

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

Date: 02/06/2024

ROLL CALL:

Mrs. McKellum- Present	Mr. McMahon- Present	Mr. Nelson- Present
Mr. Carter- Present	Mr. Lydick- Present	City Attorney- Clay Martin- Present

MINUTES: January 03, 2024 and January 17, 2024 Historic Preservation Agency Meeting.

Comments or Revisions: None

Motion to approve 01/03/2024 Meeting Minutes by Mr. Carter and seconded by Mr. Nelson

Comments or Revisions: None

Motion to approve 01/017/2024 Meeting Minutes by Mr. Carter and seconded by Mrs.

McKellum

Ex Parte Communications

Mr. Martin polled the Board if they had any ex parte communications for petitions COA 24-04, COA 24-05, and COA 24-07

Mrs. McKellum- No, Mr. McMahon- No, Mr. Nelson- No, Mr. Carter- No, and Mr. Lydick- Only the regular exercise of his duties on briefing of the agenda. Mr. Martin asked if it would those conversations affect your ability to render a fair decision.

OLD BUSINESS: None

NEW BUSINESS:

Petition # COA24-04 Presented By: Jennifer Holloway, as Owner

And gives address of: 436 SE Saint Johns, Lake City, FL

Staff Sworn in by: Mr. Martin, City Attorney **Petitioner Sworn in by:** Mr. Lydick

Discussion:

Robert introduced petition COA 24-04, a petition for a certificate of appropriateness to remodel the exterior of the home and replace some of the windows. Robert stated that they are looking to replace the existing façade of the building with vinyl siding consistent in color. He stated that they are also looking to repair or replace some of the windows. Mr. Lydick asked if he worked with the applicant. He stated yes. Mr. Lydick asked if the number of panes in the windows are going to be maintained. Robert stated that would be a better question for the applicant.

Mr. Holloway stated that they are wanting to keep the integrity of the home. She stated that the vinyl siding is not you everyday vinyl siding, it is a wood grained siding to look like the siding there now. She stated that when they replace the windows that can keep the frame and add the new ones in. Mr. Lydick stated that you do not normally see home owners stepping up and going with a better siding.

Michael Martin stated he has been a contractor in Florida for over thirty years. He stated that a lot of the windows are not working and most are not the same size. He discussed some of the different ways to install the windows to keep them looking historic.

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He stated that there is not soffit on most of the house. He stated that they are going to keep the color as close as they can. He stated that they are going to use a wood grain Dutch lap siding. Mr. Lydick stated that is a acceptable material. Mr. Lydick stated that keeping old siding and covering it with the new is keeping with the Secretary of the Interior Standards. He stated that as article 10.11.8.6 of the Land Development Regulations, where severity of deterioration requires replacement of distinctive features the new features shall match to old in design, color, texture, and other visual qualities and where possible materials. He stated that using vinyl is not the same material but it only says where possible materials, so vinyl you're good on that.

Mr. Lydick asked if they were going to be able to keep the number of lights in each window on the front of the home. Mr. Martin stated yes.

Public Comment:

John Harrison stated they have done a wonderful job and that he is jealous. He stated that he is appreciative of the Board and what they do.

Motion to close public comment by Mr. Carter, seconded by Mrs. McKellum.

Board Discussion:

Mr. Lydick stated when was the last time you seen a land owner use an upgraded material without the Board suggesting it.

Motion to approve COA24-04 as submitted by Mr. Carter Seconded by Mr. Nelson.

Mrs. McKellum: Aye **Mr. McMahon:** Aye **Mr. Nelson:** Aye
Mr. Carter: Aye **Mr. Lydick:** Aye

Petition # COA24-05 **Presented By:** Sylvester Warren, as Owner

And gives address of: 930 NE Joe Coney Terrace, Lake City, FL

Staff Sworn in by: Mr. Martin, City Attorney **Petitioner Sworn in by:** Mr. Lydick

Discussion:

Robert introduced petition COA 24-05, a petition for a certificate of appropriateness to build a new commercial structure. He stated that they are looking to build a retail establishment. He stated they have not chosen what type of retail is going to go there yet. He stated they are looking to get an approval on the façade of the building. Mr. Lydick asked if the number of panes in the windows are going to be maintained. Robert stated that would be a better question for the applicant.

Mr. Warren stated that his concept was to come to the Board prior to build out the lot. He stated that he is here to see how we can work together to get the look at the most reasonable price. He stated the he submitted several photos with brick veneer. He stated that he got the concept, even though it is in a different district, from Hair's building. He stated that the plaza down toward the S&S is similar to what he is wanting to do. He stated that it is a metal building with a façade to it.

Mr. McMahon asked what they were approving tonight. Mr. Lydick stated that Mr. Warren is wanting to enter into a conversation to help guide the design of the façade. Mr. Lydick stated that in

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Article 10 they are mandated to work with the applicant, but this normally happens before the application is filed. Mr. Lydick asked Mr. Martin if the Board could still work with the applicant after the application has been fine. Mr. Martin stated as long as this is put on the record, it is ok. Mr. Lydick and Mr. Martin discussed what the Board duty is and ex parte.

Mr. Warren stated that he wanted to layout a few options to see what is good with the board. Mr. Lydick asked about how the building is going to be laid out on the lot. Mr. Warren stated that the front is going to face Marion. Mr. Lydick and Mr. Warren discussed the layout of the site. Mr. Warren stated that the side would face Dade St. They discussed where the parking would be. Mr. Warren stated that the parking would be in the front and a drive thru in the back.

Mr. Lydick asked about the picture on page 18 and if that would be the front or the back. Mr. Warren stated that would be the front. Mr. McMahon asked if the parking would be in the front or the rear. Mr. Warren stated in the front. Mr. Lydick stated that typically the parking is in the rear and not the front.

Mr. Lydick stated that in section 10.11.8.9 of the LDR how a new construction building should be compatible with the other structures. He asked if there was going to be any windows. Mr. Warren stated yes. Mr. Warren stated that he can circle back with a conceptual. Mr. Warren and Mr. Lydick discussed building design. Mr. Lydick asked what time period he was looking to replicate. Mr. Warren stated the cheapest.

Public Comment: No public comment.

Motion to close public comment by Mr. Carter, seconded by Mr. McMahon.

Board Discussion:

Mr. Carter stated that it looked like he was on the right track. McMahon stated that it would be nice to see some more information and a conceptual. He stated that he did not even know where it was with no address. Mr. Young discussed why there was not address being it was a vacant lot.

Motion to table COA24-05, to allow the growth management time to work with the applicant, by Mr. Carter Seconded by Mrs. McKellum.

Mrs. McKellum: Aye **Mr. McMahon:** Aye **Mr. Nelson:** Aye
Mr. Carter: Aye **Mr. Lydick:** Aye

Petition # COA24-07 Presented By: Beverly Standridge, as Owner

And gives address of: 511 SW Goldkist Blvd, Live Oak, FL

Staff Sworn in by: Mr. Martin, City Attorney **Petitioner Sworn in by:** Mr. Lydick

Discussion:

Robert introduced petition COA 24-07, a petition for a certificate of appropriateness to get approval to rebuild the porch, replace some of the doors, and to remove some of the siding to open up some of the windows.

Mr. Lydick asked if there was a site plan. Robert stated that he did not.

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Mrs. Standridge stated she would like to defer to Mr. Cason for this petition as he knows more about what is being done.

Mr. Cason stated that they are looking to remove some of the siding to open up some of the windows and clean them up. He stated that they are looking to replace two of the exterior doors. He stated that they are not on the application but the fire marshal is requiring them to be replaced with out swing doors. He stated that they need to replace the porch because it is falling apart. Mr. Lydick asked him to go thru the pictures to help the board understand what they are doing. Mr. Cason explained to the board what they are doing picture by picture. He stated that the two doors being replaced are under 36 inches and need to be a minimum of 36 inches.

Mr. McMahon asked what year it was built. Mr. Cason stated in the 1920's. Mr. Lydick asked if they would be willing to take off the 1960's metal railing and put in a 1920's baluster railing back in. Mrs. Standridge stated yes.

Mr. Lydick asked about the trash receptacle. He stated that they are going to use trash cans.

Public Comment: No public comment.

Motion to close public comment by Mr. Carter, seconded by Mr. McMahon.

Board Discussion:

Mr. Carter stated that it is nice to see some business open up. Mr. Lydick asked in the future if they could have a site plan on petition.

Motion to approve COA24-07, as submitted by Mr. Carter Seconded by Mr. Nelson

Mrs. McKellum: Aye Mr. McMahon: Aye Mr. Nelson: Aye

Mr. Carter: Aye Mr. Lydick: Aye

CONSENT AGENDA ITEMS: None

WORKSHOP: None

ADJOURNMENT:

Motion to Adjourn by: Mrs. McKellum Motion Seconded By: Mr. Carter

Time: 8:05pm

Mr. Lydick closed the meeting.

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Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved