

HISTORIC PRESERVATION MINUTES

July 5, 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		Gigi Simmons
	Charlotte Lake	Chris Cooper
Ann Stacy		Cleary Larkin
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: 7-0

II. 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, Ann Stacy, Charlotte Lake, Jason Straw Scott Daniels
 Staff Liaison: Jason Simmons

IV. Approval of Minutes: June 7, 2016

Motion By: Michelle Hazen	Seconded By: Jay Reeves, Jr.
Moved To: Approve	Upon Vote: 7-0

V. Requests to Address the Board

Cleary Larkin, Planner, introduced herself to the board.

Anthony Ackrill, 717 NE 3rd Avenue, discussed his proposal for constructing an accessory structure and received guidance and comments from the board.

VI. Old Business

OB1. Petition HP-16-39

Ricardo Cavallino, agent for Reid Fogler/ WNC1114 LLC. Construction of a three-story apartment building. Located at 517 SW 12th Street. This building will be non-contributing to the University Heights Historic District – South.

Ricardo Cavallino, agent for Reid Fogler, gave the presentation of the revised elevations for the proposed building.

Motion By: Jason Straw	Seconded By: Betsy Albury
Moved To: Approve with condition that the board and batten siding be replaced by the horizontal siding or the shake siding.	Upon Vote: 7-0

OB2. Petition HP-16-46

Ricardo Cavallino, agent for Reid Fogler/ WNC1114 LLC. Construction of a three-story apartment building. Located at 1025, 1021, & 1015 SW 5th Avenue. This building will be non-contributing to the University Heights Historic District – South.

Ricardo Cavallino, agent for Reid Fogler, gave the presentation of the revised elevations for the proposed building.

Motion By: Jay Reeves, Jr.	Seconded By: Jason Straw
Moved To: Approve with condition that the board and batten sidinon south elevation be replaced by the horizontal siding or the shake siding.	Upon Vote: 7-0

VII. New Business

1. **Petition HP-16-49** James Bowman, owner. Replacement of 17 windows with new windows. Located at 419 NW 4th Avenue. This home is contributing to the Pleasant Street Historic District.

Gigi Simmons, Planning Technician, gave the staff presentation. James Bowman, owner, answered questions from the board.

Motion By: Michelle Hazen	Seconded By: Jay Reeves, Jr.
Moved To: Approve with the condition that the window replacements be made out of wood and match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass. The approval is specifically for the Pella Architect Series 850 windows.	Upon Vote: 7-0

2. **Petition HP-16-50** Kurt Strauss, owner. New construction of a single-family dwelling. Located at 423 NW 4th Avenue. This building will be a non-contributing structure to the Pleasant Street Historic District.

Jason Simmons, Planner, gave the staff presentation. Kurt Strauss, owner, answered questions from the board.

Motion By: Jay Reeves, Jr.	Seconded By: Jason Straw
Moved To: Approve with the condition that the windows chosen are brought back to the HPB for final review.	Upon Vote: 6-0 with Michelle Hazen recusing herself.

3. **Petition HP-16-51** Kehua Hu, owner. Re-roof the Bailey House with a metal roof and replace the handicap accessibility ramp. Located at 1121 NW 6th Street. This building is individually listed on the Local and National Register of Historic Places.

Jason Simmons, Planner, gave the staff presentation. Kehua Hu, owner, answered questions from the board.

Motion By: Jason Straw	Seconded By: Michelle Hazen
Moved To: Approve with the condition that the roof shall be a standing seam metal roof in a light to medium light gray color.	Upon Vote: 7-0

4. **Petition HP-16-52** Boysie Ramdial, agent for Adele Franson. Replacement of 4 aluminum windows with vinyl windows. Located at 1104 NE 5th Terrace. This home is contributing to the Northeast Residential Historic District.

Gigi Simmons, Temporary Professional, gave the staff presentation. William Reilly of Home Depot represented the homeowner and answered questions from the board.

Motion By: Jason Straw	Seconded By: Jay Reeves, Jr.
Moved To: Approved with the understanding that this is a continuation of a previous decision of the board and does not represent a precedent for other similar applications.	Upon Vote: 7-0

5. **Petition HP-16-54 & HP-16-57** Jay Reeves and Associates, Inc., agent for the Matheson Museum. Certificate of Appropriateness & Ad Valorem Tax Exemption for the renovation, restoration, reroof, and addition of a new terrace with front porch at vacant restaurant building. Located at 418 East University Avenue. This building is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. Jay Reeves, agent for the Matheson museum, discussed some revisions to the proposed work. There is a change to the roofing material which will now be architectural shingles and not metal. Brick that matches the building will be placed on the outside of the new terrace. A vent will be put back into the top front elevation, which matches old pictures of the building. The meeting hall room and all of the pine flooring in the front section will be replaced by new heart pine floors as they could not save the original flooring, while the back section of the building will have Vinyl Composition Tile (VCT). Finally although not original to the building, the center section of the roof was opened up which exposed the trusses and the roof deck above and the museum wants to keep this as a feature added over time which has established its own significance and character to the inside.

Motion By: Jason Straw	Seconded By: Scott Daniels
Moved To: Approve petitions HP-16-54 and HP-16-57.	Upon Vote: 5-0 with Jay Reeves, Jr. and Betsy Albury

	recusing themselves.
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6. **Petition HP-16-58** Hahyung Dan, owner. Re-roof a single-family dwelling with a metal roof. Located at 1108 NW 3rd Avenue. This building is contributing to the University Heights Historic District – North.

Jason Simmons, Planner, gave the staff presentation.
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Motion By: Jay Reeves, Jr.	Seconded By: Jason Straw
Moved To: Approve with the condition that the roof shall be a standing seam or a 5V-Crimp metal roof and the finish shall be Galvalume or a light to medium gray paint finish.	Upon Vote: 7-0

Staff Approved Certificates of Appropriateness:

Petition HP-16-47. 1221 NE 3rd Street. Construct a pool enclosure addition to a single-family structure. This building is contributing to the Northeast Residential Historic District. Jack E. Davis / Sonya Rudenstine, owners and agent.

Petition HP-16-53. 725 NE 6th Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Pamela Robb, owner. W. Keith Perry, Perry Roofing Contractors, agent.

Petition HP-16-55. 719 SE 2nd Avenue. Reroof a garage. This building is contributing to the Southeast Historic District. Jay Moseley, owner. Tony Johnson, Johnson & Johnson Roofing, agent.

Petition HP-16-58. 1212 NE 4th Street. Repair a front porch on a single-family structure. This building is contributing to the Northeast Residential Historic District. Patricia Wolfe, owner and agent.

VII. Information Items:

A. Update of Pleasant Street projects

Gigi Simmons, Temporary Professional, spoke about recent projects in the Pleasant Street Historic District.

B. Demolition by neglect

Andrew Persons, Interim Planning Manager and Chris Cooper of the City’s Code Enforcement Division spoke on the status of recommendations on how to address the issue.

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

