



City of Gainesville Historic Preservation Board

MINUTES

DATE: Tuesday, May 3, 2022

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 5:33 p.m.

II. ROLL CALL

Nathaniel Courtney	Present	
Phil Haight	Present	
Liz Hauck	Present	
Michelle Hazen		Absent
Michael Hill		Absent
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

IV. PUBLIC COMMENT

The public may comment on any item on this agenda that is not a part of the public hearings.

Tana Silva – Wanted to bring a few items of concern to the Board's attention. The first being the GCRA's Historic Home Stabilization Program, a grant program to prevent demolition by neglect. Ms. Silva asked the Board to please support the GCRA's efforts to get this program off the ground, even though there is little funding for it at this time. The second item was to encourage the City Commission to not demolish the Old Fire Station,



that it is a fine example of mid-century architecture and what would potentially replace it (most likely more student housing) would never have the character this existing building has and it is such a nice piece of Gainesville history, it would be a shame to lose this for more of the same (new buildings). The third item was to please support the restoration of the Thelma Bolton Center, which is significant to Gainesville's history and an integral part of the community.

Betsy Waite, Director of Wild Spaces, Public Places – Gave an update on the Thelma Bolton Center. Explained that they were asked to provide an update to the Commission on the building. This project came before the Historic Preservation Board in the spring of 2021 with 60% complete design plans and the Board had approved those plans on May 4, for renovations and an addition. Since that time, the project stalled due to the Covid pandemic. The hollow walls have since started separating from the roof, the roof is caving in, and the foundation has been found to be undersized. It is Parks desire and intent to work hand in hand with the Historic Preservation Board to do the right thing for the Thelma Bolton Center, and will not do anything to the building before getting a COA for the projected course of action.

Melanie Barr - Spoke in favor of preserving the Thelma Bolton Center. Gave a brief history of the building and talked about its significance to the community. Mentioned that part of the City's strategic plan is to maintain and update public facilities, not demolish them. Showed some examples of buildings in worse off condition that were brought back to life through proper preservation efforts.

Kathleen Pagan – Has been a part of a preservation/educational organization called the Living New Deal (www.livingnewdeal.org) which records the public works buildings that were built under the New Deal in the United States. This organization has surveyed the Gainesville area and has recognized the Gainesville Serviceman Center as 1 of 9 sites in Gainesville, and it is only 1 of 210 still existing in Florida. Of buildings of this type and function, it is only 1 of 456 in the nation. Ms. Pagan reminded the Board that the greenest and most sustainable building is the one that is already built.

V. PUBLIC HEARING

- A. Swearing in of the Public**
- B. Requests for Deferral**
- C. Continued Items**
- D. New Items**

PH1: Petition HP-21-00134

221 NW 4th Place, owned by Randolph Amaya. This is a Certificate of Appropriateness for demolition and new construction in the Pleasant Street Historic District. This item was



originally scheduled for the January 4th agenda, but application was withdrawn because COA was not complete (justification for demolition had not been provided.)

Motion was made for applicant to resubmit the application, and include a dated engineer's report, and the requested demolition will be contingent upon the new design – Bill Warinner, 2nd – Phil Haight
Motion carried – 6-1

PH2: Petition COA-22-000023

630 NE 10th Avenue, owned by Debbie Joseph. This is a Certificate of Appropriateness for new construction of a backyard attached lanai/covered patio. Property is in the Northeast Historic District.

Motion to Approve with Conditions made by Bill Warinner, 2nd- Liz Hauck

Condition 1 – additional photo documentation will be provided on the one window on the rear of the historic portion of the house which is proposed for removal, and applicant shall work with staff to see if the historic window that is being replaced by the door can be reused as part of the other triple window enlargement for the kitchen. If it is shown this cannot be done, a more appropriate window type which matches the existing historic windows (materials and configuration) shall be used for the kitchen window enlargement.

Condition 2- The west facing fenestration is visually inconsistent with the rest of the house and is incompatible. It is also highly visible from the side street. Windows (size and sash) shall be better proportioned and in harmony with the fenestration found on the rest of the house, and may not be vinyl.

Motion carried – 7-0.

VI. Board BUSINESS

A. Resolution regarding Pleasant Street Historic District access due to road closure at NW 2nd Street was discussed.

Motion to approve Resolution 2022-01 made by Bill Warinner, 2nd by Liz Hauck.
Motion carried, 7-0.

B. Historic Preservation Month (May) Activities were discussed, including the Window Workshop in Micanopy and our First Annual Historic Preservation Awards on Wednesday, May 25th, at the Matheson Museum.



C. Board "Items of Interest" were provided by email

IX. Member COMMENTS

1. Staff gave an update on the community charrette/workshop that was held last Saturday at Old Mount Carmel Baptist Church.
2. Board brought up the fact that the Thomas Center is looking run down and supports the City finding funding to perform some much needed maintenance.
3. New City Planner Phimetto Lewis was introduced to the Board.
4. Board Chair asked for an update on the Plan Board application for the 12-story building next to the University Heights- South Historic District. Staff explained that it had been deferred to the May Plan Board meeting. Board is adamant about protecting the 4-story height restrictions within the 100' buffer zone around that particular historic district (other districts have a 3-story height restriction in the zone.) The concern is that once the precedent is set that the 100-foot buffer requirements can be ignored, then there will be nothing to protect the context and setting of any or all of our historic districts.

Motion to approve Resolution 2022-02 stating that the Historic Preservation Board opposes the change in zoning and the approval of plans as submitted, and that the buffer next to the Historic District should be maintained at the 4-story height level as in current code, and requests that the Plan Board help maintain the character and context of our historic districts by requiring projects maintain the appropriate scale and visual compatibility made by Bill Warinner, 2nd – Nathaniel Courtney.

Motion carried, 7-0.

X. NEXT MEETING DATE

Tuesday, June 7, 2022

XI. ADJOURNMENT

Chair Reeves adjourned the meeting at 7:29 p.m.



Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

Motion to approve these minutes were made by _____, seconded by _____. *Motion carried/did not carry by a vote of _____.*

Chair, Historic Preservation Board
Jay Reeves, Jr.

Date

Historic Preservation Officer
Kathleen Slesnick Kauffman