

# **City of Gainesville**

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



## **Minutes**

**March 1, 2016**

**5:30 PM**

**City Commission Auditorium**

## **Historic Preservation Board**

*Bill Warinner - Chair  
Jay Reeves - Vice Chair  
Betsy Albury - Member  
Michelle Hazen - Member  
Charlotte Lake - Member  
Jason Straw - Member  
Sandra Lamme - Member  
Anne Stacey - Member  
Allison Reagan - Student Appointee*

**ROLL CALL****ADOPTION OF THE AGENDA**

Motion By: Charlotte Lake      Seconded By: Jay Reeves, Jr.

Moved To: Approve

Upon Vote: 6-0

**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 - February 2, 2106**

Motion By: Charlotte Lake      Seconded By: Jay Reeves, Jr.

Moved To: Approve

Upon Vote: 6-0

150758.

**Draft minutes of the February 2, 2016 Historic Preservation Board meeting (B)**

Recommendation

Staff is requesting that the Historic Preservation Board review the draft minutes from the February 2, 2016 meeting and vote to approve the minutes.

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

**Attachments:**      [150758 HPB 160202 Minutes draft\\_20160301.pdf](#)

**REQUEST TO ADDRESS THE BOARD**

**Reid Rivers, City of Gainesville and project manager for the Fire Station #1 project on South Main Street spoke requesting a waiver of a 90-day demolition**

delay.

Motion By: Jay Reeves, Jr.      Seconded By: Charlotte Lake

Moved To: Approve the waiver of the 90-day demolition delay.  
Upon Vote:7-0 (Jason Straw arrived at 5:36 PM)

## OLD BUSINESS

### NEW BUSINESS

150753.      **Southeast Historic District - Replace five aluminum windows with vinyl windows on a single-family residence (B)**

**Petition HP-15-81.** Constance Jylanki, owner. Replace five aluminum windows with vinyl windows on a single-family residence. Located at 428 SE 7th Street.\_

**Attachments:**      [150753\\_Staff report\\_20160301.pdf](#)

**RECOMMENDATION**      *Staff to Historic Preservation Board -Approval of Petition HP-15-81 with the condition that the window replacements are made out of wood. If the petitioner is granted a hardship, the vinyl windows shall be Simulated Divided Light (SDL) windows.*

Sal Cumella, Temporary Professional, gave the staff presentation. Owner is part of the GRU LEEP program and is requesting an economic hardship for the use of vinyl windows with a simulated divided light (SDL) grille pattern versus the more expensive all wood windows. The LEEP program can assist with the cost of the vinyl windows but not the wood windows.

Motion By: Jason Straw      Seconded By: Jay Reeves, Jr.

Moved To: Approve with the condition that with the hardship, the vinyl windows shall be Simulated Divided Light (SDL) windows and the observation that this is a unique hardship and is not a precedent setting motion.

Upon Vote:7-0

150754.      **Northeast Residential Historic District - New construction of a single-family dwelling (B)**

**Petition HP-16-5.** Jason Cytacki, agent for Rafael Diaz. New construction of a single-family dwelling. Located at 535 NE 8th Avenue.

**Attachments:**      [150754\\_Staff report\\_20160301.pdf](#)

**RECOMMENDATION**      *Staff to Historic Preservation Board - Approval of HP-16-5 and the Application for Modification of Setback Requirements.*

Sal Cumella, Temporary Professional, gave the staff presentation.

**Motion By:** Michelle Hazen      **Seconded By:** Charlotte Lake

**Moved To:** Approve with the condition that the windows shall be 3 over 1 or 1 over 1 in muntin/mullion design.

**Upon Vote:** 7-0

**Motion By:** Jay Reeves, Jr.      **Seconded By:** Charlotte Lake

**Moved To:** Approve the requested setback modification of the side setback from the required 7 feet 6 inches to 3 feet.

**Upon Vote:** 7-0

150760.

**Replace aluminum windows with vinyl windows on a single-family dwelling (B)**

**Petition HP-16-7.** David Ward, agent for Nicolas Polfer and Erin Slemmens. Replacement of 20 aluminum windows with vinyl windows. Located at 1115 NE 5th Terrace. This home is contributing to the Northeast Residential Historic District.

**Attachments:** [150760\\_Staff report and Exhibits 1 - 5\\_20160301.pdf](#)

**RECOMMENDATION** *Staff to the Historic Preservation Board - Approve Petition HP-16-7 with the condition that new windows match the original in size, general muntin/mullion configuration, and reflective qualities.*

Jason Simmons, Planner, gave the staff presentation. David Ward of Home Depot and agent for the owners addressed the board regarding the window details. The board asked about the sash. Mr. Ward displayed an example of the windows to be replaced. The board discussed the staff condition.

**Motion By:** Jason Straw      **Seconded By:** Jay Reeves, Jr.

**Moved To:** Approve with staff conditions that the new windows match the original in size and reflective qualities but delete the reference to meeting the general muntin/mullion configuration.

**Upon Vote:** 7-0

150755.

**Northeast Residential Historic District - Interior and Exterior rehabilitation and addition to a multi-family dwelling (B)**

**Petition HP-16-4.** Joshua Wolf Shatkin, Agent for Jonathan Varol. Interior and Exterior rehabilitation and addition to a multi-family dwelling. Located at 305 NE 6th Street.

**Attachments:** [150755\\_Staff report\\_20160301.pdf](#)

**RECOMMENDATION** *Staff to Historic Preservation Board - Approval of HP-16-4*

Sal Cumella, Temporary Professional, gave the staff presentation. Joshua Wolf Shatkin, agent for Jonathan Varol, gave a presentation for the petitioner.

Motion By: Jason Straw      Seconded By: Jay Reeves, Jr.

Moved To: Approve with the modification that the infilled porch windows on the second floor be replaced with a casement style window instead of the single-hung windows as shown.

Upon Vote: 7-0

[150756.](#)      Northeast Residential Historic District - Ad Valorem Tax Exemption Part 1 (B)

**Petition HP-16-6.** Joshua Wolf Shatkin, Agent for Jonathan Varol. Ad Valorem Tax Exemption Part 1. Located at 305 NE 6th Street.

Attachments:      [150756\\_Staff report\\_20160301.pdf](#)

RECOMMENDATION      *Staff to Historic Preservation Board - Approval of HP-16-6*

Sal Cumella, Temporary Professional, gave the staff presentation.

Motion By: Jason Straw      Seconded By: Michelle Hazen

Moved To: Approve

Upon Vote: 7-0

[150761.](#)

Reroof a single-family dwelling with a metal roof (B)

**Petition HP-16-9.** John Cowvins, owner. Reroof with Ultra rib metal roof. Located at 427 NW 7th Avenue. This home is contributing to the Pleasant Street Historic District.

Attachments:      [150761\\_Staff report and Exhibits 1-3\\_20160301.pdf](#)

RECOMMENDATION      *Staff to the Historic Preservation Board - Approve Petition HP-16-9 with the condition that the roof finish be Galvalume or a light to medium gray paint finish.*

Jason Simmons, Planner, gave the staff presentation. John Cowvins, owner, spoke to the matter, indicating a wide variety of roofing materials used in the Pleasant Street area.

Motion By: Jason Straw      Seconded By: Michelle Hazen

Moved To: Approve with staff condition that the roof finish be Galvalume or a light to medium gray paint finish.

Upon Vote: 7-0

## **Staff Approved Certificates of Appropriateness:**

**Petition HP-16-8. 1015 NE 6th Street. Reroof a single-family structure.  
This building is contributing to the Northeast Residential Historic District.  
Steven Howell, owner. Jeff Bokor, DWC Contracting, agent.**

**Petition HP-16-10. 914 NE Boulevard. Reroof a single-family structure.  
This building is contributing to the Northeast Residential Historic District.  
Jennifer Locke, owner. Jeffrey D. Kyle, Kyle Roofing LLC, agent.**

**Petition HP-16-11. 1039 NE 4th Street. Kitchen renovation and re-screen existing rear porch. This building is non-contributing to the Northeast Residential Historic District. Eric Potsdam, owner. Jason Hessler-Smith, Complete Renovations, agent.**

**Petition HP-16-12. 1045 NE 5th Terrace. Reroof a single-family structure.  
This building is contributing to the Northeast Residential Historic District.  
Dwight Devane, owner. Jeffrey D. Kyle, Kyle Roofing LLC, agent.**

**INFORMATION ITEMS:** A. John Cowvins – Discussion of options for building located at 315 NW 4th Place.  
B. Request to waive a 90-day demolition delay.

**Lendel Lanier of Florida Concrete Recycling, Inc. explained the request to waive the remaining days on the 90-day demolition delay for a structure at 606 NW 10th Street.**

**Motion By: Jay Reeves, Jr. Seconded By: Charlotte Lake**

Moved To: Deny the request to waive the 90-day demolition delay.

**Upon Vote:6-0 (Jason Straw left before the vote)**

## BOARD MEMBER 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.**