



City of Gainesville Historic Preservation Board

MINUTES

DATE: Tuesday, February 1, 2021

TIME: 5:30 p.m.

PLACE: City Hall Auditorium, 200 East University Avenue, Gainesville, FL 32601

I. CALL TO ORDER

The meeting was called to order by Chair Reeves at 5:32 p.m.

II. ROLL CALL

Nathaniel Courtney	Present (5:48 pm)	
Phil Haight		Absent
Liz Hauck		Absent
Michelle Hazen	Present (5:38 pm)	
Michael Hill	Present	
Rachel Iannelli	Present	
Dr. Azza Kamal	Present	
Bridgette Murphy (student)	Present	
Jay Reeves (Chair)	Present	
Bill Warinner (Vice-chair)	Present	
Kathleen Kauffman (HPO)	Present	

III. APPROVAL OF MINUTES

Motion to approve – Bill Warinner 2nd – Michael Hill

Motion carried - 6-0

IV. PUBLIC COMMENT

The new Executive Director of the Matheson History Museum, Kaitlyn Hof-Mahoney, was introduced, and the Board said they looked forward to working with her and the Museum in the future.



V. PUBLIC HEARINGS

PH1: Petition HP-22-00003

1004 SW 1st Avenue, owned by Gregory Stetz, in the University Heights South Historic District. This is an after-the-fact Certificate of Appropriateness for the construction of a non-conforming fence.

Motion to approve, based on the evidence of criminal activity provided by the applicant and proximity of property to commercial parcels/University Avenue.

Motion – Michelle Hazen

2nd – Michael Hill

Motion carried – 6-0

PH2: Petition HP-22-00004

224 NE 10th Avenue, owned by Howard Resnick, in the Northeast Historic District. This is a Certificate of Appropriateness the construction of a partial wrap around porch and alterations to the existing Florida room.

Motion to approve with the following conditions:

Condition 1: The design of the one-story Florida room on the east side shall be retained. New single-pane windows shall be allowed for UV protection and insulation purposes but shall retain the original size and configuration. The original design of the rooftop balustrade shall be retained and repaired as necessary.

Condition 2: A site plan shall be provided to Staff for confirmation that the addition does not encroach on required setbacks.

Condition 3: Final design of the new balustrade on top of the proposed western veranda shall be of a complimentary design to the original on the east side, and applicant shall provide final balustrade design to Staff for approval.

Condition 4: Existing significant trees on the west side of the property shall not be negatively impacted. If trees need to be pruned for construction, it shall be done by a certified arborist with pre-approval from Staff.

Condition 5: The 3D model renderings and elevations shall all match for consistency (railing design and window configuration,) and shall be resubmitted to Staff before an approved COA can be provided.



Condition 6: There shall be no “wagon-wheel” or half-moon window doors. All new doors shall be consistent with the historic character of the property. Final door selections to be approved by Staff.

Condition 7: The historic railing on the roof of the existing Florida Room shall be replicated to maintain the same design and height as the original, including the replication of existing elements such as the caps, rails, and balusters.

Condition 8: For the wall of the kitchen on the west façade, two sets of tall windows in a consistent size shall be used instead of the proposed three windows of various sizes, with no shutters to be used. Windows shall have projecting muntin grids on the inside and outside of windows.

Condition 9: The floor height for the new second floor deck shall be reduced in height to be closer to the deck height of the existing one on the opposite side of the house, and a small lip or pent roof shall be introduced to divert water away from the structure.

Condition 10: Move the front façade of the new addition back at least 6” – 12” from the existing façade so that it does not read as one continuous façade.

Motion – Michelle Hazen

2nd – Dr. Kamal

Motion carried – 7-0

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. INFORMATION ITEMS

A. The Certified Local Government (CLG) Annual Report was provided to the Board.

IX. BOARD COMMENTS

A. Two more new board members were introduced, Mr. Nathaniel Courtney and Ms. Rachel Iannelli.

X. NEXT MEETING DATE

Tuesday, March 1, 2022

XI. ADJOURNMENT

Chair Reeves adjourned the meeting at 7:23 p.m.



AUTHORITY OF THE BOARD

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 Hearing Officer and must be filed within 30 calendar days of the effective date of the board decision at issue. The appeal procedure is specified in Sec. 30-3.58C. of the Land Development Code.

Motion to approve these minutes were made by _____, seconded by _____.
Minutes were _____.

Chair, Historic Preservation Board

Jay Reeves, Jr.

Date

Historic Preservation Officer

Kathleen Slesnick Kauffman