



Department of Doing  
Planning Division  
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## HISTORIC PRESERVATION BOARD MINUTES

June 4, 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)*

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Eric Barkhurst
<b>Moved To:</b> Approve with the modification that item number 6 concerning the waiver of a 90-day demolition delay be withdrawn from the agenda.	<b>Upon Vote:</b> 5-0

#### 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

**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:** April 2, 2019

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

**V. Requests to Address the Board**

**VI. Old Business:**

- Petition HP-18-39** Amelia Tanner, Straight Line Construction, agent for Richard Pusateri. Request to amend the scope of work that was proposed in Petition HP-18-39, and approved at the May 1, 2018 HPB meeting. Located at 636 NE 7<sup>th</sup> Street. This building is contributing to the Northeast Residential Historic District.  
(Jason)

Jason Simmons, Planner, gave the staff presentation. Howard McLean, SVM Architects, answered questions from the board.
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<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Kyra Lucas
<b>Moved To:</b> Approve with staff recommendations.	<b>Upon Vote:</b> 5-0

2. **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 6<sup>th</sup> Avenue. This building will be a non- contributing structure to the Pleasant Street Historic District.  
**(Jason)**

Jason Simmons, Planner, reintroduced the item to the board, which was continued from the May 7, 2019 Historic Preservation Board meeting. Andrew Coffey, agent for Eastwood Construction, LLC, gave a presentation about the changes made to the design of the house since the last meeting. Dotty Faibisy, resident of the Pleasant Street historic district, said that the redesign was an improvement over the first submittal. Sharon Andersen, resident of the Pleasant Street historic district, asked about the affordability of the homes now being constructed in the district.

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

**VII. New Business:**

1. **Petition HP-19-52**

Jill Sonke, owner. Certificate of Appropriateness for the construction of an addition to a single-family house. Located at 421 NE Boulevard. This building is a contributing structure to the Northeast Residential Historic District.  
**(Jason)**

Jason Simmons, Planner, gave the staff presentation. Ben Jazewell, the designer of the project answered questions from the board concerning the proposed use of fiber cement stucco panel material for the siding of the addition. The board felt that the proposed material was incompatible with the stucco on the existing house, as it is a material that simulates stucco and is not a true match to the existing stucco.

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Kyra Lucas
<b>Moved To:</b> Approve petition with the change to a masonry stucco finish in character with the existing structure.	<b>Upon Vote:</b> 5-0

2. **Petition HP-19-53**

Daniel Cornwell, SVM Architects, agent for Britton Jones, Duration Properties. Certificate of Appropriateness for new construction of a single-family house. Located in the 400 block of NW 2<sup>nd</sup> Street, Lot 19 of minor subdivision. This building will be a non- contributing structure to the Pleasant Street Historic District.  
**(Jason)**

Jason Simmons, Planner, gave the staff presentation, which was a combination of the three petitions on the property, including this petition HP-19-53, HP-19-54, and HP-19-55. Howard McLean, SVM Architects, answered questions from the board. The roof pitch was seen as being less than the typical roof pitch found in the neighborhood. Dotty Faibisy, resident of the Pleasant Street historic district, asked about the specific location of the property. Sharon Andersen, resident of the Pleasant Street neighborhood, discussed the parking situation in the area and how additional dwelling units will further stress the situation. Jason Straw, resident of the Pleasant Street neighborhood, talked about the tract house look of the houses because two of the structures have the same frontage elevation, all three houses have the same setback, and the roof line of the houses is less than may be typically found in the district. Britton Jones, the developer, spoke about the intent of the design of the houses to provide some affordability to the neighborhood and the placement of the buildings to meet code requirements.

<b>Motion By:</b> Danielle Masse	<b>Seconded By:</b> Bill Warinner
<b>Moved To:</b> Approve petition with staff recommendations as noted in the staff report.	<b>Upon Vote:</b> 5-0

3. **Petition HP-19-54**

Daniel Cornwell, SVM Architects, agent for Britton Jones, Duration Properties. Certificate of Appropriateness for new construction of a single-family house. Located in the 400 block of NW 2<sup>nd</sup> Street, Lot 20 of minor subdivision. This building will be a non- contributing structure to the Pleasant Street Historic District.  
(Jason)

See minutes at Petition HP-19-53.

<b>Motion By:</b> Danielle Masse	<b>Seconded By:</b> Bill Warinner
<b>Moved To:</b> Approve petition with the condition that the house be moved back one foot.	<b>Upon Vote:</b> 5-0

4. **Petition HP-19-55**

Daniel Cornwell, SVM Architects, agent for Britton Jones, Duration Properties. Certificate of Appropriateness for new construction of a single-family house. Located in the 400 block of NW 2<sup>nd</sup> Street, Lot 21 of minor subdivision. This building will be a non- contributing structure to the Pleasant Street Historic District.  
(Jason)

See minutes at Petition HP-19-53.

<b>Motion By:</b> Danielle Masse	<b>Seconded By:</b> Bill Warinner
<b>Moved To:</b> Approve petition with the condition that the window pattern for the house be a 3 over 1 pattern.	<b>Upon Vote:</b> 5-0

5. **Petition HP-19-56**

Randall Wilhoit, Solar Impact, Inc., agent for Wesley Jones. Install a roof mounted photovoltaic solar system on a single-family house. Located at 1114 NE 6<sup>th</sup> Street. This building is contributing to the Northeast Residential Historic District.  
(Jason)

Jason Simmons, Planner, gave the staff presentation. Randall Wilhoit of Solar Impact, Inc., answered questions from the board.
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<b>Motion By:</b> Kyra Lucas	<b>Seconded By:</b> Bill Warinner
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 5-0

6. **Waiver of 90-day demolition delay**

Waiver of 90-day demolition delay for a structure located at 714 SE 9<sup>th</sup> Street.  
(Jason)

This item was withdrawn from the agenda.
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<b>Motion By:</b> N/A	<b>Seconded By:</b> N/A
<b>Moved To:</b> N/A	<b>Upon Vote:</b> N/A

**Staff Approved Certificates of Appropriateness:**

**Petition HP-19-00058.** 407 SE 6<sup>th</sup> 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 4<sup>th</sup> 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.

**Petition HP-19-00060.** 530 NE 10<sup>th</sup> Avenue. Installation of wood casement windows on an accessory structure. This building is contributing to the Northeast Residential Historic District. Randolph & Ondine Wells, owners.

**Petition HP-19-00061.** 211 NE 6<sup>th</sup> Street. Installation of a shed in the backyard of a contributing single-family structure. This building will be non-contributing to the Northeast Residential Historic District. Henry Ebersole, owner. Jason Earl, Permit-if, LLC, agent.

**Petition HP-19-00062.** 544 NE 10<sup>th</sup> Avenue. Replace rear windows with a sliding patio glass door system on a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Jeffrey L. Meldon, owner. Bill Warinner, Architect AIA, The Aachen Designers, agent.

**VIII. Information Item: N/A**

**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.

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**Chair, Historic Preservation Board**

Jay Reeves, Jr.

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**Date**

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**Staff Liaison, Historic Preservation Board**

Jason Simmons, Planner

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**Date**