

MINUTES

CITY OF EUSTIS HISTORIC PRESERVATION BOARD

SEPTEMBER 19, 2006

COMMISSION ROOM – CITY HALL – TEN NORTH GROVE STREET

Special Meeting

ROLL CALL: Matthew Kalus, Chairperson
John McGrath
Joe Pellegrini, Secretary
Monte Stamper
Pauline Yowler, Vice Chairperson

MEMBERS ABSENT: None

STAFF PRESENT: Frances Nipe, Planner II
Margaret E. Morton, Recording Secretary
Lewis Stone, City Attorney

OTHERS PRESENT: (1390 E. Lakeview COA)
Clarice Warrick
Lori Warrick
Connie Apple
(708 E. Lemon Avenue)
Lynn Gagnon
Charlene Doherty
Rebecca Henrickson
Gene Henrickson
Leslie Campione, Attorney
Name unknown, Court Recorder

CALL TO ORDER

Chairperson Kalus called the meeting to order at 5:48 p.m. Roll call was taken.

APPROVAL OF MINUTES

A motion was made by Vice Chairperson Yowler to approve the August 24, 2006 special meeting minutes as written, and seconded by Secretary Pellegrini.

OLD BUSINESS

Complete criteria for staff review of Certificates of Appropriateness was moved to the workshop following this special meeting.

NEW BUSINESS

Quasi-Judicial Public Hearing – COA Request No. 2006-COA-12

Mrs. Nipe stated that the applicant requests a Certificate of Appropriateness for the re-introduction of the use of the property as a bed and breakfast inn, The Oaks of Eustis, located at 1390 E. Lakeview Ave. In addition to the re-introduction, Ms. Apple and Ms. Warrick are requesting approval for minor landscape improvements. The re-introduction will have three lodging rooms in the main house, plus the cottage as an additional lodging suite. Staff finds the re-introduction of the use as a bed-and-breakfast inn, and the landscaping plan to be appropriate for this historic home. City Attorney, Lewis Stone, swore in Ms. Lori Warrick and Ms. Connie Apple, who testified for this case.

Ms. Apple testified that the property was used as a bed and breakfast inn from the early 1990's through the late 1990's. There have been no structural changes to any of the three buildings on the site, and that they are committed to maintain the interior of this property to the standards of the National Historic Registry.

Ms. Warrick testified that she is a Certified Master Gardner, and that the property's landscaping has been terribly neglected. Her plan is to introduce more color to the landscaping through appropriate plantings, and to add citrus trees.

Mr. Stamper made a motion to approve 2006-COA-12; the use 1390 E. Lakeview Avenue as a bed and breakfast inn, and to approve the submitted landscape plan. Secretary Pellegrini seconded the motion, all approved via roll-call vote.

Quasi-Judicial Public Hearing – COA Request No. 2006-COA-11

Mrs. Nipe stated that the applicant requests a Certificate of Appropriateness to replace existing composition shingles on the main portion of the house with galvanized standing seam metal roofing, and to replace existing gravel roof covering on a flat portion of the roof with a rolled rubber system for the property located at 708 E. Lemon Ave.

Staff finds replacement of the composition shingles on the main portion of the house with metal roofing inconsistent with the criteria outlined in Ordinance 97-33 and recommends denial of this portion of the request. Staff finds replacement of the gravel roof with a rolled rubber system consistent the criteria outlined in Ordinance 97-33 and recommends approval of this portion of the request.

Ms. Leslie Campione, Attorney, spoke for the property owner, Charlene Doherty. One of the reasons for this request is to comply with the owner's insurance company requirement for a new roof on the structure. Since Ms. Doherty has owned the property, there has always been a difference in roof covering between the main portion of the house and the entryway roof. The property owner would prefer to have metal roofing installed over composition shingles due to its durability, life span, and other benefits such as lower utility costs, and higher wind load rating. The owner also feels that the metal roofing is consistent with the look of the neighborhood, and for the period of the home, and the property's garage has a metal roof. Ms. Campione submitted photographs of similar houses in the area that have dual roof systems like the one being proposed.

Ms. Campione asked Ms. Rebecca Henrickson to step forward to testify, and City Attorney, Lewis Stone, swore Ms. Henrickson in. Ms. Henrickson spoke regarding the choice of a standing seam metal roof over the metal style roof with screws exposed. The Henrickson's replaced the entryway roof themselves, and now want to ensure that a professional roofing company does the roof over the main portion of the house. She also stated that the metal roof will be galvanized metal to match the shed in the back of the property.

Chairperson Kalus requested a motion for this Certificate of Appropriateness. A motion to approve 2006-COA-11 with a finding-of-fact that the original roof material, wood shake, is non-repairable and a galvanized metal, standing seam roof, for the main portion of the house is acceptable, was made by Secretary Pellegrini, and seconded by Mr. McGrath, all approved via roll-call vote.

Chairperson Kalus requested a motion stating that the Board finds staff's analysis of the rolled rubber roofing system consistent in replacing the gravel roof. Mr. Stamper made a motion that the Board follow staff's recommendation to replace the existing gravel roof with the rolled rubber system for COA-11-2006, and was seconded by Mrs. Yowler, all approved via voice vote.

Chairperson Kalus adjourned the meeting at 6:30 p.m.

Margaret E. Morton
Recording Secretary

Joe Pellegrini
Eustis Historic Preservation Board Secretary