



Department of Doing
 Planning Division
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HISTORIC PRESERVATION BOARD Minutes

October 1, 2019 5:30 PM
 City Hall Auditorium
 200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Jay Reeves, Jr.(Chair)		Jason Simmons
	Eric W. Barkhurst	Yvette Thomas
Bill Warinner		
Michelle Hazen		
Danielle Masse		
Kyra Lucas		
Kali Blount		
Nicole Nesberg		
	Elizabeth Hausauer	

I. Roll Call

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

Motion By: Bill Warinner	Seconded By: Kyra Lucas
Moved To: Approve with request to continue HP-19-63.	Upon Vote: 7-0

BOARD MEMBERS

Chair: Jay Reeves Vice Chair:
 Eric Barkhurst, Kali Blount, Elizabeth Hausauer, Michelle Hazen, Kyra Lucas, Danielle Masse, Nicole Nesberg, Bill Warinner,
 Staff Liaison: Jason Simmons

III. Announcement: Section 30-3.5 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. 30-4.28G 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. 30-4.28G. of the Land Development Code.

IV. Approval of Minutes: August 6, 2019

Motion By: Bill Warinner	Seconded By: Kali Blount
Moved To: Approve	Upon Vote: 7-0

V. Requests to Address the Board

Denise Davis gave the board an update on the condition of the house at 441 NW 4th Place, which has been declared a dangerous building. She showed pictures of the work that has been done to date.

Bill Warinner, architect, asked the board for feedback on a proposed studio addition at 1015 NE 6th Street.

VI. Old Business:

1. **Petition HP-19-63** The Home Depot, agent for Judith Coffey Russell Life Estate, owner. Certificate of Appropriateness for the replacement of the existing screen on the second floor porch with three windows on a single-family house. Located at 516 NE 4th Street. This building is a contributing structure to the Northeast Residential Historic District.
(Jason)

Staff requested this item be continued to the November HPB meeting at the request of the owner.

Motion By:	Seconded By:
Moved To: Continued at the approval of the agenda.	Upon Vote:

VII. New Business:

1. **Election of Officers** Historic Preservation Board elections for the upcoming 2019-2020 fiscal year.
(Jason)

Motion By: Kali Blount	Seconded By: Bill Warinner
Moved To: Elect Jay Reeves, Jr. as Chair.	Upon Vote: 6-0

Motion By: Jay Reeves, Jr.	Seconded By: Kyra Lucas
Moved To: Elect Bill Warinner as Vice-chair.	Upon Vote: 6-0

2. **Petition HP-19-68** Jeff Feller & Amy Ladendorf, owners. Certificate of Appropriateness for the replacement of 15 existing windows with new windows on a single-family house. Located at 1015 NE 5th Street. This building is contributing to the Northeast Residential Historic District.
(Jason)

Jason Simmons, Planner, gave the staff presentation and answered questions from the board. Jeff Feller, owner, spoke to the matter and answered questions from the board.

Motion By: Kali Blount	Seconded By: Kyra Lucas
Moved To: Approve with the condition that all the new windows are to be one over one style with no divided lights.	Upon Vote: 6-0, with Bill Warinner abstaining.

4. **Petition HP-19-70**

Elliot Larkin, Larkin Rentals II LLC, owner. Certificate of Appropriateness for new construction of two duplexes with an application for modification of the front setback and the first floor building height. Located at 516 NW 1st Street. These buildings will be non-contributing to the Pleasant Street Historic District.

(Jason)

Jason Simmons, Planner, gave the staff presentation. Elliot Larkin, owner, spoke to the matter and answered questions from the board. Jennifer Langford, architect, also spoke about the project and answered questions from the board. Dotty Faibisy, resident of Pleasant Street, asked about the parking and the location of the trash receptacles.

Motion By: Kali Blount	Seconded By: Bill Warinner
Moved To: Approve with staff recommendations except that the windows shall be one over one instead of Prairie-style; straight columns or pillars are to be used on the second floor, and there shall be ordinary glass in the front doors instead of the proposed frosted glass.	Upon Vote: 7-0

4. **Petition HP-19-71**

Barnett Chenault, SVM Architects, agent for Gregory Stetz, owner. Certificate of Appropriateness for the demolition of a residential structure. Located at 1006 SW 1st Avenue. This building is contributing to the University Heights Historic District - South.

(Jason)

This item was continued to the November meeting because the board wants to see all three related petitions together including HP-19-71, HP-19-72, and HP-19-73. A straw vote was held to offer the applicant some assurance that they can proceed with the drawings for the new construction without wasting time and money knowing that there is some general support for the concepts as shown in petitions HP-19-71 and HP-19-73.

Motion By:	Seconded By:
Moved To:	Upon Vote:

5. Petition HP-19-73

Barnett Chenault, SVM Architects, agent for Gregory Stetz, owner. Certificate of Appropriateness for the relocation of a two-story single-family house within the existing property. Located at 1004 SW 1st Avenue. This building is contributing to the University Heights Historic District - South.
(Jason)

This item was continued to the November meeting because the board wants to see all three related petitions together including HP-19-71, HP-19-72, and HP-19-73. A straw vote was held to offer the applicant some assurance that they can proceed with the drawings for the new construction without wasting time and money knowing that there is some general support for the concepts as shown in petitions HP-19-71 and HP-19-73.

Motion By:	Seconded By:
Moved To:	Upon Vote:

6. Petition HP-19-76

Andrew Coffey, Eastwood Holdings I LLC. Certificate of Appropriateness for new construction of a single-family house with an application for modification of the rear setback. Located at 631 NW 3rd Street. This building will be non-contributing to the Pleasant Street Historic District.
(Jason)

Jason Simmons, Planner, gave the staff presentation and answered questions from the board. There was discussion about the modification of the existing setbacks and what is appropriate in a historic district.

Motion By: Michelle Hazen	Seconded By: Bill Warinner
Moved To: Approve with staff recommendations.	Upon Vote: 7-0

7. Petition HP-19-78 & HP-19-81

Jay Reeves, agent for Mike and Michelle Jaffee. Certificate of Appropriateness & ad valorem tax exemption for the demolition of a non-contributing accessory structure and the construction of a guesthouse for a single-family dwelling with an application for modification of a side and the rear setback. Located at 621 NE 5th Terrace. This building will be non-contributing to the Northeast Residential Historic District.
(Jason)

Jason Simmons, Planner, gave the staff presentation. Jay Reeves, agent for the property owners spoke to the matter and answered questions from the board and the audience. Erika G. Kisvarsanyi, the adjacent neighbor to the east at 622 NE 6th Street, spoke to the matter and voiced her objection to the request for administrative modification. She asked that if it had to proceed that no lights be placed on the east elevation that would face into her yard, double insulation and appropriate fireproofing and at the very least, notification when roots are damaged during construction so that she can know when to monitor the health of the plants. The last time a similar proposal came before the board for this property, the minimum rear setback requirement for an accessory structure was 7.5 feet; she thinks the current 5 foot setback requirement in the zoning district needs to be reconsidered. Michelle Jaffee, one of the owners, said they would work with Ms. Kisvarsanyi to make sure they were careful with the vegetation and the project and that she was not aware of some of the concerns that were expressed.

Motion By: Kyra Lucas	Seconded By: Kali Blount
Moved To: Approve with staff recommendations.	Upon Vote: 6-0, with Jay Reeves recusing himself.

Motion By: Michelle Hazen	Seconded By: Kyra Lucas
Moved To: Approve the Part 1 ad valorem tax exemption.	Upon Vote: 6-0, with Jay Reeves recusing himself.

8. Petition HP-19-82

Kurt Strauss, Kurt Strauss Homes, agent for David Menet & Amanda Bliss. Certificate of Appropriateness for construction of a studio addition built on the footprint of the existing carport behind the existing garage and a new deck, with an application for modification of a side setback. Located at 1026 NE 3rd Street. The garage building is non-contributing to the Northeast Residential Historic District.
(Jason)

Jason Simmons, Planner, gave the staff presentation and answered questions from the board.

Motion By: Bill Warinner	Seconded By: Kyra Lucas
Moved To: Approve with staff conditions.	Upon Vote: 7-0

9. Petition HP-19-84 & HP-19-89

Jay Reeves, agent for Brooke & Nicholas Armfield. Certificate of Appropriateness and a Part 1 ad valorem tax exemption application for construction of a one-story addition to a single-family dwelling. Located at 530 NE 3rd Street. This building is contributing to the Northeast Residential Historic District.
(Jason)

Jason Simmons, Planner, gave the staff presentation. Jay Reeves, agent, spoke to the age of the house.

Motion By: Michelle Hazen	Seconded By: Kali Blount
Moved To: Approve HP-19-84 & HP-19-89 with staff recommendations.	Upon Vote: 6-0, Jay Reeves recused himself.

Staff Approved Certificates of Appropriateness:

Petition HP-19-00069. 612 NW 3rd Street. Install shed in the back yard of a single-family dwelling. This building is contributing to the Pleasant Street Historic District. Thomas Storey, owner. Mindy Higgins, Tuff Shed Inc., agent.

Petition HP-19-00074. 200 NE 9th Street. Replace 3 exterior doors on a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Teresa C. Myhre, owner.

Petition HP-19-00075. 630 NE 10th Avenue. Reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Michael Frommer, owner.

Petition HP-19-00077. 612 NW 4th Street. Replace existing wood windows with wood-clad windows, replace non-contributing aluminum panel windows with vinyl windows and replace doors. This building is contributing to the Pleasant Street Historic District. Joshua Blackford, Turnsole Builders LLC, agent. Winston Bradley, owner.

Petition HP-19-00079. 116 NE 3rd Avenue. Reroof of an office building. This building is contributing to the Northeast Residential Historic District. Sharon L. Chase & John R. Nettles, owners. Duffield Home Improvement, agent.

Petition HP-19-00080. 609 NE 7th Avenue. Reroof of a single-family dwelling. This building is non-contributing to the Northeast Residential Historic District. Bosshardt & Bosshardt & Bosshardt, owners. Shane Smalley, Atlantic Roofing & Exteriors, agent.

Petition HP-19-00083. 422 NW 2nd Avenue. Reroof a single-family dwelling. This building is contributing to the Pleasant Street Historic District. John Whitener, owner. Emily Wheeler, Perry Roofing Contractors, agent.

Petition HP-19-00085. 617 East University Avenue. Partial reroof of a bed and breakfast establishment. This building is contributing to the Southeast Residential Historic District. Stellar LLC, owner. Barry Joye, Energy Roofing, agent.

Petition HP-19-00086. 720 NE Boulevard. Partial reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Robin & Jennifer Hoon, owners. Lance E. Lunger, R & R Construction, Inc. agent.

Petition HP-19-00088. 439 NE 9th Avenue. Reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Diane Benton, owner. Christopher Tenney, Godwin Green Roofing, agent.

VIII. Information Item:

IX. Board Member Comments

Bill Warinner, architect, talked about a project concerning changes to the proposed renovations to the garage for the house owned by Jim & Marcia Leary at 640 NE 9 th Avenue.

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

Jay Reeves, Jr.

Date

Staff Liaison, Historic Preservation Board

Jason Simmons, Planner

Date

DRAFT