

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes

November 6, 2018

5:30 PM

City Commission Auditorium

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
Jason Diven - Member
Eric W. Barkhurst - Member
Jason Simmons - Staff Liaison*

CALL TO ORDER**ROLL CALL**[180506.](#)

Historic Preservation Board Attendance Roster: May 1, 2018 through October 2, 2018 (B)

Attachments: [180506_HPB 6-month Attendance 2018_20181106.pdf](#)

ADOPTION OF THE AGENDA

Chair Reeves added a discussion item concerning the application to place the St. Michaels Episcopal Church on the local register of historic places.

Motion By: Bill Warinner **Seconded By:** Kyra Lucas

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 - OCTOBER 2, 2018[180507.](#)

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

Attachments: [180507_HPB 181002 Agenda Minutes draft_20181106.pdf](#)

RECOMMENDATION *Staff is requesting that the Historic Preservation Board review the draft minutes from the October 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:** Scott Daniels

Moved To: Approve **Upon Vote:** 7-0

REQUEST TO ADDRESS THE BOARD

Chair Reeves briefly discussed the intention to have an item come before the HPB in December concerning the application to place the St. Michael's Episcopal Church on the local register of historic places. Morris Hylton III, representing Gainesville Modern and Director of the Historic Preservation program at the University of Florida, gave a presentation about the building, architect Nils M. Schweizer, and why the building is considered a candidate for placement on the local register of historic places.

Motion By: Bill Warinner **Seconded By:** Kyra Lucas

Moved To: Approve motion to have the HPB submit an application for nomination of St Michael's for placement on the local register of historic places. **Upon Vote:** 6-0 with Jay Reeves recusing himself.

NEW BUSINESS:180518.**Add an Addition to a Single-family Dwelling with a Part 1 Ad Valorem Tax Exemption Application (B)**

Petition HP-18-92. Jay Reeves & Associates, Inc., agent for Anita Smith Anantharam. Certificate of Appropriateness and an Ad Valorem Tax Exemption Part 1 review for the renovation with an addition to a single-family house. Located at 600 NE 9th Avenue. This building is contributing to the Northeast Residential Historic District.

Attachments: [180518_Staff Report w Exhibit 1 - Exhibit 5_20181106.pdf](#)

RECOMMENDATION *Staff to the Historic Preservation Board:*

Staff recommends approval of the application with the following conditions:

1. *Provide product information or cut-sheets about the proposed windows, doors, and the chosen roof material.*
2. *Notify staff of any changes during construction.*

Staff recommends approval of the ad valorem tax exemption application and finds that the property is an eligible property because it is a contributing structure.

Jason Simmons, Planner, gave the staff presentation. Jay Reeves, architect, recused himself from voting but answered questions from the board. Tracy Cantley, a roofer here for another petition item, commented about the weight of barrel tiles on the roof and the engineering it takes to accommodate the weight.

Motion By: Bill Warinner **Seconded By:** Danielle Massey

Moved To: Approve the ad valorem Part 1 application.

Upon Vote: 6-0 with

Jay Reeves recusing himself.

Motion By: Kyra Lucas Seconded By: Bill Warinner

Moved To: Approve the work proposed in the Certificate of Appropriateness with the condition that the window material and the roofing material come back before the HPB for review. Upon Vote: 6-0 with Jay Reeves recusing himself.

180510.

Re-Roof a Single-Family Dwelling with a Metal Roof (B)

Petition HP-18-106. Tracy Cantley, Tracy Cantley & Company, Inc., agent for Marian Keesling. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 716 NE 6th Street. This building is non-contributing to the Northeast Residential Historic District.

Attachments: [180510_StaffReport w Exhibit 1 - Exhibit 3_20181106.pdf](#)

RECOMMENDATION *Staff to the Historic Preservation Board - Approve Petition HP-18-106 with the condition that the finish shall be Galvalume or a light to medium gray paint finish.*

Jason Simmons, Planner, gave the staff presentation. Tracy Cantley, agent for Marian Keesling, presented a roofing sample of the Nevada silver color for the metal panels, which is the preferred color for the roof in this project.

Motion By: Michelle Hazen Seconded By: Danielle Massey

Moved To: Approve Upon Vote: 7-0

180519.

Construct a Wall, Add Awnings and Rebuild the Garage for a Single-Family Dwelling (B)

Petition HP-18-107. Doug Nesbit, Atlantic Design & Construction, agent for Joyce E. Bono. Certificate of Appropriateness to construct masonry walls on the east and north property lines with a fence on the northeast corner, add awnings on the front and rear, and reconstruct a freestanding garage for an existing single-family dwelling. Located at 719 NE 5th Street. This building is contributing to the Northeast Residential Historic District.

Attachments: [180519_Staff Report w Exhibit 1 - Exhibit 6_20181106.pdf](#)

RECOMMENDATION *Staff to the Historic Preservation Board:*

Staff recommends approval of the application with the following conditions:

1. Provide wall and fence information including elevations.
2. Notify staff of any changes during construction.

Jason Simmons, Planner, gave the staff presentation. Joyce E. Bono, owner, spoke to the matter as did Doug Nesbit, Atlantic Design & Construction, agent for the owner.

Motion By: Michelle Hazen Seconded By: Kyra Lucas

Moved To: Approve with the stipulation that this is not to set a precedent because in this case the 8 foot high walls are replacing wood fencing that is over 6 feet tall. Upon Vote: 7-0

180511.

Construct a New Single-Family Dwelling in Pleasant Street (B)

Petition HP-18-108. Chris Fillie, Green Building Cooperative, agent for Alexander Boswell-Ebersole. Certificate of Appropriateness for new construction of a single-family house. Located in the 700 block of NW 4th Street. This building will be non-contributing to the Pleasant Street Historic District.

Attachments: [180511_Staff Report w Exhibit 1 - Exhibit 3_20181106.pdf](#)

RECOMMENDATION *Staff to the Historic Preservation Board - Approve Petition HP-18-108 with the following conditions:*

1. *Windows shall utilize the Simulated Divided Lights grille for the chosen 2x1 and 3x1 grille patterns.*
2. *Revise the elevations to indicate a metal roof is to be installed.*
3. *Provide information sheets for the proposed metal roof system.*
4. *Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation.

Motion By: Bill Warinner Seconded By: Scott Daniels

Moved To: Approve with staff recommendations. Upon Vote: 7-0

180512.

Re-Roof a Single-Family Dwelling with a Metal Roof (B)

Petition HP-18-109. Clayton L. Crosier, Crosier & Son Roofing Inc., agent for Clifton A. Nelson, III. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 1200 NE 5th Terrace. This building is contributing to the Northeast Residential Historic District.

Attachments: [180512_Staff Report w Exhibit 1 - Exhibit 4_20181106.pdf](#)

RECOMMENDATION *Staff to the Historic Preservation Board - Approve Petition HP-18-109 with the condition that the roof shall be standing seam or 5V Crimp and that the finish shall be Galvalume or a*

light to medium gray paint finish.

Jason Simmons, Planner, gave the staff presentation.

Motion By: Scott Daniels **Seconded By:** Michelle Hazen

Moved To: Approve with standing seam metal or architectural shingles.
Upon Vote: 7-0

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

Petition HP-18-110. 530 NE 3rd Street. Partial reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Nicholas Armfield, owner. Clayton L. Crosier, Crosier & Son Roofing, Inc., agent.

Petition HP-18-111. 608 NE 5th Avenue. Reroof of the front porch of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Giovanna Holbrook, owner. Jay Reeves, agent.

Petition HP-18-112. 1104 NE 3rd Street. Installation of a pool for a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Jason Hessler-Smith, owner. Dennis Ondrako, Hyperion Pools, LLC, agent.

Petition HP-18-113. 20 NE 8th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Breins World LLC, owner. Geraldine Hruda, Energy Roofing, agent.

Petition HP-18-114. 115 NW 7th Terrace. Re-roof a single-family dwelling. This building is contributing to the University Heights Historic District - North. John Kraft and Bonnie Kraft, owners.

Petition HP-18-115. 405 NE 8th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Brian and Susannah Peddie, owners. Geraldine Hruda, Energy Roofing, agent.

Petition HP-18-116. 110 NW 9th Terrace. Re-roof a multiple-family dwelling. This building is non-contributing to the University Heights Historic District - North. Newell Fox, owner. Tyler Turner, TMT Roofing LLC, agent.

Petition HP-18-117. 130 NW 9th Terrace. Re-roof a multiple-family dwelling. This building is non-contributing to the University Heights Historic District - North. Newell Fox, owner. Tyler Turner, TMT Roofing LLC, agent.

Petition HP-18-118. 627 SE 2nd Place. Reroof a single-family dwelling. This building is contributing to the Southeast Residential Historic District. Monta Burt, owner. Johnson & Johnson Roofing, agent.

INFORMATION ITEM:

Andrew Persons, Planner IV, informed the board about an initiative from the Office of the Clerk of the Commission to make the City Commission aware of the types of topics that they can refer to the various citizen boards to help with research and decision making. He asked the board to think about the types of topics that they want the City Commission to refer to them and staff will pass on the information to the Clerk's office.

Tana Silver, resident, asked the board to pick back up the issue of demolition by neglect and the emergence of a renovation economy for preserving existing buildings.

Jason Simmons, Planner, informed the board that it was time for the renewal of membership into the National Alliance of Preservation Commissions (NAPC).

Motion By: Bill Warinner Seconded By: Kyra Lucas

Moved To: Renew membership into the National Alliance of Preservation Commissions (NAPC). Upon Vote: 7-0

BOARD MEMBER COMMENT:

NEXT MEETING DATE: DECEMBER 4, 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.