



City of Inverness

ARCHITECTURAL/AESTHETIC REVIEW COMMITTEE

AGENDA

AGENDA FOR A **REGULAR** MEETING OF THE ARCHITECTURAL/AESTHETIC REVIEW COMMITTEE OF THE CITY OF INVERNESS, FLORIDA, TO BE HELD IN THE COUNCIL CHAMBERS LOCATED IN THE INVERNESS GOVERNMENT CENTER AT 212 W. MAIN STREET AT 4:00 PM ON THURSDAY, OCTOBER 9, 2025.

NOTICE TO THE PUBLIC

Any person who decides to appeal any decision of the governing body with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide a verbatim record of the proceedings, which includes the testimony and evidence upon which the appeal is based. (Section 286.010 FS). Accommodations for the disabled (hearing or visually impaired, etc.) may be arranged with advance notification of seven days to the scheduled meeting. Pre-arrangements may be initiated by calling (352)726-3401 weekdays from 8:00 am to 5:00 pm.

1. Pledge of Allegiance
2. Roll Call
3. Public Comments
4. Old Business: Approve minutes from the August 21, 2025 meeting.
5. New Business:
 - a. 2025-AARC-22
Jamie Kinsler / Jamie's on the Square
110 N. Pine Avenue
Proposed: Awning Replacement
 - b. 2025-AARC-26
Linda Bega / Landmark Realty
311 W. Main Street
Proposed: Installing metal roof
6. Adjournment

August 21, 2025
4:00 PM

The Architectural/Aesthetic Review Committee held a special meeting in the council chambers at City Hall at the above date and time with the following members present:

George Gouldbourn
Kathy Thrumston
Alicia Schafer
Thomas Slaymaker
Sandy Levin
Deborah Davis

Absent:

Laura Anstead
Lynn Cumbie

Also, present were Christopher Shoemaker, the Community Development Director and Debra Schramm as the Recording Secretary.

The meeting was called to order and those present recited the Pledge of Allegiance.

General Public Comments: None

Old Business:

Ms. Sandy Levin made a motion to approve the minutes of the June 26, 2025, regular AARC meeting minutes: seconded by Ms. Alicia Schaefer. All in favor. Motion passed 6-0.

New Business:

The first case on the agenda:

Applicant:	Case #2025-AARC-18 Tracy & Deborah Collins 805 Zephyr Street
Proposed:	Upgrades to historic home Demolish carriage house.

Mr. & Mrs. Collins recently purchased the historic home at 805 Zephyr Street. The home was built in 2010.

Mrs. Collins and her contractor, George Jones was present at the AARC meeting.

The property owner is requesting several items on the historic property.

1. The first item: is a request to demolish the existing carriage house on the property. The property owner has supplied photographs and a letter from a Certified Building Contractor stating the delapidated condition of the building. The property owner is requesting to remove the 3 wing walls from the structure and possibly save the center portion of the structure, if feasible.

Ms. Sandy Levin made a motion to allow the property owner to tear down the carriage house in hopes to save the middle section and to rebuild to match the house, seconded by Mr. George Gouldbourn. All in favor. Motion Passed 6-0.

2. Change out the front door. The single door change out will be a fiber classic door with a glass insert, the color of the door will be Gray Ash Stain.
3. Replace all the windows in the home on the first and second floor with 6/6 white vinyl windows. The bay windows that were installed on the rear of the house, will be replaced with 6/6 vinyl white windows with mullions. The trim around all the windows will be white.
4. Replace the two windows on the second-floor balcony, in the front of the house, with French doors. The French doors will have the same symmetry as the current windows. The property owner also requested to remove the door in the middle of the second-floor balcony and replace it with siding. After some discussion back and forth between the board and property owner, a false door will replace the existing door to keep the house looking symmetric.

Mr. Thomas Slaymaker made a motion to replace the front door, replace all the windows and replace the windows with doors on the second-floor balcony and install a fake/false door to replace the existing door. Seconded by Ms. Alicia Schaefer. All in favor. Motion passed 6-0.

5. Replace the existing white railing on the second-floor balcony with a black aluminum railing.

Mr. Thomas Slaymaker made a motion to approve the black railing on the second-floor balcony; Ms. Alicia Schaefer seconded the motion. Motion failed with a 2-4 vote.

After some discussion between the board members and the property owner, the property owner decided to go with the white railing, using the building at 811 Zephyr Street as an example of what the railing should look like.

Mr. George Gouldbourn made a motion to replace the white railing on the second-floor balcony with a powder coated white aluminum railing. Seconded by Ms. Deb Davis. All in favor. Motion passed 6-0.

6. Replace the shingled roof with an Ash Gray Metal Galvalume roof.

The board members and the property owner discussed the possibility of installing a black metal roof on the house and wanted to make a motion to give the property owner a choice and not have to come back to the board for approval.

Mr. Thomas Slaymaker made a motion to approve the Ash Gray Metal roof on the home, but if the property owner decided to go with a black metal roof, it would also be approved to move forward. Seconded by Deb Davis. All in favor. Motion passed 6-0.

7. Replace the exterior light fixtures on the house and on the porches. Add black ceiling fans on the open porches.

Ms. Sandy Levin made a motion to approve the light fixtures and black fans on the home; seconded by Mr. Thomas Slaymaker. All in favor. Motion passed 6-0.

8. Replace the existing siding with pine boards. Paint the historic home Sherwin Williams Extra White.

Mr. Thomas Slaymaker made a motion to approve the paint for the home using Sherwin Williams Extra White, the doors will be the Sherwin Williams Caviar color. Seconded by Ms. Sandy Levin. All in favor. Motion passed 6-0.

Ms. Sandy Levin made a motion to approve the pine siding as the replacement boards on the entire home; seconded by Ms. Alicia Schaefer. All in favor. Motion passed 6-0.

9. Expand the existing porte-cochere to allow for two vehicles to fit underneath at same time on the east side of the home.

Ms. Sandy Levin made a motion to deny the expansion of the porte-cochere. Ms. Levin continued with the AARC board would recommend, with a letter, that a circular driveway be permitted at the property of 805 Zephyr Street. Seconded by Ms. Deb Davis. All in favor. Motion passed 6-0.

The board thanked Ms. Collins for her vision of the historic home and is looking forward to the home being brought to its grandeur as it had been neglected for too long.

The next case on the agenda:

Applicant:	Case #2025-AARC-19 Habtu & Jill Adera 811 Zephyr Street
Proposed:	Request to add pergola in rear yard.

Mr. & Mrs. Adera recently added an in-ground swimming pool at their historic home, also on Zephyr Street.

Today's request is for a pergola to be added in the rear yard on the patio of the new inground swimming pool

The pergola is 36' x 34' and will not be taller than 15'. The pergola will sit on the edge of the patio for the inground swimming pool. The posts of the pergola will be white, and the roof will be metal. There will be no sides on the pergola.

Mr. Thomas Slaymaker made a motion to approve the pergola as presented, with the columns to be white to match the home and the roof needs to be blend with the house on the property; seconded by Ms. Sandy Levin. All in favor. Motion passed 6-0.

The next case on the agenda is also from Mr. & Mrs. Adera.

Applicant:	Case #2025-AARC-20 Jill & Habtu Adera 811 Zephyr Street
Proposed:	Adding black rail picket fence around swimming pool & rear yard.

Per the Florida Building Code, Chapter 45; barriers are required to be around a swimming pool. Barriers: A fence, dwelling wall or non-dwelling wall or any combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool, especially access from the residence or from yard outside the barrier.

The Adera's are opting out of a pool cage and instead would like a black aluminum 5' fence around the pool and rear property.

Mr. Thomas Slaymaker made a motion to approve the 5' black aluminum fence to be installed around the rear yard and swimming pool; seconded by Ms. Sandy Levin. All in favor. Motion passed 6-0.

The next case on the agenda:

Applicant:	Case #2025-AARC-21 Veronica Ruggerio / Vannah & V Hair Co. 107 W. Dampier Street
Proposed:	Adding vinyl letters to window for new business Paint door black to match next door tenant.

Ms. Veronica Ruggerio has been a hair stylist/cosmetologist for several years inside the city limits of Inverness. Ms. Ruggerio is now opening up her own shop at 107 W. Dampier Street. The name of the shop is Vannah & V Hair Company. The request is for Vinyl letters to be added to both picture windows on each side of the front door, which is going to be painted black, to match the next door's unit.

Ms. Sandy Levin made a motion to approve the sign as presented and to paint the door black; seconded by Ms. Alicia Schaefer. All in favor. Motion passed 6-0.

The next case on the agenda:

Applicant:	Case #2025-AARC-22 Jamie Kinsler / Jamie's On the Square 110 N. Pine Avenue
Proposed:	Awning Replacement

The awning at the new hair salon, Jamie's on the Square is in poor condition. The awning is faded, stained and there is a faded business name still on the awning.

Ms. Kinsler recently took over the salon and renamed the salon Jamie's on the Square. Ms. Kinsler would like to replace the existing awning with a black awning. This is a like for like awning, it will stay on the existing frame. There will be no changes to the frame.

Ms. Kinsler was not present at the meeting. The board discussed and would like to see the awning green to match the existing green awning for the Pine Street Pub, which is on the same building.

Ms. Alicia Schaefer made a motion to approve the new green canvas cover, to match the Pine Street Pub's canvas, seconded by Ms. Deb Davis. All in favor. Motion passed 6-0.

The next case on the agenda:

Applicant:	Case #2025-AARC-23 Advanced Aluminum / Deborah & Dennis Tavano 403 Emery Street
Proposed:	Adding aluminum patio cover on side of home.

The home is considered historic and was built in 1926.

The property owner has hired Advanced Aluminum to install an aluminum 12' x 30' patio over the west side of the home. The aluminum patio cover will be white.

The home is considered historic. The property owner was not present at the meeting.

Ms. Sandy Levin made a motion to deny the case as presented as it does not match the historic home, and the aluminum patio cover takes away the integrity look of the home. Seconded by Mr. Thomas Slaymaker. All in favor. Motion passed 6-0.

The next case on the agenda:

Applicant:	Case #2025-AARC-24 Peggy Hendricks / Homefinder Realty 214 Tompkins Street
Proposed:	Signage for new business

Ms. Hendricks came before the AARC board in March 2025 to update her business and signage as Ms. Hendricks had partnered with Remax. Ms. Hendricks had recently ended her partnership with Remax and wants to go back to her Homefinder Realty. Ms. Hendricks wants to use vinyl letters for her logo and only use the window on the left side of the front door.

Mr. Thomas Slaymaker made a motion to approve the signage as presented; seconded by Ms. Alicia Schaefer. All in favor. Motion passed 6-0.

The last case, which did not make the agenda. The City staff asked the chairperson to add onto the agenda.

Applicant:	Case #2025-AARC-25 Amy Rise / Foundation Counseling Center 103 W. Dampier Street
Proposed:	Window Signage

Ms. Rise was not present at the meeting.

Foundation Counseling Center was previously at 103 N. Apopka Avenue and recently moved to 103 W. Dampier Street. The Counseling Center has submitted a vinyl window signage for one of the windows in their rented space.

During the review, the board members asked if the new business could paint the door black to match the other doors in the strip plaza.

Mr. Thomas Slaymaker made a motion to approve the signage as presented, and requested that the door be painted black, to match the other doors in the building; seconded by Ms. Sandy Levin. All in favor. Motion passed 6-0.

Meeting adjourned at 5:45 pm

Kathy Thrumston
Chairperson

Debra Schramm
Recording Secretary

MEMORANDUM

TO: Architectural/Aesthetic Review Committee
FROM: Debra Schramm, Development Review Coordinator
DATE: October 9, 2025
RE: Application #2025-AARC-22
Address: 110 N. Pine Avenue
Applicant Jamie's on the Square / Jamie Kinsler
Subject: Awning Replacement

Application:

Ms. Jamie Kinsler purchased the Trendy Expressions hair salon at 110 N. Pine Avenue in April 2025 and renamed the shop Jamie's Hair on the Square.

Ms. Kinsler came before this board for her vinyl window signage in April and came back to this board for the awning in August.

At the August meeting, Ms. Kinsler requested to have a black awning. After the review and discussion, the AARC board preferred the awning to be green to match the business in the same building as Ms. Kinsler.

Ms. Kinsler is requesting again that the awning be black, to distinguish her business from the Pine Street Pub next door.

The original awning was maroon, with faded letters and stained, the awning itself was in very poor condition. The awning has since been removed.

The awning at the ice cream parlor on the next building is black. The awnings at Coach's, Brannen Bank and Subway are green. The awning at Keller Williams and Twysted Vyne on Main Street are black as is the law office at the 1911 building. LaPergola Restaurant on Main Street also has a black awning and the building next door to the pizzeria is a very faded maroon.

The building that the Pine Street Pub and Jamie's Hair on the Square is not considered historic.

Staff Recommendation: It is recommended by the Department that this application be approved as presented.







MEMORANDUM

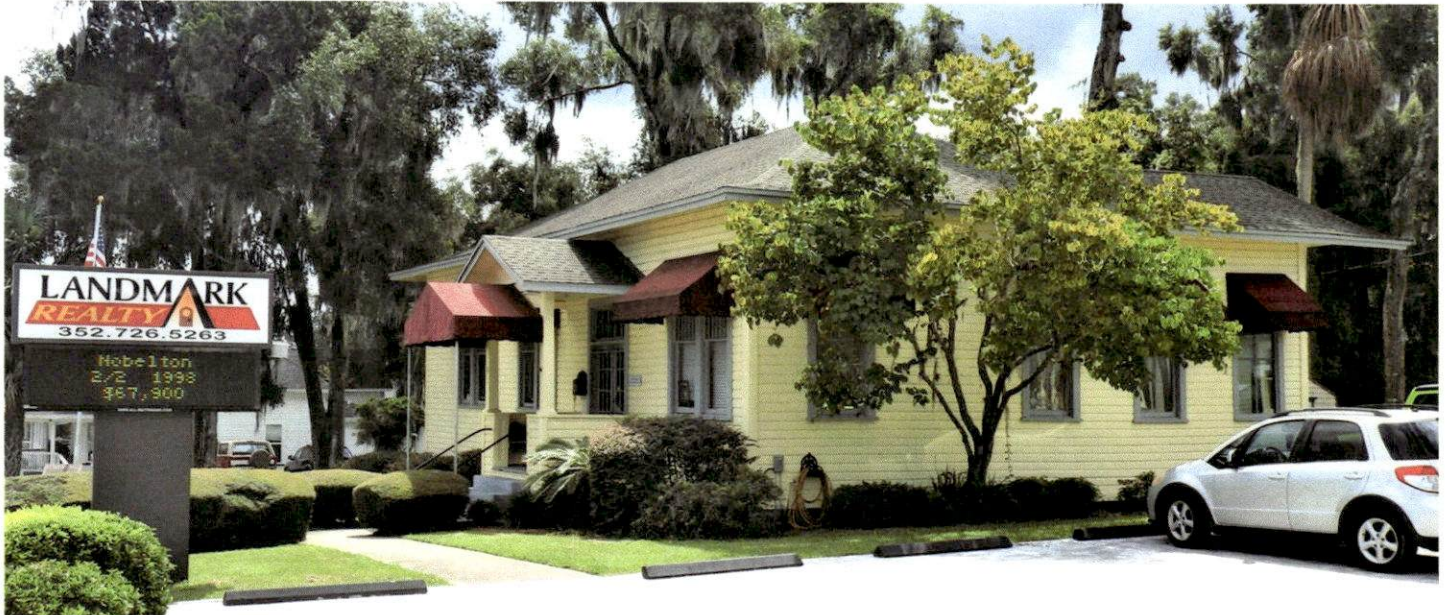
TO: Architectural/Aesthetic Review Committee
FROM: Debra Schramm, Development Review Coordinator
DATE: October 9, 2025
RE: Application #2025-AARC-25
Address: 311 W. Main Street
Applicant: Linda Bega / Landmark Realty
Subject: Replace shingle roof w/metal

Application:

Ms. Linda Bega of Landmark Realty is requesting to replace the existing shingled roof with a 26 gauge galvalume ultra rib metal roof. Metal color.

The current roof lost several shingles in a storm and is leaking. The last roof replacement was in 2004.

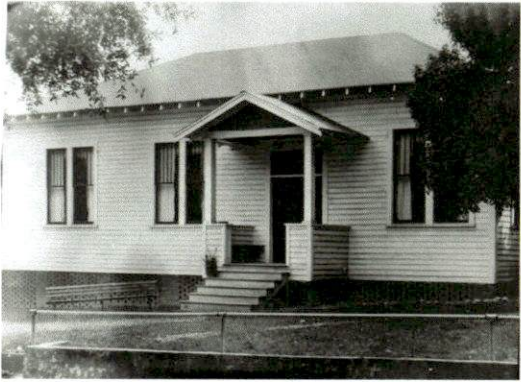
311 W. Main Street is a historic building, originally erected in 1895. The building was previously used as a library and also used as the Women's Club of Inverness.



Staff Recommendation: It is recommended by the Department that this application be approved as presented.

311 W Main St, Inverness

Re-Roof



Historical Photo



Current Photo

New roof to consist of 26 gauge Galvalume ultra rib metal. Metal color.

Roof recently lost several shingles in a storm and is leaking. Current roof 2004.