



Department of Doing  
 Planning Division  
 PO Box 490, Station 11  
 Gainesville, FL 32602-0490

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## HISTORIC PRESERVATION BOARD MINUTES

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

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
<b>Bill Warinner</b>		<b>Jason Simmons</b>
<b>Jay Reeves, Jr.(Chair)</b>		<b>Cleary Larkin</b>
<b>Michelle Hazen</b>		
<b>Ann Stacy (Vice Chair)</b>		
<b>Scott Daniels</b>		
<b>Danielle Masse</b>		
<b>Jordan Brown</b>		
<b>Eric Neiberger</b>		
	<b>David Enriquez</b>	

**I. Roll Call**

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

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Scott Daniels
<b>Moved To:</b> Approve agenda with modification to have a vote on a new Vice-Chair.	<b>Upon Vote:</b> 7-0

**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

**BOARD MEMBERS**

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

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:** August 1, 2017 - Meeting Cancelled.

The board could not vote to approve the July 5, 2017 minutes because of the lack of a quorum at the August meeting. Staff gave board members the July minutes for review and approval.

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Scott Daniels
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 7-0

**V. Requests to Address the Board**

Cleary Larkin, Planner, introduced the property at 1015 SW 3<sup>rd</sup> Avenue to the board for Eric Leightman, agent for the property owner, to speak about a contributing accessory structure on the site. The owner feels that the structure is holding up the sale of the property because of its contributing status. Mr. Leightman is looking for guidance to give to future buyers about a project that would keep the contributing principle structure and demolish the accessory structure to allow for a development that could be approved by the board. The chair indicated that the board could only give an opinion of the significance of the structure as anything else would be contingent on the specific plans for the property. The board indicated that the accessory structure was not compatible with the primary structure and it is a utilitarian design that does not fit in with the general character of the area.

**VI. Old Business:**

**VII. New Business:**

**1. Petition HP-15-60**

John Hudson, agent for Juan Carlos Hernandez. Renewal of a previously approved petition to relocate a single-family dwelling within the same lot and demolish non-contributing additions on the building. Located at 504 SW 10<sup>th</sup> Street. This building is contributing to the University Heights Historic District - South. Related to HP-15-61.

Jason Simmons, Planner, gave the staff presentation.

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Michelle Hazen
<b>Moved To:</b> Approve with the condition that the entire house is moved minus the small front porch.	<b>Upon Vote:</b> 7-0

2. **Petition HP-17-38**

Shane Smalley, Atlantic Roofing, agent for Perry Properties, owners. Certificate of Appropriateness for installation of metal roofing. Located at 205 NE 3rd Street. The property is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. Board member Bill Warinner indicated that the proposed 5V Crimp style metal roof was a more utilitarian style of metal roof and not appropriate for the Northeast Residential Historic District. Shane Smalley of Atlantic Roofing spoke to the matter and answered questions from the board.

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Michelle Hazen
<b>Moved To:</b> Continue the item with the condition that if applicant comes before staff with a proposal for architectural grade shingles, that could be staff approved; anything else will need to come back before the board for review.	<b>Upon Vote:</b> 7-0

3. **Petition HP-17-39**

Steffen Vala, owner. Certificate of Appropriateness for rehabilitation of contributing primary structure; demolition, new construction and zoning modification request for non-contributing accessory structure; Part 1 Ad Valorem tax exemption for 609 NE 6th Street. The property is contributing to the Northeast Residential Historic District.

Cleary Larkin, Planner, gave the staff presentation. Steffen Vala, owner, spoke about the project and Doug Nesbitt of Atlantic Design indicated a willingness to work with staff on the proposal.

<b>Motion By:</b> Michelle Hazen	<b>Seconded By:</b> Bill Warinner
<b>Moved To:</b> Approve with the staff recommendations.	<b>Upon Vote:</b> 7-0

4. **Petition HP-17-35**

Ron Thomas and Denise Guerin, owners. Certificate of Appropriateness to re-roof a single-family dwelling with a metal roof. Located at 824 NE 4<sup>th</sup> Avenue. This building is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. Denise Guerin, owner, spoke to the issue of other 5V Crimp metal roofs in the neighborhood. The board discussed whether there was precedent at this location for approving 5V Crimp since the rear addition has existing 5V Crimp. They determined that the house is significant in architectural character which places it above a utilitarian type structure where 5V Crimp may be more appropriate.

<b>Motion By:</b> Jordan Brown	<b>Seconded By:</b>
<b>Moved To:</b> Approve	<b>Upon Vote:</b> (Motion died for lack of a second)

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Scott Daniels
<b>Moved To:</b> Continue to the next meeting.	<b>Upon Vote:</b> 7-0

5. **Petition HP-17-40** Leslie Murray and Sophia Acord, owners. Certificate of Appropriateness for rehabilitation including new roof form, window and door replacement and new fencing. Located at 217 NE 10th Avenue. The property is contributing to the Northeast Residential Historic District

Cleary Larkin, Planner, gave the staff presentation. Leslie Murray and Sophia Acord, owners, spoke to the board.

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Jordan Brown
<b>Moved To:</b> Approve with staff recommendations.	<b>Upon Vote:</b> 6-0 with Jay Reeves recusing himself

**Staff Approved Certificates of Appropriateness:**

1. **Petition HP-17-29.** City of Gainesville, owner. Certificate of Appropriateness for signage installation at 25 SE 2<sup>nd</sup> Place, Hippodrome Theater. The property is an individual landmark.
2. **Petition HP-17-30.** City of Gainesville, owner. Application for Certificate of Appropriateness for canvas awning installation at 306 NE 6<sup>th</sup> Avenue, Thomas Center B. The property is contributing to the Northeast Residential Historic District.
3. **Petition HP-17-33.** Mona Rippe, owner. Application for Certificate of Appropriateness for wood shed installation in backyard at 644 NE 10th Place. The property is contributing to the Northeast Residential Historic District.
4. **Petition HP-17-34.** Stellar, LLC, owners. Application for Certificate of Appropriateness for minor rehabilitation of 106 and 114 SE 6<sup>th</sup> Street. The property is contributing to the Northeast Residential Historic District.
5. **Petition HP-17-37.** Bill Warinner, agent; Susan Shure, owner. Application for Certificate of Appropriateness for minor rehabilitation and addition to 630 NE 10th Avenue. The property is contributing to the Northeast Residential Historic District.

**VIII. Information Item:**

- A. Dangerous building designation by Code Enforcement for single-family structure located at 507 NW 2<sup>nd</sup> Street.

Pulled from the agenda to be heard at the October 3, 2017 HPB meeting.

- B. Discussion on roof material replacement.

Cleary Larkin, Planner, asked for feedback from the board concerning appropriate roof material in the historic districts and a rough timeline for when metal roofs may have been introduced into the districts. Chair Reeves indicated that most of the original roofs in the older parts of the districts would have been wood shingle. Metal roofs with a 5V Crimp style came in with utilitarian structures while pressed-in shingles were the more common style of metal roof in the teens and twenties (20<sup>th</sup> Century). High end Victorians might have a standing seam metal roof, but there are not a lot of examples of historic metal roofing in the districts. Asphalt shingles became common after the wood shingles and asbestos shingles were used to prevent a common problem concerning roof fires. It was stated that the insurance companies have encouraged people to install metal roofs to replace shingles that they want taken off after 15 years. There was further discussion about roofing in the districts.

**IX. Board Member Comments**

**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.

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**Chair, Historic Preservation Board**  
Jay Reeves, Jr.

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**Date**

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**Staff Liaison, Historic Preservation Board**

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**Date**