



SUMMARY MINUTES of the SPECIAL CALLED MEETING
of the HISTORIC PRESERVATION BOARD
VENETIAN CENTER
WEDNESDAY, APRIL 7th, 2021 4:30 P.M.

The Historic Preservation Board of the City of Leesburg held its regular meeting Wednesday, April 7th, 2021 at City Venetian Center. Chairman Henderson called the meeting to order at 4:32 p.m.

The following members were present:

Sanna Henderson
Guy Ross
Stewart Kaplan
Skellie Morris

The following members were absent:

Paige Chassie
Joyce Hughes
Vickie Lingerfelt
Merle Skinner

City staff present included Kandi Harper, Senior Planner, Sabrina Mitchell, Administrative Assistant II. Christine Rock, Senior Planner, Dianne Pacewicz, Planner, and Careylee Murray, Planner.

Dan Miller gave a brief explanation for tonight's meeting and announced to the Board members the Lee School site on the agenda to be heard.

MINUTES

APPROVAL OF SUMMARY MINUTES OF November 18, 2020 HPB MEETING

Minutes from the November 18, 2020 meeting were presented for discussion/approval. Without objections or other discussions, **Commissioner Kaplan motioned to APPROVE, Commissioner Ross seconded the motion. The motion CARRIED unanimously by a 4-0 vote.**

NEW BUSINESS

Chairman Henderson introduced the first item under new business.

1. 408 EUCLID AVE – DEMOLITION

Chairman Henderson stated if anyone here to speak from the construction company about that building, and mentioned it sounds like they want to tear it down and then put in a duplex.

Kandi Harper replied yes that's what they want to do; fire there, pretty extensive damage to structure, raise; build a duplex on the site; picture received; pretty good for the area, and wanted to bring to Board attention. Chairman Henderson stated if the Board see the picture of the plan.

Chairman Henderson entertained a motion to approve the demolition of the building, and stated any discussion from the Board.

Board Member Kaplan stated this is the proposed new building. Chairman Henderson replied she think so.

BOARD MEMBER KAPLAN made a MOTION for APPROVAL of the 408 EUCLID AVE - DEMOLITION – BOARD MEMBER ROSS SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 4-0.

Chairman Henderson introduced the second item under new business, and stated if anyone here to speak about the house.

2. 1003 HERNDON STREET – PAINTING OF HOUSE

Gregory Alexander gave a detailed presentation and stated his plans to totally remodel the house; update, purchased; house for parents, area above porch; convert window; functioning door, level out; roof; deuteriation, go back over; roof, roll down material; change to correct roof; eliminate, turn into balcony, demo; raise, rod iron railing, provided; drawings, current look; submitted; painting as well, pressure washed, brown trim; go black trim, color of walls; similar, look; same house, beautiful house, attic; open, utilize; space, flip couple houses; Leesburg.

Mr. Alexander stated he lives in Orlando; subsidized condo; turned into high in; lofts, apartments, purchased house in February, house look; a lot better, jalousie windows, if Board approve; flat balcony with railing; rod iron; plans; look, match black trim, jalousie windows; change, would like to; not submitted, current arrangement, front jalousie windows; replace; solid pane glass window, sides; regular opening windows, picture; provided, house; remain same, terracotta roof; keep, entry tower; photo; color of roof tile; match original as possible; functional, roof; damaged, displayed photo of window above door; Board clarification, exhibits; similar to picture, Board suggestions; railings perfer, side of house hedge; permission, house; collapsing, spent; 20K; elevating house, preserving; house, house built; 1927, all houses; 12th Street, beautiful, Lee School; across the street, and very excited for the whole area to be developed.

Board Members discussed the architect drawings; black and crème color walls, very nice house, applicant asked; remodel other houses, house; look better, elevations; in packet, questionable to what you want to do; left entrance, windows; change, rest of house remain; same, window above

door, access; balcony, house built, Lee School update; City Manager stated; still on go, bldg.; North, tear down, 1915; apartments; rest of block; townhomes.

Chairman Henderson entertained a motion, and stated any other discussion from the Board.

BOARD MEMBER ROSS made a MOTION for APPROVAL of the 1003 HERNDON STREET – PAINTING OF HOUSE. BOARD MEMBER KAPLAN SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 4-0.

Chairman Henderson introduced the third item under new business.

3. 1003 HERNDON STREET – STAIRS AND BALCONY

Gregory Alexander addressed comments from the Board Members and stated this is the back of the house, picture; provided, recognized requirements; Historic District; affecting elevation; too much, originally blueprint; stairwell; side of house, no attic; access, full second story; home, only access; second level; pull down; attic door; slide out, stairway; not a lot good places; in house, attic access; hallway, top level; smaller; footprint; bottom, square footage; over 3000 to 4000 square feet; old rugs; can't access, balcony; front; just stairway; can't see; front; preserve Historic look, correct; one stairway, front; windows; putting window block header; open up, one window, and one glass door, pressure wash; roof, actually color; similar, match; already there; can provide samples; not pink, look on computer; show colors.

Board Members discussed stairways; located, back of the house, one straight stairway down; in front of the windows, Bldg. Dept.; approval final plans, Kandi Harper stated yes it comes up as a flag in the permitting; send permits to look at again; update on meeting; agreed to proposal, shingle samples; roof color, photos; very light; blended shingles, reproduction of shingles; not a good look.

Chairman Henderson entertained a motion to approve the stairs and the balcony.

Kandi Harper, Senior Planner stated for the record on item#2 it wasn't just the painting of the house; requesting roof shingles as well, so you may have to rescind your first approval and then approve it again; roof tile; exhibit provided. Gregory Alexander stated for the record he is replacing the shingles; similar color. Kandi Harper stated for the record it was the shingles as well as the paint on item# 2.

Chairman Henderson stated for the record to rescind motion and restate it. Board Member Ross stated we are looking at the roof tiles too. Gregory Alexander replied that's correct and keep the terracotta variable roof; in front; same, don't want to replace; clean, actually roof; various shingles, and replace matching colors.

Board Member Ross move to rescind the previous motion for item#2 and motion to paint the house color you desire and replace the roof with shingles provided; if colors alright.

Chairman Henderson stated if the Board have any other discussion.

Board Member Ross stated in order to utilize the space; need access and it's a good idea to allow the applicant to do it; no decent way to access it. Gregory Alexander stated the idea to come down and then have a landing; remove railings; extend the railings out, one landing; not shared.

Chairman Henderson asked if the Board have any other questions and comments, and entertained a motion.

Board Member Kaplan stated what about the access to those windows; rehab; whether we have to apply; in Historical District, with need for egress, free-standing stairs; not attached, a factor Bldg. Official; review. Greg Alexander replied he believe we have; comments; need to be submitted; back communicating; discuss area don't know the distance needs to be in front; stair will be, won't be up against the windows, meets landing; to vault, 4 foot; comes down; not attached. Kandi Harper stated our Building Official, Ann Kinsey will look at the detailed plans and make that determination for ingress/egress for public safety.

BOARD MEMBER ROSS made a MOTION to RESCIND previous motion on item# 2 and motion made for APPROVAL of the 1003 HERNDON STREET – PAINT HOUSE AND REPLACE ROOF WITH SHINGLES. BOARD MEMBER KAPLAN SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 4-0.

BOARD MEMBER ROSS made a MOTION for APPROVAL of the 1003 HERNDON STREET – STAIRS AND BALCONY. BOARD MEMBER KAPLAN SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 4-0.

Chairman Henderson introduced the fourth item under new business.

4. BUTLER LOFTS – MAIN STREET

Matt Merdian gave a detailed presentation; purchased building at 210 West Magnolia corner of 3rd and Magnolia, (Butler Bldg.) previous Chevrolet Bldg., and stated downstairs commercial; Orange Café and antique store, article; show plans to Bldg., twelve new residents upstairs, land across street for parking, twelve more total of twenty-four, upstairs, house cars; old elevator shaft entrance, new residence awning; raise, modernize; light up building at night, wood look; awning, architectural elements, awning; aluminum; lighter, Butler sign; side Bldg., rod iron curls; face both sides; Bldg., keep some architectural elements; original pieces, adding three dimensional elements; Bldg., newer windows; look like older windows, eyebrow awning, square open; keep curve inside Bldg.; look nice, embellish, keep decorative elements; update; stamped metal or cast metal, logo; pieces, refreshed, no Chevy logo; squared off; 1st Chevy logo slanted; scrape/replace, similar texture; stucco, light gold; Butler lofts; down center, between windows; small amount lighting; frame/create element, no lighting; on Bldg., not new since; to Bldg. across street, add; architectural lighting dynamics; elevator shaft; secondary entrance; tenants, exit point, and second fire entrance to Bldg., ingress/egress; Bldg.; access code; in and out, currently; roll up door; garage; tenant left; currently vacant, store garage; not using dumpster; keep garbage; inside Bldg. completely; self-contained;

Board Members discussed how many units upstairs, garbage; contain odors, purchased property across street; how long owned; Bldg., parking, both Bldg.; for twenty-four, first floor, project start date, history of Butler family; where they lived, project sounds wonderful, and do Bldg. go to Main Street.

Matt Merdian addressed comments from the Board Members and stated twelve upstairs; combination of lofts, one- and two-bedroom units, ventilation; downstairs, recirculating fan; fresh air, exits outside, dumpster; outside met with Sanitation Dept.; assured great location; when they pull up truck, open door, hit button; no garbage cans seen, purchased property across the street, project done; two phases; future plans, across the street; vacant lot, residents; park, second space; parking garage, parking; one level, second level; similar, mirror; similar; currently there, Bldg., purchased in November, met with Dan Miller; plans for Bldg., keep historic element; Bldg.; modernize, and beautifying, nothing upstairs,

gave a detailed explanation of parking to the Board, both buildings, parking; not required, bonus; people living there, contain vehicles; inside, map out for twenty-four; max quantity; allowed, no first floor, new signage; businesses; no residential downstairs; upstairs only, start date; Board approval, , 800K-900K project cost; 1st phase, next phase; one million, contribute to neighborhood, great project, add value, parents live in Leesburg; since 2006, lives in Orlando; since 2001, Butler family; found one picture; museum, one bill sale; found, Bldg. get cut off right in the middle; alley way 5' to 6' wide all the way through to next street.

Kandi Harper, Senior Planner stated this is just really a discussion on what they wanted to do, and Dan Miller did like it. Matt Meridian replied if Board approves this is what we are doing; underneath the understanding we voting on it as presented. Kandi Harper replied my mistake.

Chairman Henderson entertained a motion to approve the butler lofts and stated any other discussion or anyone in the audience will like to speak.

Steve Fieldman stated he would like to thank the Board for their time today, he has done a lot of government work, like the idea; project profitable and benefit to the community, not a lot of opportunity to do both, and look forward to seeing the project finished.

Board Member Kaplan stated keep as original as you can. Board Member Morris stated what Mike's going to do; will he move the antique shop or stay there; Matt Meridian replied would love to keep Mike there; he's excited we are doing the work, and Ellen's welcome to stay as well; lease one or two years.

BOARD MEMBER KAPLAN made a MOTION for APPROVAL of the BUTLER LOFTS – MAIN STREET. BOARD MEMBER MORRIS SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 4-0.

DISCUSSION ITEMS

NONE

PUBLIC COMMENTS

NONE

ANNOUNCEMENTS

Kandi Harper announced the next scheduled meeting. Chairman Henderson mentioned the sign for the Historic House of the month; corner Webster next block; house fixed; wants Dan to check it out; live there or sell, lovely house; deserves the sign, also stated Joyce Hughes mentioned when they take down Lee School; would people want to have a brick or not. Board Member Kaplan replied probably would; lots of people went to school there; Chairman Henderson stated think about that.

THE NEXT SCHEDULED MEETING OF THE LEESBURG HISTORIC PRESERVATION BOARD IS APRIL 28TH, 2021 (AS NEEDED BASIS)

ADJOURNMENT

Motion to adjourn made by Board Member Kaplan and seconded by Board Member Ross.

Meeting was adjourned at 5:25 p.m.

Sanna Henderson, Chair

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