



Department of Doing
Planning Division
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HISTORIC PRESERVATION BOARD MINUTES

March 3, 2020 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
Bill Warinner (Vice Chair)		Yvette Thomas
	Michelle Hazen	
Kyra Lucas		
Danielle Masse		
Nicole Nesberg		
Elizabeth Hausauer		
Michael Hill		

I. Roll Call

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

Motion By: Bill Warinner	Seconded By: Nicole Nesberg
Moved To: Approve	Upon Vote: 7-0

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 Historic Preservation Board decisions are to the City Commission and must be filed within 14 days

BOARD MEMBERS

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

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: December 3, 2019 & February 4, 2020

Motion By: 12/3/19 Bill Warinner	Seconded By: Mike Hill
2/4/2020 Bill Warinner	Nicole Nesberg
Moved To: Approve/ Approve	Upon Vote: 7-0/7-0

V. Requests to Address the Board -none

VI. Old Business: -none

VII. New Business:

<u>1. Petition HP-20-7</u>	Selena Patterson, Power Production Management Inc., agent for Steve & Elizabeth Nichtberger. Certificate of Appropriateness to install a roof mounted photovoltaic solar system on a single-family house. Located at 550 NE 6 th Avenue. This building is a contributing structure to the Northeast Residential Historic District.
	(Jason) 191071

Jason Simmons, Planner, gave the staff presentation. Alex Khokhlov of Power Production Management, agent for the owners, answered questions from the board. After discussion about placement of the solar array and what could work and be efficient, the representative wishes to invoke the solar rights act due to the concerns made by the Board with the current placement of the solar panels.

Motion By: Bill Warinner	Seconded By: Nicole Nesberg
Moved To: continue and refer to city legal	Upon Vote: 7-0

<u>2. Petition HP-20-8 & HP-20-22</u>	Jay Reeves, agent for Oscar Sanchez & Lida Rodriguez-Taseff, owners. Certificate of Appropriateness and a Part 1 ad valorem tax exemption application for additions to a single-family dwelling and a roof alteration to a garage. Located at 1021 NE 4 th Street. This building is a contributing structure to the Northeast Residential Historic District.
	(Jason) 191072

Jason Simmons, Planner, gave the staff presentation. Jay Reeves, agent for the owners further explained some of the details of the project.

Motion By: Nicole Nesberg	Seconded By: Elizabeth Hausauer
Moved To: Approve with staff recommendations	Upon Vote: 6-0 Jay Reeves recused

<u>3. Petition HP-20-9</u>	Jay Reeves, agent for Tim Garren & Bart Birdsall, owners. Certificate of Appropriateness to build an accessory structure for a single-family dwelling. Located at 825 NE 5 th Avenue. The principal structure and the accessory building will be non-contributing structures to the Northeast Residential Historic District.
	(Jason) 191076

Jason Simmons, Planner, gave the staff presentation. Addition to application: Replace existing picket fence with brick columns with metal fencing in between. Need clarification on height which will be less than 4 feet or 48 inches. Jay Reeves, agent for the owners, answered questions from the board. Tim Garren, owner, also answered questions from the board about the proposed fence material.

Motion By: Michael Hill	Seconded By: Elizabeth Hausauer
Moved To: Approve with staff recommendations with the fence alterations as discussed.	Upon Vote: 6-0 Jay Reeves recused

<u>4. Petition HP-20-10</u>	Shane Smalley, Atlantic Roofing & Exteriors, agent for Barbara Watson, owner. Certificate of Appropriateness to reroof a single-family dwelling with a metal roof. Located at 426 NW 7 th Avenue. This building is a non-contributing structure to the Pleasant Street Historic District.
	(Jason) 191073

Jason Simmons, Planner, gave the staff presentation.

Motion By: Elizabeth Hausauer	Seconded By: Michael Hill
Moved To: Approve	Upon Vote: 7-0

<u>5. Petition HP-20-14</u>	Ryan Duffy, owner. Certificate of Appropriateness to install a fence in the side and rear yard of a single-family dwelling. Located at 610 NE Boulevard. This building is a contributing structure to the Northeast Residential Historic District.
	(Jason) 191075

Jason Simmons, Planner, gave the staff presentation. Ryan Duffy, owner, spoke to the board about his reasons for the request and answered questions from the board. The board explained why they would not approve his fence layout as presented but would continue the item to give him and his family a chance to come up with another option such as moving the fence back or lowering the fence and installing shrubbery.

Motion By: Bill Warinner	Seconded By: Michael Hill
Moved To: Continue	Upon Vote: 7-0

<u>6. Petition HP-20-16</u>	Kehua Hu, owner. Part 1 & Part 2 ad valorem tax exemption for reroof, ramp, and improvements to the Bailey House. Located at 1121 NW 6 th Street. This building is individually listed on the Local and National Register of Historic Places.
	(Jason) 170941

Jason Simmons, Planner, gave the staff presentation indicating that this request for the ad valorem tax exemption was for work that had been completed under an approved Certificate of Appropriateness.

Motion By: Bill Warinner	Seconded By: Elizabeth Hausauer
Moved To: Approve with staff recommendations	Upon Vote: 7-0

Staff Approved Certificates of Appropriateness:

Petition HP-20-00011. 119 NW 7th Terrace. Roof over of a single-family dwelling. This building is contributing to the University Heights Historic District - North. Haynes Shepley, owner. Brendan Hosack, R-Value Roofing & Insulation, LLC, agent.

Petition HP-20-00012. 617 E. University Avenue. Reroof a bed and breakfast facility. This building is contributing to the Southeast Residential Historic District. Stellar, LLC, owner. Barry Joye, Energy Roofing, agent.

Petition HP-20-00013. 710 NW 3rd Street. Install a 5 foot tall wood fence in the rear and side yard of a single-family dwelling. This building is contributing to the Pleasant Street Historic District. Chris Fillie, owner.

Petition HP-20-00017. 845 NE 5th Avenue. Replace four windows on single-family dwelling. This building is contributing to the Northeast Residential Historic District. Jennifer Anne (Rice) Bridge, owner.

Petition HP-20-00018. 404 NE 4th Avenue. Replace old wood fencing in the interior yard with new 4 foot tall wood fencing. This building is contributing to the Northeast Residential Historic District. Richard Drummond, owner.

Petition HP-20-00019. 201 NE 8th Street. Install fencing in the front and side yard of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Kristopher & Nancy Jackson, owners.

Petition HP-20-00020. 1106 NE 5th Street. Install fencing in the side and rear yard of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Haley Marae Jackson, owner.

Petition HP-20-00021. 710 NW 4th Street. Reroof a single-family dwelling. This building is contributing to the Pleasant Street Historic District. David & Beverly Coburn, owners. Eric Shane Smalley, Atlantic Roofing & Exteriors, agent.

Petition HP-20-00023. 1036 NE 4th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Melvin Gregory Charleston, owner. Mike Bennett, Mac Johnson Roofing Inc., agent.

Petition HP-20-00024. 319 NE 6th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Jay Parrish, owner. Emily Wheeler, Perry Roofing Contractors, agent.

Petition HP-20-00025. 353 NE Boulevard. Reroof a condominium dwelling unit. This building is non-contributing to the Northeast Residential Historic District. Frederick & Bee Kates, owners. Travis Timmons, Worthmann Roofing and Construction, agent.

VIII. Information Item:

- A. Proposed new office building in the Northeast Residential Historic District at 203 NE 1st Street. **191077**
Michael Richmond, architect, Brame Heck Architects gave a presentation about the proposed building and how they want to design it to fit into the area. Chris Gmuer, Gmuer Engineering, discussed how the proposed building is less intense than what a form-based code allows.

IX. Board Member Comments

X. Adjournment 7:27 pm

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