

# City of Gainesville

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



## **Minutes**

**October 2, 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**

[180407.](#)

**Historic Preservation Board Attendance Roster: April 3, 2018 through September 14, 2018 (B)**

**Attachments:** [180407\\_HP B 6-month Attendance 2018\\_20181002.pdf](#)

**ADOPTION OF THE AGENDA**

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

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

**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 - September 4, 2018 & September 14, 2018**

[180408.](#)

**Draft minutes of the September 4, 2018 and September 14, 2018 Historic Preservation Board meetings (B)**

**Attachments:** [180408A\\_HP B 180904 Minutes draft\\_20181002.pdf](#)  
[180408B\\_HP B 180914 Minutes draft\\_20181002.pdf](#)

**RECOMMENDATION**      *Staff is requesting that the Historic Preservation Board review the draft minutes from the September 4, 2018 and September 14, 2018 meetings 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: 7-0**

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

Moved To: Approve

Upon Vote: 7-0

**REQUEST TO ADDRESS THE BOARD**

**OLD BUSINESS: NONE**

**NEW BUSINESS**

[180420.](#)

**New Construction of an Accessory Structure (B)**

**Petition HP-18-91.** Gary Heil & Anna Heineman, owners. Certificate of Appropriateness for new construction of an accessory structure. Located at 504 NE 9th Avenue. This building will be non-contributing to the Northeast Residential Historic District.

**Attachments:** [180420 Staff Report w Exhibits 1-4 20181002.pdf](#)

**RECOMMENDATION**

*Staff recommends approval of the application with the following conditions:*

- 1. *The accessory building cannot be used as an accessory dwelling unit, which is not an allowed use in the RSF-3 zoning district.*
- 2. *No range, stove, or oven shall be installed in the accessory building.*

Jason Simmons, Planner, gave the staff presentation. Gary Heil, owner, answered questions from the board. Richard Hill, the owner of the neighboring property to the north at 511 NE 10th Avenue had questions about the project including sewer concerns and concerns about the accessory structure being turned into an accessory dwelling unit. John Barrow, designer for the project, spoke to the matter and answered questions from the neighbor and the board.

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

**Moved To Approve with staff condition #1 that the accessory building cannot be used as an accessory dwelling unit, delete condition #2, and add the condition that the windows be wood or wood clad windows consistent with the original windows of the house.      Upon Vote: 7-0**

[180409.](#)

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

**Petition HP-18-93.** Ben Keeler, Keeler Roofing LLC, agent for Jason Atkins Tuffs. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 510 NW 3rd Street. This building is contributing to the Pleasant Street Historic District.

**Attachments:** [180409 Staff Report w Exhibits 1-4 20181002.pdf](#)

**RECOMMENDATION**

*Staff to the Historic Preservation Board - Approve Petition HP-18-93 with the condition that the roof finish for the proposed metal roof be Galvalume or a medium to light gray paint finish, which is consistent with the finish/color recommendation adopted by the Historic Preservation Board on April 2, 2013.*

**Jason Simmons, Planner, gave the staff presentation. Jason Atkins Tuffs, owner, answered questions from the board about the house.**

**Motion By: Scott Daniels      Seconded By: Bill Warinner**

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

**180412.**

**Request a Part II Ad Valorem Tax Exemption for an Addition (B)**

**Petition HP-15-50. Bruce and Michelle Hazen, owners. Part 2, Ad Valorem Tax Exemption for the construction of a bathroom addition to the west side of an existing single-family dwelling. Located at 430 NE 9th Avenue. This building is contributing to the Northeast Residential Historic District.**

- Attachments:**      [180412\\_Staff Report w Exhibits 1-3\\_20181002.pdf](#)  
                                  [180412A\\_Staff Report w Exhibits 1-3\\_20190117.pdf](#)  
                                  [180412B\\_Staff PPT\\_20190117.pdf](#)  
                                  [180412A\\_draft ordinance\\_20190117](#)  
                                  [180412\\_covenant\\_20190207.pdf](#)  
                                  [180412\\_Ordinance\\_20190207.pdf](#)

**RECOMMENDATION**

*Staff to Historic Preservation Board- Approve Petition HB-15-50 for Part 2 Tax Exemption.*

*Basis for Staff Recommendation*

*§ The property is eligible for the Ad Valorem Tax Exemption property because it is a contributing property to the Northeast Residential Historic District.*

*§ Section 25-65 et seq of the City Code of Ordinances (see Exhibit 3) authorizes ad valorem tax exemptions for historic properties. At the September 2015 board meeting, the Historic Preservation Board determined that “the proposed improvement is consistent with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is therefore an eligible improvement” and approved the Certificate of Appropriateness and the Part 1 Ad Valorem tax exemption application for the project.*

*§ The project complies with the previous approval.*

*The Historic Preservation Board approved a Certificate of Appropriateness application (HP-17-49) at the September 2015 board meeting. Historic Preservation Board vote: 5-0.*

*The Historic Preservation Board approved a Part 1 Ad Valorem tax exemption application (HP-17-50) at the September 2015 board meeting. Historic Preservation Board vote: 5-0.*

Jason Simmons, Planner, gave the staff presentation.

Motion By: Kyra Lucas    Seconded By: Bill Warinner

Moved To Approve                      Upon Vote: 5-0, with Michelle Hazen and Jay Reeves recusing themselves.

**STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:**

**Petition HP-18-94. 404 NE 4th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Richard Drummond, owner. Whitton Roofing Company, agent.**

**Petition HP-18-00095. 517 NE 4th Street. Replace four aluminum awning windows on a single-family dwelling with white clad slider type windows on the rear elevation. This building is contributing to the Northeast Residential Historic District. Jensen and Perkins, owners. Windowman Installations, LLC, agent.**

**Petition HP-18-96. 501 NE 8th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Lana Sendzimir, owner. Jeffrey Kyle, Kyle Roofing LLC, agent.**

**Petition HP-18-00097. 535 NE 8th Avenue. Install a six-foot high wooden fence in the rear side and rear yard of a single-family dwelling. This building is non-contributing to the Northeast Residential Historic District. Sabrina and Rafael Diaz, owners.**

**Petition HP-18-00098. 522 & 528 NW 2nd Street and 533 NW 3rd Street. Install a six-foot high dog-eared wooden fence in the rear side yards of three residential parcels. These buildings are contributing to the Pleasant Street Historic District. Jason Straw, owner.**

**Petition HP-18-99. 1111 & 1113 SW 4th Avenue. Reroof a duplex dwelling. This building is contributing to the University Heights Historic District - South. B&D Rental Homes LLC, owner. W. Keith Perry, Perry Roofing Contractors, agent.**

**Petition HP-18-100. 900 NE Boulevard. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Elizabeth Camp, owner.**

**Petition HP-18-101. 517 NE 4th Street. Replace front steps for a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Larry Perkins and Norman Jensen, owners.**

**Petition HP-18-102. 1005 NE 6th Street. Replace front door on a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Jorge Ibanez & Wanda de Paz-Ibanez, owners**

**Petition HP-18-103. 217SE 6th Street. Reroof a single-family dwelling. This building is contributing to the Southeast Residential Historic District. Cornelia Holbrook, owner. Whitton Roofing, agent.**

**INFORMATION ITEM: N/A**

**BOARD MEMBER COMMENTS**

**NEXT MEETING DATE - NOVEMBER 6, 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.**