

# City of Gainesville

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



## **Meeting Agenda**

**January 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  
David Enriquez - Student Appointee*

**CALL TO ORDER****ROLL CALL**[170663.](#)

**Historic Preservation Board Attendance Roster: June 6, 2017 through December 6, 2017 (B)**

*Explanation: Historic Preservation Board attendance roster for Board Members to review.*

[170663\\_HP6-month Attendance 2017-2018\\_20180102.pdf](#)

**APPROVAL OF THE AGENDA**

**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 - December 6, 2017**[170664.](#)

**Draft minutes of the December 6, 2017 Historic Preservation Board meeting (B)**

**RECOMMENDATION**

*Staff is requesting that the Historic Preservation Board review the draft minutes from the December 6, 2017 meeting and vote to approve the minutes.*

[170664\\_HP6 171206 Minutes draft\\_20180102.pdf](#)

**REQUEST TO ADDRESS THE BOARD****OLD BUSINESS:**[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.**

*Explanation: The property is located at 716 SE 4th Ave and is contributing to the Southeast Historic District. The parcel (12202-000-000) is .23 acres in size and is zoned RMF7/Urban 3. The existing house is a one-story ranch, constructed c. 1952 of concrete block with an asphalt shingle hip roof. The building is rectilinear in plan, facing south on a large lot (100'x100'), with a driveway and ramp to the right of the house (east side). There is a small, detached utility room and a covered deck off the rear of the building, an existing chain link fence separating the front yard from the back yard, as well as a privacy fence at the rear perimeters of the lot.*

*The proposed work includes removal of the existing utility room and deck on the rear of the house and the removal of the wood ramp and associated landings/ decks. New work includes additions for a master suite, a kitchen, a carport and front porch, as well as a rear courtyard wall, a new chimney for the house and a picket fence in the front yard. The applicant is also applying for a zoning modification of setback for the carport and a Part 1 tax credit exemption review.*

**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.*

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

**NEW BUSINESS:**

**1. Petition HP-17-70. Ken Wetherington, agent for James McCauley. After-The-Fact Certificate of Appropriateness for a reroof from shingle to metal and repair of fire damage of a multiple-family structure including interior repairs, replacement of damaged siding, replacement of hand rails on all porches, and the installation of new windows and entry doors. Located at 1009, 1011 and -1013 NW 3rd Avenue. This building is contributing to the University Heights Historic District – North.**

[170666.](#)

**University Heights South Historic District. Certificate of Appropriateness for exterior alterations to porch and entries. Located at 1104 NE 3rd Street (B)**

**Petition HP-17-71. Peter McNiece, owner. Howard McLean, agent. Application for Certificate of Appropriateness for exterior alterations to house, including front porch enclosure, side entry modification, rear entry and two new windows. Located at 520 SW 10th Street. The property is contributing to the University Heights Historic District - South.**

*Explanation: The property is located at 520 SW 10th Street between SW 5th and SW 6th Avenues. The 0.14 acre parcel (13154-000-000) is zoned Urban 5 and has two contributing structures, a house and a small accessory structure used as a garage. According to the FMSF, the house was built c. 1912. It is a one-story chert cottage with brick quoins and detailing. The roof is an intersecting gable form with asphalt shingles. Windows are wood 3/1 double-hung sash, some in a paired configuration.*

*The house has been used as a rental property for numerous years and will be undergoing a major interior renovation for use as a single-family, owner-occupied home. The proposed scope of work under review is for the exterior alterations only.*

*The proposed work includes enclosure of the existing recessed entry with a door and a window, installation of wrought iron railing and a wood pergola over the raised front patio, installation of new side entry with new shed roof, installation of new rear door, installation of four fixed windows at existing attic vents.*

**RECOMMENDATION**                      *Staff recommends conditional approval of Petition HP-17-71.*

[170666\\_Staff Report w Exhibits 1-4\\_20180102.pdf](#)

## **STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:**

**1. Petition HP-17-68. 431 NE 9th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Stewart and Stewart Jr. Trustees, owners. Mike Bennett, Mac Johnson Roofing Inc., agent.**

## **INFORMATION ITEMS:**

[170674.](#)

**Support the Nomination of the Proctor Family Log House and Cottage to the National Register of Historic Places (B)**

**Information Item A. National Register Nomination: Proctor Log House and Cottage. Located at 2250 NW 8th Avenue. Arnall Downs and David Ostroff, owners.**

*Explanation: The property, located at 2250 NW 8th Avenue, has been nominated for inclusion on the National Register of Historic Places by the State of*

*Florida, Division of Historical Resources. The nomination proposal will be reviewed by the Florida National Register Review Board in a public meeting early this year. If the Review Board finds that the property meets the criteria for listing established by the National register, a formal nomination will be submitted to the Keeper of the National Register in Washington D.C., who will make the final decision (see Exhibit A-2).*

*Inclusion on the National Register of Historic Places provides recognition that the property is deemed by the federal and state governments to be significant to our history at the national, state and/or local levels.*

**RECOMMENDATION**

*Staff recommends that the Historic Preservation Board support the nomination of this property to the National Register of Historic Places. In addition, the HPB may provide official comments to the Florida Bureau of Historic Preservation as to whether or not this property meets eligibility criteria for listing in the National Register of Historic Places.*

[170674\\_ProctorHouseInfoltem\\_20180102.pdf](#)

**2. Information Item B. Request to waive a 90-day demolition delay on a structure located at 105 NW 20th Drive.**

**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.**