



SUMMARY MINUTES of the SPECIAL CALLED MEETING
of the HISTORIC PRESERVATION BOARD
CITY HALL
WEDNESDAY, OCTOBER 26th, 2022 4:30 P.M.

The Historic Preservation Board of the City of Leesburg held its regular meeting Wednesday, October 26th, 2022 at City Hall. Chairman Henderson called the meeting to order at 4:30 p.m.

The following members were present:

Sanna Henderson
Guy Ross
Paige Chassie
Vickie Lingerfelt

The following members were absent:

Skellie Morris

City staff present included Sabrina Mitchell, Administrative Assistant II., Christine Rock, Senior Planner and Melissa Medders, Planner.

MINUTES

APPROVAL OF SUMMARY MINUTES OF June 15, 2022 HPB MEETING

Minutes from June 15, 2022 meeting were presented for discussion/approval. Without objections or other discussions, **BOARD MEMBER LINGERFELT motioned to APPROVE, BOARD MEMBER ROSS seconded the motion. The motion CARRIED unanimously by a 4-0 vote.**

NEW BUSINESS

1. 907 KOLB STREET – DEMOLITION & PROPOSED NEW BUILD

Dan Miller gave a brief explanation for tonight's meeting and introduced the new business item number one on the agenda, also introduced the newest Staff member of the Planning & Zoning Department Melissa Medders and gave a brief background of her experience and education.

Christine Rock, Senior Planner introduced the first new item on the agenda, went over the following slides for 907 Kolb Street; history of the property, characteristics of several styles, balloon frame, photo of current exterior, went over aerial, zoning, FLU, flood zone, Historic District Overlay,

photo of state of property in January 2021, various photos of views of house and surrounding areas; provided by applicant, feasibility report; general conditions and details of the roof system, photos from study; interior/exterior walls flooring; installation, duct work, foundation/subfloor systems, roof/siding damage, proposed changes read into the record; Christine Rock stated this was supposed to come before the Board at the September 28th meeting, but due to Hurricane Ian we had to postpone the meeting to October; Planning Commission meeting; Commission approved; CUP for a duplex, reviewed examples of proposed new construction, and then read the Staff Recommendations into the record.

Board Members and Mr. Miller discussed where the property backs up to; bike path, lot size; Ayo Johnson replied 0.29 acres, duplex sold separately; Ayo Johnson the applicant replied part owner and part rental, have this style been done before; Ayo Johnson replied this is the first one he is doing by his self, looks very nice, do this case needs to come back before the Board; Dan Miller replied waiting on decision from the Board, start date; Ayo Johnson replied waiting on an approval and then the will move forward as soon as possible, keeping the foundation; Ayo Johnson replied we will have to relevel/recreate the foundation; where the applicant was born; Ayo Johnson replied he was born in Nigeria and have lived here for fifteen years.

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

BOARD MEMBER ROSS made a MOTION for APPROVAL of the 907 KOLB STREET – DEMOLITION & PROPOSED NEW BUILD– STAFF RECOMMENDATIONS, DEMOLITION, AND INCLUDE FACADES BOARD MEMBER CHASSIE SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 4-0.

DISCUSSION

1. OVERVIEW OF TUDOR REVIVAL ARCHITECTURAL STYLE

Dan Miller introduced the first discussion item on the agenda, introduced new Staff member, and gave a brief background.

Melissa Medders, Planner introduced the first discussion item on the agenda, went over the Tudor Revival Architectural Style; home and gave an overview of different styles, went over characteristics, reviewed photo of the Tudor Revival Style home, outside of the City of Leesburg Historic District, locations of home, principal subtypes, half-timbering, gable roof variations, typical entrances, typical windows, chimneys, principle subtypes; examples around the U.S., Tudor Revival Style; roofing, cladding, typical elaborations,

Board Members and Dan Miller discussed if Tudor Revival Style homes in the Historic District, and if you can change Historic District; Dan Miller replied it's just outside and you have to vote on population to live there; a vote was made back in 2003, was a significant amount of push back, north side trail almost to Dixie east; Canal west roughly to 9th Street, Historic District went to 12th Street; Dan Miller replied from 9th to 12th Street; one home around Silver Lake principal subtypes.

Dan Miller went over Craftsman Styles homes that was discussed at the last meeting and stated we will be doing different style homes at each meeting to help increase everybody knowledge.

ANNOUNCEMENTS

Dan Miller announced to the Board Members about advertising to add new members; and stated we

added a new member Ciara Bender, she will join us at the December meeting, and requested if the Board know anybody interested in joining the Historic Board; we need four members to have quorum on agenda; then announced the next Historic Preservation Board meeting date to the Board and stated at the next meeting we will be discussing the Lee School. Mr. Barry Mansfield wants to come back to the Board for the demolition of the entire Lee School to build townhomes at previous meeting last year the Board approved demolition on the north; request to tear whole Bldg. down; Board decision.

Board Members discussed if this is the same applicant; Dan Miller replied yes and stated the applicant purchased the property for 1.2M, cost of material, cement, copper; high and he can't make money, not a good reason to tear a Bldg. down, for sale sign; Dan Miller gave a brief history of the Bldg.; National Registry, need potential locations, Staff provided Board with brochures of Historic Preservation, National Register of Historic Places, Historic Tax Credits, and Adaptive Reuse and Sustainability; to read and informed the Board of the various brochures that is displayed at the office.

THE NEXT SCHEDULED MEETING OF THE LEESBURG HISTORIC PRESERVATION BOARD IS DECEMBER 7TH, 2022 (AS NEEDED BASIS)

ADJOURNMENT

Meeting was adjourned at 5:30 p.m.

Sanna Henderson, Chair

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