28**

Randy Wheeler, agent for Kimberly Heiss. Re-roof a single-family dwelling with a Galvalume standing seam metal roof. Located at 639 NE 10<sup>th</sup> Avenue. This building is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation.

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|---|------------------------------------|
| <b>Motion By:</b> Jason Straw   | <b>Seconded By:</b> Michelle Hazen |
| <b>Moved To:</b> Approve with condition that the roof shall be standing seam and the finish to be Galvalume or a light to medium gray paint finish. | <b>Upon Vote:</b> 6-0              |

**Staff Approved Certificates of Appropriateness:**

**Petition HP-16-13.** 317 NW 2<sup>nd</sup> Street. Reroof a duplex structure. This building is contributing to the Pleasant Street Historic District. Juris Luzins, owner and agent.

**Petition HP-16-14.** 1105 NE 6<sup>th</sup> Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Michael Tubbs, owner. Melvin Holt, Holt Professional, Inc., agent.

**Petition HP-16-16.** 1200 NE 4<sup>th</sup> Street. Emergency COA to stabilize a single-family structure. This building is contributing to the Northeast Residential Historic District. Curtis Cooper, owner.

**Petition HP-16-17.** 305 NE 6<sup>th</sup> Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Alex Varol, owner. Jeffrey D. Kyle, Kyle Roofing LLC, agent.

**Petition HP-16-18.** 1122 SW 2<sup>nd</sup> Avenue. Reroof a single-family structure. This building is contributing to the University Heights Historic District - South. Kinetic Properties Inc., owner. W.L. Godwin, Godwin Green Roofing, agent.

**Petition HP-16-19.** 1126 SW 2<sup>nd</sup> Avenue. Reroof a multiple-family structure. This building is contributing to the University Heights Historic District - South. Kinetic Properties Inc., owner. W.L. Godwin, Godwin Green Roofing, agent.

**Petition HP-16-20.** 117 SW 2<sup>nd</sup> Avenue. Reroof a multiple-family structure. This building is contributing to the University Heights Historic District - South. Kinetic Properties Inc., owner. W.L. Godwin, Godwin Green Roofing, agent.

**Petition HP-16-21.** 502 NW 6<sup>th</sup> Avenue. Reroof a single-family structure. This building is contributing to the Pleasant Street Historic District. Kurt Johnsen, owner and agent.

**Petition HP-16-22.** 1114 NE 5<sup>th</sup> Street. Install and extend a wooden fence along southeast property line. This building is contributing to the Northeast Residential Historic District. Marcus Collier, owner and agent.

**Petition HP-16-23.** 107 NE 7<sup>th</sup> Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Linda Palmer, owner. James Crosby, Florida Roofmasters, Inc., agent.

**VII. Information Items: N/A**

**IX. Board Member Comments**

Sandy Lamme announced that she may have to resign from the board because of a preservation opportunity in New York. She also mentioned an appearance commission for the state North Carolina that may be effective in dealing with demolition by neglect issues.

**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.

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**Chair, Historic Preservation Board**  
Bill Warinner

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**Date**

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**Staff Liaison, Historic Preservation Board**  
Jason Simmons

\_\_\_\_\_  
**Date**