

City of Gainesville

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



Minutes

November 7, 2017

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
David Enriquez - Student Appointee*

CALL TO ORDER

ROLL CALL

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 - OCTOBER 3, 2017

Motion By: Bill Warinner Seconded By: Michelle Hazen

Moved To: Approve
Upon Vote: 6-0

[170511.](#)

Draft minutes of the October 3, 2017 Historic Preservation Board meeting (B)

Attachments: [170511 HPB 171003 Minutes draft 20171107.pdf](#)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the October 3, 2017 meeting and vote to approve the minutes.

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

REQUEST TO ADDRESS THE BOARD

OLD BUSINESS

[170437.](#)

Northeast Residential Historic District -Replace Windows and Doors on Single-Family Dwelling at 425 NE 10th Avenue (B)

Petition HP-17-47. Carol F. Barron, agent for Randi H. Cameon. Replacement of windows and doors on a single-family dwelling. Located at 425 NE 10th Avenue. This building is contributing to the Northeast Residential Historic District.

Attachments: [170347 Staff report w Exhibits 1-5_20171003.pdf](#)
[170437 Staff report_20171107.pdf](#)

RECOMMENDATION *Staff to Historic Preservation Board - Staff recommends continuation of this petition in order for the petitioner to properly address board comments and gather additional information.*

Motion By: Bill Warinner Seconded By: Michelle Hazen

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

NEW BUSINESS

[170523.](#) **Northeast Residential Historic District. Certificate of Appropriateness and Ad Valorem Tax Exemption (Part 1) Application for Rehabilitation of 304 NE 9th Street (B)**

Petition HP-17-50. Ian & Anca Flood, owners, Jay Reeves agent. Application for Certificate of Appropriateness and Ad Valorem Tax Exemption (Part 1) for rehabilitation. Located at 304 NE 9th Street. The work includes a rear addition to the house, two replacement windows, exterior wood siding repair and replacement, painting, interior renovations of the bathrooms and kitchen, new heat and air systems, new plumbing , new electrical and structural work to the foundation. The property is contributing to the Northeast Residential Historic District.

Attachments: [170523 Staff Report w Exhibits 1-2_20171107.pdf](#)

RECOMMENDATION *Staff recommends approval of Petition HP-17-50 for the COA and approval for the Part 1 tax exemption review with the condition that the applicant submit interior photos of the existing conditions and a finishes schedule for Staff review.*

Cleary Larkin, Planner, gave the staff presentation. Jay Reeves, agent, spoke to the matter and answered questions from the board.

Motion By: Bill Warinner Seconded By: Michelle Hazen

**Moved To: Approve with staff conditions.
Upon Vote: 5-0 with Jay Reeves recusing himself.**

[170524.](#) **Southeast Residential Historic District. Certificate of Appropriateness, Ad Valorem Tax Exemption (Part 1), and Zoning Modification Application for**

716 SE 4th Ave (B)

Petition HP-17-51. Edie and Gerlach James, owners, Jay Reeves agent. Application for Certificate of Appropriateness, Ad Valorem Tax Exemption (Part 1) and Zoning Modification. Located at 716 SE 4th Ave. The work includes a master bedroom suite addition, a front porch, relocation of windows and doors, replacement of existing windows, a new carport and connector, a new chimney, a new courtyard wall and fencing. The zoning modification request is for 4'-0" at the side yard setback and for 9' at the rear setback. The property is contributing to the Southeast Residential Historic District.

Attachments: [170524_Staff Report w Exhibits 1-2_20171107.pdf](#)

RECOMMENDATION *Staff recommends approval of the zoning modification request and re-design/ re-submission of the COA application and postponement of the Part 1 tax exemption review. Staff has provided recommendations for the re-design and re-submission, as well as conditions for the Part 1 tax exemption review.*

Cleary Larkin, Planner, gave the staff presentation. Jay Reeves, agent, and Edie James, owner, spoke to the matter and answered questions from the board. Joe Montalto, the owner of neighboring properties, expressed support for the proposal including the zoning modification request.

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

Moved To: Approve the petition as presented with staff conditions and the stipulation that the building aspect is approved but requires further review of window type and style and the particular stylistic details of the front porch.
Upon Vote: 4-0 with Jay Reeves recusing himself.

Motion By: Bill Warinner **Seconded By:** Michelle Hazen

Moved To: Approve the request for a zoning setback modification.
Upon Vote: 4-0 with Jay Reeves recusing himself.

[170521.](#)

Northeast Residential Historic District. Pt 12 Ad Valorem Tax Exemption application for 416 NE 2nd Avenue (B)

Petition HP-17-52. Stephen Roberts, owner. Application for Pt 2 Ad Valorem Tax Exemption for 416 NE 2nd Avenue. This building is contributing to the Northeast Residential Historic District.

Attachments: [170521_Staff report w Exhibits 1-3_20171107.pdf](#)

RECOMMENDATION *Staff recommends approval of Part 1 of the Ad Valorem Tax Exemption.*

Cleary Larkin, Planner, gave the staff presentation.

Motion By: Michelle Hazen Seconded By: Bill Warinner

Moved To: Approve
Upon Vote: 5-0

[170522.](#)

Southeast Residential Historic District. Pt 1 Ad Valorem Tax Exemption Application for 410 SE 7th Street (B)

Petition HP-17-53. Keith and Andrea Emrick, owners. Application for Pt 1 Ad Valorem Tax Exemption for interior renovation. Located at 410 SE 7th Street. This building is contributing to the Southeast Residential Historic District.

Attachments: [170522_Staff Report w Exhibits 1 - 3_20171107.pdf](#)

RECOMMENDATION *Staff recommends conditional approval of Part 1 of the Ad Valorem Tax Exemption.*

Cleary Larkin, Planner, gave the staff presentation. Andrea Emrick, owner, answered questions from the board.

Motion By: Scott Daniels Seconded By: Bill Warinner

Moved To: Approved with staff conditions
Upon Vote: 5-0

Staff Approved Certificates of Appropriateness:

1. Petition HP-17-45. 1002 W. University Avenue. Certificate of Appropriateness application for an in-kind shingle roof replacement. This building is contributing to the University Heights North Historic District. Paradigm Hall, LLC, owner. Mac Johnson Roofing, Inc., Agent.

2. Petition HP-17-49. 432 SE 7th Street. Certificate of Appropriateness application for an in-kind metal roof replacement. This building is contributing to the Southeast Residential Historic District. Michelle Dean, owner, Allen Roofing LLC, Agent.

3. Petition HP-17-54. 1111 NE 4th Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Paul Avery, owner. Christopher Tenney, Godwin Green Roofing, agent.

4. Petition HP-17-55. 406 NE 5th Avenue. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Joan Gowan, owner.

5. Petition HP-17-56. 408 West University Avenue, Apartment 10-C. Window replacement at a multiple family unit within the Seagle Building. This building is listed on the National and Local Register of Historic Places. Steve Robicsek, owner.

INFORMATION ITEM:

A. HPB Annual Report

Jason Simmons, Planner, informed the board of the pending move away from all paper packets and the purchase of laptop computers for board members to access the electronic packets online at the meetings. The board was made aware that the cost of the computers was taken out of the budgets for the City Plan Board, the Development Review Board, and the Historic Preservation Board, and how this impacted the current budget for the board. There was board discussion about how accessing the staff reports would work in practice. Staff suggested a workshop in January to discuss budget issues with the board. Cleary Larkin discussed the annual report, the progress of the mid-century modern survey after surveying the Black Acres neighborhood, and the community relations team award to the historic preservation staff given out by the City of Gainesville.

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