



HISTORIC PRESERVATION BOARD MINUTES

August 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)		Sal Cumella
Bill Warinner (Vice Chair)		Yvette Thomas
Michelle Hazen		
Kyra Lucas		
Elizabeth Hauck		
Danielle Masse		
Nicole Nesberg		
Elizabeth Hausauer		
Michael Hill		

I. Roll Call-5:40pm

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

Motion By: Kyra Lucas	Seconded By: Michael Hill
Moved To: Approve	Upon Vote: 9-0

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 from the date the decision by the Historic Preservation Board is reduced to writing and served by

BOARD MEMBERS

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

certified or registered mail. The appeal procedure is specified in Sec. 30-4.28G. of the Land Development Code.

IV. Approval of Minutes: June 2, 2020

Motion By: Elizabeth Hausauer	Seconded By:
Moved To: Approve but reflect solar discussion during board comment	Upon Vote: 9-0

V. Requests to Address the Board -none

VI. Old Business: -none

VII. New Business:

<u>1. Petition HP-20-02</u>	Bill Warinner – The Aachen Designers, agent for Greg Allard & Glaucia Lima, owners. Certificate of Appropriateness (COA) to construct a 420 sq. ft. accessory dwelling behind the primary structure located at 818 SE 1st Avenue. This is a contributing structure within the SE Residential Historic District
	200162

Bill Warinner recused. Sal Cumella, Planner, gave the presentation.

Motion By: Nicole Nesberg	Seconded By: Michael Hill
Moved To: Approve	Upon Vote: 8-0

<u>2. Petition HP-20-14</u>	Ryan Duffy, agent for Michelle Abraczinskas. Certificate of Appropriateness (COA) to replace a 6ft wood privacy fence and install a 5ft aluminum fence at front and side yard located at 610 NE Boulevard. This is a contributing structure within the NE Residential Historic District.
	200163

Sal Cumella, Planner, gave the staff presentation. The applicant and owner were present and spoke to the request.

Motion By: Bill Warinner	Seconded By: Elizabeth Hausauer
Moved To: Approve with staff recommendations	Upon Vote: 9-0

<u>3. Petition HP-20-40</u>	Doug Nesbit - Atlantic Design & Construction, agent for Andrew Martin & Sarah Farmerie, owners. Certificate of Appropriateness (COA) to construct an accessory dwelling unit, swimming pool, addition, and associated modification to the side setback. Located at 633 NE 6th Street. This building is a contributing structure to the NE Residential Historic District.
	200164

Sal Cumella, Planner, gave the staff presentation. The agent and owner were present and spoke to the request.

Masse spoke to the impacts of the two story garage on the street view and the slope of the roof.

Hausauer spoke to being a neighbor two doors south and had concerns with the impacts of the second story addition, two story garage, and setback modifications.

Masse spoke to a neighboring property where the board denied a similar request for a second story addition.

Hill has concerns with two story addition.

Lucas has concerns with the two story addition, setback modifications, lack of information on the pool and two story garage.

Doug Nesbit, agent, spoke.

Sam Kraigel shared a 3D model.

Motion By: Bill Warinner	Seconded By: Kyra Lucas
Moved To: Continue to next meeting	Upon Vote: 9-0

<u>4. Petition HP-20-42</u>	Hazel A. Jones, owner. Certificate of Appropriateness (COA) to construct two cypress screens at the front elevation. Located at 1031 NE 5th Street. This is a contributing structure to the NE Residential Historic District.
	200165

Sal Cumella, Planner, gave the staff presentation.

Hazel Jones, owner, spoke to the location and purpose of the screen in front of porch.

Members noted that the proposed screen did not impact the home.

Hauck's call dropped

Motion By: Nicole Nesberg	Seconded By: Kyra Lucas
Moved To: Approve	Upon Vote: 8-0

<u>5. Petition HP-20-46</u>	Bill Warinner - The Aachen Designers, agent for Steven John Howell, owner. Certificate of Appropriateness (COA) to construct an addition to the existing attached garage. Located at 1015 NE 6h Street. This is a contributing structure to the NE Residential Historic District.
	200166

Sal Cumella, Planner, gave the staff presentation.
Bill Warinner responded to board member questions.
Hauck's call dropped
Warinner recused

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

<u>6. Petition HP-20-48</u>	Jones & Saillant, owners. Certificate of Appropriateness (COA) for a re-roof with a change in materials to 26 gauge, standing seam, galvalume (mill finish). Located at 516 NE 2 nd Street. This is a contributing structure to the NE Residential Historic District.
	200168

Sal Cumella, Planner, gave the staff presentation.
Hill asked about previous requests to change roof materials

Motion By: Bill Warinner	Seconded By: Michelle Hazen
Moved To: Approve	Upon Vote: 8-0

<u>7. Petition HP-20-49</u>	Elliot Larkin - Larkin Rentals II LLC, owner. Certificate of Appropriateness (COA) to construct a two-story, single-family dwelling with associated modifications to the front porch depth. Located south of the intersection of NE 3rd Avenue and NE 9 th Street (S. of 835 NE 3rd Ave). This is a vacant lot within the NE Residential Historic District.
	200167

Sal Cumella, Planner, gave the staff presentation. Petition HP-20-49/50 were presented jointly. Elliot Larkin, owner, spoke.
Board members stated that there is not enough detail for the board to make a recommendation

Motion By: Elizabeth Hausauer	Seconded By: Danielle Masse
Moved To: Continue pending design changes	Upon Vote: 8-0

<u>8. Petition HP-20-50</u>	Elliot Larkin - Larkin Rentals II LLC, owner. Certificate of Appropriateness (COA) to construct a two-story, single-family dwelling with associated modifications to the front porch depth. Located south of the intersection of NE 3rd Avenue and NE 9 th Street (S. of 835 NE 3rd Ave). This is a vacant lot within the NE Residential Historic District.
	200169

Sal Cumella, Planner, gave the staff presentation. Petition HP-20-49/50 were presented jointly. Elliot Larkin, owner, spoke.
Board members stated that there is not enough detail in the plans for the board to make a recommendation

Motion By: Elizabeth Hausauer	Seconded By: Danielle Masse
Moved To: Continue pending design changes	Upon Vote: 8-0

<u>9. Petition HP-20-51</u>	Timothy Garren & William Birdsall, owners. Certificate of Appropriateness (COA) to construct a one-story garage/accessory structure and new fencing. Located at 825 NE 5 th Avenue. This is a non-contributing structure within the NE Residential Historic District.
	200170

Sal Cumella, Planner, gave the staff presentation.
Jay Reeves spoke about project and changes from the original approval.
Board members voiced concern with the different materials-brick vs. stone.
Hazen call dropped.
Jay Reeves recused.

Motion By: Nicole Nesberg	Seconded By: Elizabeth Hausauer
Moved To: Motion to approve with the condition that the brick on the fence is similar color to the stone on the house	Upon Vote: 6-0

<u>10. Petition HP-20-55</u>	Cory Hodes - Eastwood Construction, agent for TND Buildings LLC. Certificate of Appropriateness (COA) to construct a two-story, single-family dwelling with associated modifications to the side setback. Located at a non-addressed parcel in the 400-500 block of NW 6th Avenue. This will be a non-contributing structure within the Pleasant Street Historic District.
	200171

Sal Cumella, Planner, gave the staff presentation.
Board members had concerns with the windows and whether or not there was additional detail about the windows.
Applicant stated that the windows are a double hung vinyl with sill and apron below.
Simulated double lights with exterior mutins
Dottie Fatazie called in during public comment.

Motion By: Kyra Lucas	Seconded By: Elizabeth Hausauer

Moved To: Motion to approve with staff conditions

Upon Vote: 8-0

Public Comment

No public comment

Staff Approved Certificates of Appropriateness:

[August 2020 Staff Approval Report.pdf](#)

VIII. Board Business: Seminary Lane Development Discussion (added at the request of Member Hill)

Member Hill provided presentation and wanted to talk about what board could do to protect historic structures in neighborhood.

Chair Reeves provided some background and history on the Fifth Avenue area.

Hill asked is there anything the board can do.

Nesberg supports drafting a letter

Lucas discussed possible district nomination of the area either alone or as an extension of University Heights

Staff recommended a position statement be drafted and sent to the commission

Melanie Barr spoke to research on houses and the surveys and master site files for the neighborhood.

Hill would Sal would send out draft to board members

IX. Staff Report:

New Forms/Applications

DHR Small Matching Grant – Mt. Carmel

Porter's Next Steps – Possible Conservation District

Florida Main Street Program

609 NE 6th Street Inquiry (update requested by Member Hausauer)

X. Adjournment 9:14 pm

Motion By: Elizabeth Hausauer

Seconded By: Michael Hill

Moved To: Motion to adjourn

Upon Vote: 8-0

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