



Department of Doing
 Planning Division
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HISTORIC PRESERVATION BOARD MINUTES

April 4, 2017 5:30 PM
 City Hall Auditorium
 200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Bill Warinner		Jason Simmons
Jay Reeves, Jr. (Chair)		Andrew Persons
Michelle Hazen		Cleary Larkin
Ann Stacy (Vice Chair)		Linda Demetropoulos
	Scott Daniels	
Mark Stern		
Danielle Masse		
	David Enriquez	

I. Roll Call

II. Approval of Agenda *(Note: order of business subject to change)*

Motion By: Bill Warinner	Seconded By: Ann Stacy
Moved To: Approve	Upon Vote: 5-0

BOARD MEMBERS

Chair: Jay Reeves Vice Chair: Ann Stacy
 Michelle Hazen, Bill Warinner, Scott Daniels, Brian Smith, Danielle Masse, Mark Stern, David Enriquez (Student Appointee)
 Staff Liaison: Jason Simmons

III. 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.

IV. Approval of Minutes: March 7, 2017

Motion By: Bill Warinner	Seconded By: Mark Stern
Moved To: Approve	Upon Vote: 5-0

V. Requests to Address the Board

Jason Simmons, Planner, presented basic information about the multifamily development proposed at 238 West University Avenue. Staff did impose the 90-day demolition delay on the demolition permit that was submitted on February 27, 2017. Scott Renfro with Florida Concrete Recycling spoke to the matter requesting the waiver because of the dangerous structural conditions of the building as noted in the structural engineering report. Staff and the Board indicated that the statement in Section 6-19 of the City’s Code of Ordinances concerning the waiting period for demolition permits about a structure being 50% or more affected by damage is referring to “acts of God” and not simply long term decay. The developers were also requesting the waiver of the remaining 90 days for a demolition permit at 222 NW 1st Avenue, which is part of the same project with 238 W. University Avenue. The Board expressed concern about staff not having access to the 238 building to document the features of the building prior to demolition. Board member Michelle Hazen noted that Section 6-19 indicates that staff shall be granted access to the premises during the 90-day period. Carl Cataudella from the Collier Companies spoke about the economic impact of the demolition delay on the project and having met all of the staff conditions. The applicant indicated that the structural engineering report has yet to be completed for 222 NW 1st Avenue. The Board indicated that it would like to have the structural report submitted prior to staff signing off on the demolition permit for 222 NW 1st Place.

Motion By: Bill Warinner	Seconded By: Ann Stacy
Moved To: Waive the remaining number of days on the 90-day demolition delay for 238 West University Avenue.	Upon Vote: 5-1

Motion By: Bill Warinner	Seconded By: Mark Stern
Moved To: Waive the remaining number of days on the 90-day demolition delay subject to the submittal of the structural engineering report for this property at 222 NW 1 st Avenue.	Upon Vote: 5-1

Linda Demetropoulos, Nature Manager with the City of Gainesville Parks, Recreation and Cultural Affairs department, requested a support letter be signed by the board for the City’s application for a Small Matching Grant from the Department of State, Division of Historical Resources. The grant would fund a plan to address historic and archaeological resources protection at the City’s Split Rock Conservation Area.

Motion By: Bill Warinner	Seconded By: Danielle Masse
Moved To: Support the board chairman providing a letter that supports the application for the grant.	Upon Vote: 6-0

VI. Old Business

- OB1. **Petition HP-17-06c** Kurt & Renee Strauss, owners. Ad Valorem Tax Exemption Part 1 review for exterior and interior rehabilitation of single-family dwelling. Located at 1216 NE 4th Street in the Northeast Residential Historic District.
- Continued to June 6, 2017 meeting*

VII. New Business:

1. **Petition HP-17-09** Juris Luzins, Architect PLLC, agent for Feaster Properties, LLC. Addition of approximately 400 s. f. of floor area for a bedroom and three bathrooms. Located at 1012 SW 3rd Avenue. This building is contributing to the University Heights Historic District - South.

Jason Simmons, Planner, gave the staff presentation. Juris Luzins, agent and architect for the project answered questions from the board. Dan Feaster, owner, also spoke to the matter of the roof type appropriate for the building.

Motion By: Michelle Hazen	Seconded By: Bill Warinner
Moved To: Approve with the condition that the roof type, the materials and the color chosen will come back before staff or the Historic Preservation Board for final approval.	Upon Vote: 6-0

Staff Approved Certificates of Appropriateness:

1. **Petition HP-17-10.** 210 SE 6th Street. Replace three aluminum windows on a garage with new vinyl windows. This building is non-contributing to the Southeast Gainesville Historic District. Blanche and Bruce Stokley, owners.

VIII. Information Items:

A. Land Development Code update

Item delayed until next month's HPB meeting.

IX. Board Member Comments

Bill Warinner thanked staff for working with the Division of Historical Resources on putting together the Certified Local Government training session on April 3 and 4.

X. 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.

Chair, Historic Preservation Board
Jay Reeves, Jr.

Date

Staff Liaison, Historic Preservation Board
Jason Simmons

Date