

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Agenda

December 7, 2016

5:30 PM

City Commission Auditorium

Historic Preservation Board

*Bill Warinner - Chair
Jay Reeves - Vice Chair
Michelle Hazen - Member
Ann Stacey - Member
Jason Straw - Member
Scott Daniels - Member
Mark Stern - Member
Danielle Masse - Member
David Enriquez - Student Appointee*

CALL TO ORDER**ROLL CALL**[160572.](#)**Historic Preservation Board Attendance Roster: May 3, 2016 through November 1, 2016 (B)**

Explanation: Historic Preservation Board attendance roster for Board Members to review.

[160572_HP6-month Attendance_2016](#)

APPROVL OF THE AGENDA

ANNOUNCEMENT: Section 30-355 of the Land Development Code establishes the Historic Preservation Board, including its composition and duties and authority. The Historic Preservation Board procedures are set forth in Sec. 30-112(d)(7) of the Land Development Code. Appeals of Historic Preservation Board decisions are to the City Commission and must be filed within 14 days from the date the decision by the Historic Preservation Board is reduced to writing and served by certified or registered mail. The appeal procedure is specified in Sec. 30-112(d)(7)i. of the Land Development Code.

APPROVAL OF MINUTES - November 1,2016[160573.](#)**Draft minutes of the November 1, 2016 Historic Preservation Board meeting (B)****RECOMMENDATION**

Staff is requesting that the Historic Preservation Board review the draft minutes from the November 1, 2016 meeting and vote to approve the minutes.

Staff to the Historic Preservation Board - Review and approve the draft minutes.

[160573_HP620161101 Minutes draft](#)

REQUEST TO ADDRESS THE BOARDS**OLD BUSINESS****NEW BUSINESS**[160569.](#)**Ad Valorem Tax Exemption Part 1 for Interior and Exterior Rehabilitation (B)**

Petition HP-16-103. John Cowvins, owner. Ad Valorem Tax Exemption (Part 1) for interior and exterior rehabilitation. Located at 411 NW 4th Street. This building is contributing to the Pleasant Street Historic District.

Explanation: The Certificate of Appropriateness for the rehabilitation was approved by the Historic Preservation Board at the October 3, 2016 board meeting under Petition HP-16-91. The applicant is now applying for Part 1 of the Ad Valorem Tax Exemption for the project.

RECOMMENDATION *Staff recommends approval of the Ad Valorem Tax Exemption Part 1.*

[160569 Staff report and Exhibits 1 - 3 20161207](#)

[160570.](#)

Ad Valorem Tax exemption Part 1 for interior and exterior rehabilitation (B)

Petition HP-16-104. John Cowvins, owner. Ad Valorem Tax Exemption (Part 1) for interior and exterior rehabilitation. Located at 415 NW 4th Street. This building is contributing to the Pleasant Street Historic District.

Explanation: The Certificate of Appropriateness for the rehabilitation was approved by the Historic Preservation Board at the October 3, 2016 board meeting under Petition HP-16-92. The applicant is now applying for Part 1 of the Ad Valorem Tax Exemption for the project.

RECOMMENDATION *Staff recommends approval of the Ad Valorem Tax Exemption Part 1.*

[160570 Staff report and Exhibits 1-3 20161207](#)

[160571.](#)

Certificate of Appropriateness, Zoning Modification & Ad Valorem Tax Exemption for Non-Contributing Accessory Structure (B)

Petition HP-16-107 & HP-16-108. Jay Reeves and Associates, Inc., agent for Mike and Michelle Jaffee. Certificate of Appropriateness & Ad Valorem Tax Exemption for demolition of a non-contributing accessory structure and construction of a new accessory structure, which will be non-contributing to the Northeast Residential Historic District. Zoning modification request on the rear from 7.5' to 3'. Located at 621 NE 5th Terrace.

Explanation: The applicant came before the board in August of 2016 (HP-16-63/64) for COA/ Pt 1 tax application of the project, which at that time proposed two phases: Phase 1, a new master bathroom and closet to replace the existing and reduce the master bedroom size in the main house and Phase 2, a guest house addition of approximately 400 square feet to the existing garage. The addition required no zoning modification. The COA and Part 1 tax application were approved. This application does not include the work on the main house, as there

are no changes, but proposes demolition of the existing garage and replacement with a small guest house and carport. The proposed guest house would be approximately 425 square feet, about the same square footage as the previously approved proposal. Both the carport and new guest house are of compatible architectural design, with brick, Hardi-plank, and Marvin Integrity windows. The applicant requests a rear zoning setback modification from the required 7.5' to 3'.

RECOMMENDATION

Staff recommends approval of Petition HP-16-107 for a COA and Zoning Modification with the conditions follows:

- 1. The addition cannot be used as an accessory dwelling unit, which is not an allowed use in the RSF-3 zoning district.*
- 2. No range, stove, or oven shall be installed in the proposed addition.*

Staff recommends approval of HP-16-108 for a "Part 1" ad valorem tax exemption based on the following:

- 1. The property is an eligible property because it is a contributing structure and*
- 2. The proposed improvements are eligible.*

[160571_Staff report and Exhibits 1-5_20161207](#)

Staff Approved Certificates of Appropriateness:

Petition HP-16-99. 824 NE 3rd Avenue. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Kirk Reeb, Owner. Eric Shane Smalley, Atlantic Roofing & Exteriors, LLC, Agent.

Petition HP-16-100. 605 NW 3rd Street. Reroof a single-family structure. This building is contributing to the Pleasant Street Historic District. Burnether Anderson, owner. Michael Curry, Curry's Roof King, agent.

Petition HP-16-101. 620 NE Boulevard. Remove an existing exterior stair case and replace with a new stair case and a deck onto an accessory structure. This building is contributing to the Northeast Residential Historic District. Regina Kramel, owner. Stephen R. Carter, Steve Carter Construction, Inc., agent.

Petition HP-16-102. 419 NE 6th Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. T. F. and Genevieve Blake, owners. Whitton Roofing Co., agent.

Petition HP-16-105. 15 SE 8th Street. Reroof a single-family structure. This building is contributing to the Southeast Gainesville Historic District. Herrmann & Prodigio-Herrmann H/W, owners. Mike Bennett, Mac Johnson Roofing, Inc., agent.

Petition HP-16-106. 1219 NE 5th Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Dominic Nozzi, owner. Eric Shane Smalley, Atlantic Roofing and Exteriors, agent.

Petition

HP-16-109. 531 SE 2nd Place. Replace an exterior stair case with a new stair case onto a multiple-family structure. This building is contributing to the Southeast Gainesville Historic District. Silverleaf Properties, LLC, owner. Joshua Shatkin, Shatkin Architecture LLC, agent.

Petition HP-16-110. 621 NE 5th Terrace. Install solar pool heater panels on the rear roof of a single-family structure. This building is contributing to the Northeast Residential Historic District. Michael and Michelle Jaffee, owners. Patrick Altier, Solar Trek, Inc., agent.

VII. Information Items:

A. HP Board training by City Attorney's Office.

B. Dangerous building designation by Code Enforcement for accessory structure located at 627 SW 12th Street.

C. Dangerous building designation by Code Enforcement for two single-family structures located at 520 NW 1st Street.

[160576.](#)**Review of a Dangerous Building Designation (B)****Information Item B. Dangerous building designation by Code Enforcement for accessory structure located at 627 SW 12th Street.**

Explanation: The subject building is an accessory structure located at 627 SW 12th Street. It is currently shown as a contributing structure to the University Heights Historic District - South. The property is zoned RH-2. The building is a two-story accessory apartment that was built in 1967 according to the Alachua County Property Appraisers Office. However, the National Register continuation sheet for the district which has information about all of the structures in the district indicates that the accessory structure was built in 1936, the same year as the principal structure on the property. The information also indicates that the accessory structure was considered non-contributing at the time of the creation of the district and that the structure had been altered.

RECOMMENDATION

Staff recommends that the Historic Preservation Board support the Code Enforcement designation of a dangerous building.

[160576 Info Item B 20161207](#)[160579.](#)**Review of a dangerous building designation for two single-family structures (B)****Information Item C. Dangerous building designation by Code Enforcement for two single-family structures located at 520 NW 1st Street.**

Explanation: The subject buildings are single-family structures located on tax parcel 14188-000-000 at 520 NW 1st Street. One house has a 516 NW 1st Street address while the other house is 520 NW 1st Street. Both are located on one tax parcel and both are currently shown as contributing structures to the Pleasant Street Historic District. The property is zoned CCD (Central City District). The building at 520 NW 1st Street is a two-story structure that was built in 1924 according to the Alachua County Property Appraisers Office. The building at 516 NW 1st Street is a one-story structure that was built in 1916 according to the Property Appraiser.

RECOMMENDATION

Staff recommends that the Historic Preservation Board support the Code Enforcement designation of a dangerous building.

[160579 Info Item C 20161207](#)**BOARD COMMENTS****ADJOURNMENT**

For further information, please call 334-5022.

If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.