

City of Gainesville

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



Minutes

March 20, 2018

5:30 PM

Roberta Lisle Kline Conference Room

Historic Preservation Board

*Jay Reeves - Chair
Scott Daniels - Vice Chair
Bill Warinner - Member
Michelle Hazen - Member
Danielle Masse - Member
Eric Neiberger - Member
Jordan Brown - Member
Kyra N. Lucas - Member
David Enriquez - Student Appointee*

CALL TO ORDER

ROLL CALL

[170855.](#)

Historic Preservation Board Attendance Roster: July 5, 2017 through February 6, 2018 (B)

Attachments: [170855_HP B 6-month Attendance 2017-2018_20180306.pdf](#)

APPROVAL OF THE AGENDA

Motion By: Bill Warinner Seconded By: Scott Daniels

**Moved To: Approve
Upon Vote: 6-0**

ANNOUNCEMENT: Section 30-3.5 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. 30-4.28G 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. 30-4.28G. of the Land Development Code.

APPROVAL OF MINUTES - January 2, 2018

[170856.](#)

Draft minutes of the January 2, 2018 Historic Preservation Board meeting (B)

Attachments: [170856_HP B 180102 Minutes draft_20180306.pdf](#)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the January 2, 2018 meeting and vote to approve the minutes.

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

Motion By: Bill Warinner Seconded By: Kyra Lucas

Moved To: Approve

Upon Vote: 6-0

REQUEST TO ADDRESS THE BOARD

Andrew Mitchell, homeowner, discussed an addition to his garage at 505 NE 6th Avenue in the Northeast Residential Historic District and offered two options for feedback from the board. The board offered feedback and expressed a preference for option number one.

OLD BUSINESS: N/A**NEW BUSINESS:**

[170861.](#)

Pleasant Street Historic District. Application for Certificate of Appropriateness for new construction of a single-family residential house on an empty parcel. Application for modification of front setback. Located at 602 NW 2nd Street (B)

Petition HP-18-01. Thomas Hawkins and Sara Nash, owners. Application for Certificate of Appropriateness for new construction of a single-family residential house on an empty parcel. Application for modification of front setback. Located at 602 NW 2nd Street. The property will be non-contributing to the Pleasant Street Historic District.

Attachments: [170861_Staff Report w Exhibit 1 - Exhibit 7_20180306.pdf](#)

RECOMMENDATION *Staff recommends approval of Petition HP-18-01.*

Cleary Larkin, planner, gave the staff presentation. Thomas Hawkins, owner, spoke to the matter. Audience member Donald Shepherd also spoke to the matter.

Motion By: Bill Warinner Seconded By: Michelle Hazen

Moved To: Approve

Upon Vote: 6-0

[170860.](#)

Northeast Residential Historic District -Replace Windows on Single-Family Dwelling at 640 NE 9th Avenue (B)

Petition HP-18-12. James Leary & Marcia Wiesel-Leary, owners. Replace existing wood windows with new vinyl windows on an existing single-family house. Located at 640 NE 9th Avenue. This building is contributing to the Northeast Residential Historic District.

Attachments: [170860_Staff report w Exhibit 1-Exhibit 4_20180306.pdf](#)

RECOMMENDATION *Staff to Historic Preservation Board - Deny Petition HP-18-12.*

Staff finds that although increasing energy efficiency is a worthy goal for the homeowners, the subject property is a contributing structure within the Northeast Residential Historic District, and preservation of the historic features of the structures is paramount. As the existing wood windows still appear to be in reasonable shape for repair and augmentation with weather-stripping and adding storm windows, staff recommends denial of Petition HP-18-12.

Jason Simmons, planner, gave the staff presentation. James Leary & Marcia Wiesel-Leary, owners, gave a presentation about the existing conditions of the windows and had a discussion with the board about vinyl windows versus repair or new wood windows. Board members offered the names of craftsmen who work on the repair and restoration of historic wooden windows. Audience member Donald Shepherd also spoke to the matter.

Motion By: Bill Warinner Seconded By: Michelle Hazen

Moved To: Deny

Upon Vote: 6-0

[170858.](#)

Southeast Gainesville Historic District. Application for Certificate of Appropriateness for rear addition to a single-family residence. Located at 612 SE 4th Avenue (B)

Petition HP-18-15. Brent Warner, owner. Joshua Shatkin, Agent. Application for Certificate of Appropriateness for rear addition to a single-family residence. 612 SE 4th Avenue. The property is contributing to the Southeast Gainesville Historic District.

Attachments: [170858_Staff Report w Exhibit 1-Exhibit 3_20180306.pdf](#)

RECOMMENDATION *Staff recommends approval of Petition HP-18-15.*

Cleary Larkin, planner, gave the staff presentation. Joshua Shatkin, agent, spoke to the matter. Audience member Donald Shepherd also spoke to the matter.

Motion By: Michelle Hazen Seconded By: Kyra Lucas

Moved To: Approve

Upon Vote: 6-0

Staff Approved Certificates of Appropriateness:

Petition HP-16-95. Regina Lovings Morse, owner. Alteration of a single-family dwelling, including opening the existing front porch to original conditions, adding a new side porch to access existing metal stairs, renovation of a rear addition, removal of existing boiler chimney and interior renovations that will convert the single-family dwelling into a duplex. Located at 1125 SW 4th Avenue. The building is contributing to the University Heights Historic District-South. (Staff level renewal of expired COA; no change in scope of work. Conditions still apply.)

Petition HP-17-72. 410 and 418 SE 7th Street. Install wood, privacy fencing in the rear yard of two single-family structures. These buildings are contributing to the Southeast Gainesville Historic District. Louise Watson and Andrea Emrick, owners.

Petition HP-18-02. 538 NE 11th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Elizabeth A. Franks, owner. Whittle Roofing Company, agent.

Petition HP-18-03. 810 E. University Avenue. Repair and in-kind replacement of rotted wood architectural elements on accessory building (cottage). This building is contributing to the Northeast Residential Historic District. The Florida School of Traditional Midwifery, Susan Nelson, owner.

Petition HP-18-04. 521 NE 6th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Lauren Reveri, owner. W. Keith Perry, Perry Roofing Contractors, agent.

Petition HP-18-05. 532 SE 2nd Place. Reroof a single-family dwelling. This building is contributing to the Southeast Gainesville Historic District. Steven Winfrey, owner. Gainesville Roof and Company, Inc., agent.

Petition HP-18-06. 543 NE 8th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Delmar Roan, owner. Tracy Cantley, Tracy Cantley and Company, Inc., agent.

Petition HP-18-07. 608 SE 2nd Pl. Installation of 6'-0" wood fence and gate at rear of house. This building is contributing to the Southeast Gainesville Historic District. Sharon Carr, owner.

Petition HP-18-08. 1209 NE 4th Street. Replacement of non-original rear addition, less than 300 sf. This building is contributing to the Northeast Residential Historic District. Peter Rudnytsky, owner. Joshua Shatkin, Agent.

Petition HP-18-09. 525 NE Boulevard. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Dorothy Werner, owner. W. Keith Perry, Perry Roofing Contractors, agent.

Petition HP-18-10. 424 NE 6th Street. Partial reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. John and Mark Barrow, co-trustees. Tom Whitton, Whitton Roofing Company, agent.

Petition HP-18-11. 425 NE 10th Avenue. Partial reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Randi H. Cameon, owner. Tom Whitton, Whitton Roofing Company, agent.

Petition HP-18-13. 730 NE 4th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Melanie V. Barr, owner. Tom Whitton, Whitton Roofing Company, agent.

Petition HP-18-14. 421 SE 6th Terrace. Roofing repair of a single-family dwelling. This building is contributing to the southeast Gainesville Historic District. Susan Gildersleeve, owner. Clayton Crosier, Crosier & Son Roofing, Inc., agent.

Petition HP-18-20. Peter McNiece, owner. Certificate of Appropriateness for 6' wood privacy fence in backyard. Located at 520 SW 10th Street. The property is contributing to the University Heights Historic District – South.

Petition HP-18-21. Chris Fillie, owner. Certificate of Appropriateness for repairs and in-kind replacement of exterior fabric, including brick piers. Includes removal of non-historic concrete block chimney. Does not include replacement of exterior doors, windows or roofing. Located at 710 NW 3rd Street. The property is contributing to the Pleasant Street Historic District.

Petition HP-18-22. 432 SE 7th Street. Installation of a 140 square foot metal shed on an existing slab, where a non-contributing shed used to be. This building is contributing to the Southeast Gainesville Historic District; the shed will be non-contributing. Constance M. Dean, owner.

Petition HP-18-23. 1014 NE 5th Terrace. In-kind shingle roofing replacement of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Amy Coenen, owner. Christopher Tenney, Godwin Green Roofing, agent.

Petition HP-18-24. 630 NE 9th Avenue. In-kind shingle roofing replacement of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Mark Armbricht, owner. Christopher Tenney, Godwin Green Roofing, agent.

Petition HP-18-25. 1115 NE 5th Terrace. In-kind shingle roofing replacement of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Erin Siemens & Nicolas Polfer, owners. Christopher Tenney, Godwin Green Roofing, agent.

INFORMATION ITEM:

A. St. Michael's Episcopal

It was noted that the land use and zoning petitions for the St. Michael's Episcopal Church property would be heard on Thursday, March 22, 2018 at the City Plan Board meeting. There was discussion about the efforts to place the church building under some kind of historic register and the ongoing neighborhood opposition to redevelopment on that corner of NW 43rd Street and NW 23rd Avenue.

BOARD COMMENTS

Board member Warinner discussed a garage addition project at 630 NE 10th Avenue and gathered feedback from the board.

NEXT MEETING DATE - April 3, 2018

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.