

## HISTORIC PRESERVATION MINUTES

July 5, 2016 5:30 PM  
 City Hall Auditorium  
 200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
<b>Bill Warinner (Chair)</b>		<b>Jason Simmons</b>
<b>Jay Reeves, Jr. (Vice Chair)</b>		<b>Andrew Persons</b>
<b>Michelle Hazen</b>		<b>Gigi Simmons</b>
	<b>Charlotte Lake</b>	<b>Chris Cooper</b>
<b>Ann Stacy</b>		<b>Cleary Larkin</b>
<b>Jason Straw</b>		
<b>Scott Daniels</b>		
<b>Betsy Albury</b>		

**I. Roll Call**

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

<b>Motion By:</b> Jason Straw	<b>Seconded By:</b> Jay Reeves, Jr.
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 7-0

**II. Announcement:** Section 30-355 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. 30-112(d)(7) 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. 30-112(d)(7)i. of the Land Development Code.

**BOARD MEMBERS**

Chair: Bill Warinner      Vice Chair: Jay Reeves  
 Betsy Albury, Michelle Hazen, Ann Stacy, Charlotte Lake, Jason Straw Scott Daniels  
 Staff Liaison: Jason Simmons

**IV. Approval of Minutes:** June 7, 2016

<b>Motion By:</b> Michelle Hazen	<b>Seconded By:</b> Jay Reeves, Jr.
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 7-0

**V. Requests to Address the Board**

Cleary Larkin, Planner, introduced herself to the board.

Anthony Ackrill, 717 NE 3<sup>rd</sup> Avenue, discussed his proposal for constructing an accessory structure and received guidance and comments from the board.

**VI. Old Business**

OB1. **Petition HP-16-39**

Ricardo Cavallino, agent for Reid Fogler/ WNC1114 LLC. Construction of a three-story apartment building. Located at 517 SW 12th Street. This building will be non-contributing to the University Heights Historic District – South.

Ricardo Cavallino, agent for Reid Fogler, gave the presentation of the revised elevations for the proposed building.

<b>Motion By:</b> Jason Straw	<b>Seconded By:</b> Betsy Albury
<b>Moved To:</b> Approve with condition that the board and batten siding be replaced by the horizontal siding or the shake siding.	<b>Upon Vote:</b> 7-0

OB2. **Petition HP-16-46**

Ricardo Cavallino, agent for Reid Fogler/ WNC1114 LLC. Construction of a three-story apartment building. Located at 1025, 1021, & 1015 SW 5th Avenue. This building will be non-contributing to the University Heights Historic District – South.

Ricardo Cavallino, agent for Reid Fogler, gave the presentation of the revised elevations for the proposed building.

<b>Motion By:</b> Jay Reeves, Jr.	<b>Seconded By:</b> Jason Straw
<b>Moved To:</b> Approve with condition that the board and batten sidinon south elevation be replaced by the horizontal siding or the shake siding.	<b>Upon Vote:</b> 7-0

**VII. New Business**

1. **Petition HP-16-49** James Bowman, owner. Replacement of 17 windows with new windows. Located at 419 NW 4<sup>th</sup> Avenue. This home is contributing to the Pleasant Street Historic District.

Gigi Simmons, Planning Technician, gave the staff presentation. James Bowman, owner, answered questions from the board.

<b>Motion By:</b> Michelle Hazen	<b>Seconded By:</b> Jay Reeves, Jr.
<b>Moved To:</b> Approve with the condition that the window replacements be made out of wood and match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass. The approval is specifically for the Pella Architect Series 850 windows.	<b>Upon Vote:</b> 7-0

2. **Petition HP-16-50** Kurt Strauss, owner. New construction of a single-family dwelling. Located at 423 NW 4<sup>th</sup> 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, answered questions from the board.

<b>Motion By:</b> Jay Reeves, Jr.	<b>Seconded By:</b> Jason Straw
<b>Moved To:</b> Approve with the condition that the windows chosen are brought back to the HPB for final review.	<b>Upon Vote:</b> 6-0 with Michelle Hazen recusing herself.

3. **Petition HP-16-51** Kehua Hu, owner. Re-roof the Bailey House with a metal roof and replace the handicap accessibility ramp. Located at 1121 NW 6<sup>th</sup> Street. This building is individually listed on the Local and National Register of Historic Places.

Jason Simmons, Planner, gave the staff presentation. Kehua Hu, owner, answered questions from the board.

<b>Motion By:</b> Jason Straw	<b>Seconded By:</b> Michelle Hazen
<b>Moved To:</b> Approve with the condition that the roof shall be a standing seam metal roof in a light to medium light gray color.	<b>Upon Vote:</b> 7-0

4. **Petition HP-16-52**      Boysie Ramdial, agent for Adele Franson. Replacement of 4 aluminum windows with vinyl windows. Located at 1104 NE 5<sup>th</sup> Terrace. This home is contributing to the Northeast Residential Historic District.

Gigi Simmons, Temporary Professional, gave the staff presentation. William Reilly of Home Depot represented the homeowner and answered questions from the board.

<b>Motion By:</b> Jason Straw	<b>Seconded By:</b> Jay Reeves, Jr.
<b>Moved To:</b> Approved with the understanding that this is a continuation of a previous decision of the board and does not represent a precedent for other similar applications.	<b>Upon Vote:</b> 7-0

5. **Petition HP-16-54 & HP-16-57**      Jay Reeves and Associates, Inc., agent for the Matheson Museum. Certificate of Appropriateness & Ad Valorem Tax Exemption for the renovation, restoration, reroof, and addition of a new terrace with front porch at vacant restaurant building. Located at 418 East University Avenue. This building is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. Jay Reeves, agent for the Matheson museum, discussed some revisions to the proposed work. There is a change to the roofing material which will now be architectural shingles and not metal. Brick that matches the building will be placed on the outside of the new terrace. A vent will be put back into the top front elevation, which matches old pictures of the building. The meeting hall room and all of the pine flooring in the front section will be replaced by new heart pine floors as they could not save the original flooring, while the back section of the building will have Vinyl Composition Tile (VCT). Finally although not original to the building, the center section of the roof was opened up which exposed the trusses and the roof deck above and the museum wants to keep this as a feature added over time which has established its own significance and character to the inside.

<b>Motion By:</b> Jason Straw	<b>Seconded By:</b> Scott Daniels
<b>Moved To:</b> Approve petitions HP-16-54 and HP-16-57.	<b>Upon Vote:</b> 5-0 with Jay Reeves, Jr. and Betsy Albury

	recusing themselves.
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6. **Petition HP-16-58** Hahyung Dan, owner. Re-roof a single-family dwelling with a metal roof. Located at 1108 NW 3<sup>rd</sup> Avenue. This building is contributing to the University Heights Historic District – North.

Jason Simmons, Planner, gave the staff presentation.
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<b>Motion By:</b> Jay Reeves, Jr.	<b>Seconded By:</b> Jason Straw
<b>Moved To:</b> Approve with the condition that the roof shall be a standing seam or a 5V-Crimp metal roof and the finish shall be Galvalume or a light to medium gray paint finish.	<b>Upon Vote:</b> 7-0

**Staff Approved Certificates of Appropriateness:**

**Petition HP-16-47.** 1221 NE 3<sup>rd</sup> Street. Construct a pool enclosure addition to a single-family structure. This building is contributing to the Northeast Residential Historic District. Jack E. Davis / Sonya Rudenstine, owners and agent.

**Petition HP-16-53.** 725 NE 6<sup>th</sup> Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Pamela Robb, owner. W. Keith Perry, Perry Roofing Contractors, agent.

**Petition HP-16-55.** 719 SE 2<sup>nd</sup> Avenue. Reroof a garage. This building is contributing to the Southeast Historic District. Jay Moseley, owner. Tony Johnson, Johnson & Johnson Roofing, agent.

**Petition HP-16-58.** 1212 NE 4<sup>th</sup> Street. Repair a front porch on a single-family structure. This building is contributing to the Northeast Residential Historic District. Patricia Wolfe, owner and agent.

**VII. Information Items:**

**A. Update of Pleasant Street projects**

Gigi Simmons, Temporary Professional, spoke about recent projects in the Pleasant Street Historic District.
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**B. Demolition by neglect**


Andrew Persons, Interim Planning Manager and Chris Cooper of the City’s Code Enforcement Division spoke on the status of recommendations on how to address the issue.
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**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.



Chair, Historic Preservation Board  
Bill Warinner

2 Aug '16  
Date



Staff Liaison, Historic Preservation Board

8/2/16  
Date