



Department of Doing
Planning Division
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HISTORIC PRESERVATION BOARD MINUTES

May 7, 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
	Scott Daniels (Vice Chair)	Yvette Thomas
Bill Warinner		
Michelle Hazen		
Danielle Masse		
	Kyra Lucas	
Eric W. Barkhurst		

I. Roll Call

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

Motion By: Bill Warinner	Seconded By: Eric Barkhurst
Moved To: Approve	Upon Vote: 5-0

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

BOARD MEMBERS

Chair: Jay Reeves Vice Chair: Scott Daniels
Jordan Brown, Jason Diven, Michelle Hazen, Kyra Lucas, Danielle Masse, Eric Neiberger, Bill Warinner
Staff Liaison: Jason Simmons

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: April 2, 2019

Motion By: Bill Warinner	Seconded By: Eric Barkhurst
Moved To: Approve	Upon Vote: 5-0

V. Requests to Address the Board

Gerry Cervenka, owner of property at 101 NW 7th Terrace spoke to the board about repairs he would like to make to the home, particularly the front porch and how to deal with the shed roof and the design issues that have led to water damage. The feeling of the board was that the shed roof was likely not original to the house.

Gary Hankins, Executive Director of Communities That Care Community Land Trust, told the board that they were not awarded the Ford Foundation grant to do a project in the Pleasant Street Historic District with University of Florida students. However, they would still like to apply for a State of Florida Small Matching Grant that would be focused on Pleasant Street and would like a letter of support from the board.

Carrie Todd, owner of property at 206 NE 2nd Avenue, asked the board for advice or ideas about the west facing windows on what used to be a room and a porch that was later enclosed and combined with the room. With no tree cover to shade the windows it was suggested that the owners look at some type of awning or Bermuda shutters that could relieve the heat load and provide some type of architectural feature on that side of the house.

VI. Old Business:

VII. New Business:

1. Petition HP-19-38

Andrew Coffey, Eastwood Construction, LLC. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the west side building setback line. Located at 214 NW 6th Avenue. This building will be a non-contributing structure to the Pleasant Street Historic District.

Jason Simmons, Planner, gave the staff presentation. Andrew Coffey, agent for Eastwood Construction, LLC presented information about the project and answered questions from the board. There was discussion about whether sidewalks would be required for this area. Sharon Anderson, resident of Pleasant Street, spoke to the board about the recent changes to the Pleasant Street neighborhood concerning new construction with larger homes than was typically seen in the past in this area of the district, the rise in property values, and the subsequent rise in taxes which threatens the affordability of houses for the people who have traditionally lived in the district. She said putting in the new sidewalks would take away greenery from the area. The board expressed some concern about the side entry front door and the architectural style of the proposed house.

Motion By: Bill Warinner	Seconded By: Michelle Hazen
Moved To: Continue to June meeting.	Upon Vote: 5-0

2. **Petition HP-19-39**

Andrew Coffey, Eastwood Construction, LLC. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the east side building setback line. Located at 210 NW 6th Avenue. This building will be a non- contributing structure to the Pleasant Street Historic District.

Jason Simmons, Planner, gave the staff presentation. Andrew Coffey, agent for Eastwood Construction, LLC answered questions from the board. Thomas Hawkins, a resident who lives at the property to the east of this project, expressed support for the project.

Motion By: Bill Warinner	Seconded By: Danielle Massey
Moved To: Approve with staff recommendations.	Upon Vote: 5-0

3. **Petition HP-19-40**

Kurt Strauss, K. Strauss Homes. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the front building setback line. Located at 312 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, indicated some dimensional changes that were made to the plans and answered questions. The width of the house was reduced from 22 feet to 21 feet; the height difference is 5 inches, the difference in the width of the 2-story bay is 4 inches, and the rear 2nd story porch has been removed, meaning a window will replace the door currently shown.

Motion By: Michelle Hazen	Seconded By: Bill Warinner
Moved To: Approve with staff comments.	Upon Vote: 5-0

4. **Petition HP-19-41**

Kurt Strauss, K. Strauss Homes. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the front and a rear building setback line, and the north side building setback line. Located in the 400 block of NW 3rd Street. This building will be a non- contributing structure to the Pleasant Street Historic District.

Jason Simmons, Planner, gave the staff presentation. Kurt Strauss, owner, indicated some of the history of structures in the immediate area and answered questions from the board and the public. Dotty Faibisy, resident of Pleasant Street, asked about the driveway location on the property.

Motion By: Michelle Hazen	Seconded By: Bill Warinner
Moved To: Approve with staff recommendations.	Upon Vote: 5-0

5. **Petition HP-19-42**

Kurt Strauss, K. Strauss Homes. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the front and rear building setback line and the west side building setback line. Located in the 300 block of 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, talked about his intent to have the floor plan similar to the property to the west at 312 NW 4th Avenue and the roof heights scale down next to the existing house at 302 NW 4th Avenue, making the three related new construction projects more aesthetically pleasing.

Motion By: Bill Warinner	Seconded By: Eric Barkhurst
Moved To: Approve with staff recommendations.	Upon Vote: 5-0

6. **Petition HP-19-44**

Chris and Darlene Fillie, Darling Homes. Certificate of Appropriateness for the construction of an addition to a single-family house. Located at 710 NW 3rd Street. This building is a contributing structure to the Pleasant Street Historic District.

Jason Simmons, Planner, gave the staff presentation. Ricardo Cavallino, architect, represented the owner and answered questions from the board.

Motion By: Eric Barkhurst	Seconded By: Michelle Hazen
Moved To: Approve with staff recommendations.	Upon Vote: 5-0

Staff Approved Certificates of Appropriateness:

Petition HP-19-00058. 407 SE 6th Terrace. Installation of solar panels on a non-contributing accessory structure. This building is non-contributing to the Southeast Residential Historic District. Daniel S. Lyons, owner. Pure Energy Solar, agent.

Petition HP-19-00059, 525 NW 4th Street. Reroof a single-family dwelling. This building is contributing to the Pleasant Street Historic District. Mary Butler, owner. Dana Johnson, Mac Johnson Roofing Inc., agent.

VIII. Information Item:

Staff informed the board about the efforts of the City Clerk to implement new procedures for Advisory Boards and Committees to improve accessibility and interaction between the boards, the City Commission and the general public. The processes and procedures are items that the board has implemented over the past several years.

IX. Board Member Comments

Bill Warinner brought up the need to provide a new letter of support for the Communities That Care Community Land Trust to receive a State of Florida Small Matching Grant for preservation work in the Pleasant Street Historic District.
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Motion By: Bill Warinner	Seconded By: Eric Barkhurst
Moved To: Approve the submission of a new supportive letter for a CLT grant.	Upon Vote: 5-0

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