



SUMMARY MINUTES of the SPECIAL CALLED MEETING  
of the HISTORIC PRESERVATION BOARD  
CITY COMMISSION CHAMBERS, CITY HALL  
WEDNESDAY, OCTOBER 9<sup>th</sup>, 2019 5:15 P.M.

The Historic Preservation Board of the City of Leesburg held its regular meeting Wednesday, October 9<sup>th</sup>, 2019 in the 3<sup>rd</sup> Floor City Commission Chambers at City Hall. Vice-Chair Sanna Henderson called the meeting to order at 5:15 p.m.

The following members were present:

Sanna Henderson  
Paige Chassie  
Skellie Morris  
Vickie Lingerfelt  
Merle Skinner

The following members were absent:

Joyce Hughes  
Guy Ross  
Stewart Kaplan

City staff present included Dan Miller, Planning & Zoning Manager, Sabrina Mitchell, Administrative Assistant II, Kandi Harper, Senior Planner, Dianne Pacewicz, Planner and Careylee Murray, Planner.

#### **ELECTION OF CHAIR AND VICE-CHAIR**

Board members had discussion on the election of a Chair and Vice-Chair for the Board.

Motion made for the election of Chair and Vice-Chair of the Board.

**BOARD MEMBER MORRIS made a MOTION to APPROVE BOARD MEMBER HENDERSON as the CHAIR of the BOARD – BOARD MEMBER CHASSIE SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.**

**BOARD MEMBER MORRIS made a MOTION to APPROVE BOARD MEMBER ROSS as the VICE-CHAIR of the BOARD – BOARD MEMBER CHASSIE SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.**

## MINUTES

### APPROVAL OF SUMMARY MINUTES OF August 28, 2019 HPB MEETING

Minutes from the August 28, 2019 meeting were presented for discussion/approval. Without objections or other discussions, **Commissioner Morris motioned to APPROVE, Commissioner Lingerfelt seconded the motion. The motion CARRIED unanimously by a 5-0 vote.**

## NEW BUSINESS

### 1. BEACON COLLEGE – CLOSING OF 1<sup>ST</sup> STREET

Kandi Harper utilized a power point presentation to demonstrate the area of the proposed site.

Mr. Miller gave a background of the property. He stated the applicant has proposed closing off the northern portion, and he ran this by the Public Works Department and they don't have any issues; applicant was willing to get easements required with whatever work is required in case future work is needed, have positive relationship with the City, excellent work on new building being built, working on second dormitory, and architectural standards that has been advised by this Board has been followed.

Mr. Miller stated from a staff standpoint; we don't have any problems with this project, but he did want to bring the project before the Board.

Steve Mueller, Director of Development a representative of Beacon College gave a presentation on the project plans, pictures, and changes to the Chopping Block, future projects, and how 1<sup>st</sup> and Main Street is very dangerous situation for students and other folks.

Mr. Miller stated the current building at that location isn't something of significant Historic value, older building, in need of significant repair, and staff didn't find any negatives in terms of this request.

Wade Hardaway owner of 120 South 2<sup>nd</sup> Street the back of his building is on 1<sup>st</sup> Street, and he asked about the drive-way access, where it stops, and expressed concern about the bricked walk-way.

Board Members and Mr. Miller discussed project plans, street extension, Beacon College restaurant, off-load (food), delivery trucks blocking drive-way, park section, and if Police Department alright with blocking two streets.

Dr. George Haggerty, President of Beacon College explains drive-way concerns, entrance way; food service trucks, loading options, kitchen location, advanced design, bricked walk-way, and seating area.

Otis Vance, Financial Director a representative of Beacon College explained detailed information of the truck access, outdoor seating concept, access point, vacate, park section, and design.

Mr. Miller explained to the Historic Board about the street closing, and stated he wanted the Board to review the Historic look of the building; to see if design is consistent; which Beacon College has already done, and it has to go through the DRC process.

Mr. Miller stated staff is recommending approval and request that you vote to approve this design.

Dr. George Haggerty stated he will be happy to sit with anybody concerning the parking lot and he has no desire to extend footprint beyond the Chopping Block, gave background on the population of Beacon College, future building, and don't have any intention of moving further down Main Street.

**BOARD MEMBER MORRIS made a MOTION for APPROVAL of the BEACON COLLEGE – CLOSING OF 1<sup>ST</sup> STREET. BOARD MEMBER SKINNER SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.**

## **2. SIMON SEED – ROOF REPLACEMENT**

Mr. Miller gave a background of the subject property. He stated the use will change, but the Historic shape, nature of the building; won't change, and applicant would like to replace the roof.

Kandi Harper utilized a power point presentation to demonstrate the area of the proposed site.

Board Members and Mr. Miller discussed type of roof, car traffic, and type of use.

Robert Mangiamele the new business owner of subject property gave a presentation of the building, color, decking, and type of use.

Jamie Senatore with Senatore Architectural Construction explained the type of roof, decking, parking entrance, and pictures/type of murals, remodeling the building, new structure, and save walls at the proposed site.

Dan Miller stated the murals are one of the items discussed at the last Historic Board meeting, and mentioned he asked Mr. Senatore to speak with Marie at the Center for Arts regarding the murals trying to keep it consistent; it could potentially come back before the Board Historic from the Center of Arts or individually from the new owner of the subject property; and from a Historic regulation standpoint; staff has no issues.

**BOARD MEMBER LINGERFELT made a MOTION for APPROVAL of the SMON SEED – ROOF REPLACEMENT. BOARD MEMBER CHASSIE SECONDED the MOTION which CARRIED UNANIMIOUSLY by a vote of 5-0.**

## **3. LEE SCHOOL – TOUR OF TWO BUILDINGS**

Mr. Miller stated Mr. Barry Mansfield would like to present to the Board some thoughts about the development of the property; and he would like the Board to see the inside of the school; this one is not a voting issue and staff is not making any recommendation; he asked Mr. Mansfield to make a presentation to the Board.

Mike Rankin, Deputy City Manager gave a background of the subject property and followed by a tour of the Lee School building.

### **DISCUSSION ITEMS**

NONE

### **PUBLIC COMMENTS**

NONE

## **ANNOUNCEMENTS**

Mr. Miller mentioned that TD Nails recently painted their building on the corner of 6<sup>th</sup> & Main, and it looks a lot better now.

THE NEXT SCHEDULED MEETING OF THE LEESBURG HISTORIC PRESERVATION BOARD IS November 27<sup>TH</sup>, 2019 (AS NEEDED BASIS)

## **ADJOURNMENT**

Motion to adjourn made by Board Member Skinner and seconded by Board Member Morris.

Meeting was adjourned at 6:05 p.m.

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Sanna Henderson, Chair

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Sabrina Mitchell  
Administrative Assistant II  
Planning & Zoning Division  
Community Development Department