

## HISTORIC PRESERVATION BOARD MINUTES

February 2, 2016 5:30 PM  
City Hall Auditorium  
200 E. University Ave

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>
<b>Bill Warinner (Chair)</b>		<b>Jason Simmons</b>
<b>Jay Reeves, Jr. (Vice Chair)</b>		<b>Sal Cumella</b>
<b>Michelle Hazen</b>		<b>Andrew Persons</b>
<b>Charlotte Lake</b>		<b>Fred Murray</b>
	<b>Ann Stacy</b>	
<b>Jason Straw</b>		
	<b>Sandra Lamme</b>	
	<b>Betsy Albury</b>	
<b>Allison Reagan ( Student Appointee)</b>		

### I. Roll Call

### II. Approval of Agenda *(Note: order of business subject to change)*

<b>Motion By:</b> Jay Reeves, Jr.	<b>Seconded By:</b> Jason Straw
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 5-0

### III. **Announcement:** Section 30-355 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. 30-112(d)(7) 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

#### BOARD MEMBERS

Chair: Bill Warinner Vice Chair: Jay Reeves  
Betsy Albury, Michelle Hazen, Anne Stacy, Charlotte Lake, Jason Straw, Sandra Lamme, Allison Reagan (Student Appointee)  
Staff Liaison: Jason Simmons

served by certified or registered mail. The appeal procedure is specified in Sec. 30-112(d)(7)i. of the Land Development Code.

#### IV. Approval of Minutes: January 5, 2016

<b>Motion By:</b> Jason Straw	<b>Seconded By:</b> Jay Reeves, Jr.
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 5-0

#### V. Requests to Address the Board

Jonathan Varol, 305 NE 6<sup>th</sup> Street wanted to discuss proposed improvements to the property. The discussion for this item was moved to Information Items, after the scheduled items had been heard.

#### VI. Old Business

#### VII. New Business

1. **Petition HP-16-1**  
*Planning Division staff recommends approval of Petition HP-16-1 with the conditions.*

Doug Nesbit, agent for Dylan Klempner. Demolish an existing accessory structure and construct a new accessory structure in the original footprint. Located at 724 NE 5<sup>th</sup> Terrace. This building is contributing to the Northeast Residential Historic District.

##### Staff Report

- Exhibit 1 City of Gainesville Historic Preservation Rehabilitation and Design Guidelines
- Exhibit 2 COA Application and Application for Modification of Existing Zoning Requirements
- Exhibit 3 Site Plan. Elevations and Floor Plan
- Exhibit 4 Photos of Property

Jason Simmons, Planner, gave the staff presentation. Doug Nesbit, agent for the owner, spoke to the matter and answered questions from the board.

<b>Motion By:</b> Jay Reeves, Jr.	<b>Seconded By:</b> Jason Straw
<b>Moved To:</b> Approve with the condition of adding an attic vent onto the accessory structure.	<b>Upon Vote:</b> 5-0

<b>Motion By:</b> Michelle Hazen	<b>Seconded By:</b> Charlotte Lake
<b>Moved To:</b> Approve the application for modification of existing zoning requirements by reducing the rear setback from 7.5 feet to 3 feet and reducing the side setback from 7.5 feet to 3 feet.	<b>Upon Vote:</b> 5-0

**Staff Approved Certificates of Appropriateness:**

**Petition HP-15-87.** 130 NW 8<sup>th</sup> Street. Reroof a multiple-family structure. This building is not contributing to the University Heights Historic District - North. Campus Station Condominium Association, owner. Mike Bennett, Mac Johnson Roofing Inc., agent.

**Petition HP-15-88.** 120 NW 8<sup>th</sup> Street. Reroof a multiple-family structure. This building is not contributing to the University Heights Historic District - North. Campus Station Condominium Association, owner. Mike Bennett, Mac Johnson Roofing Inc., agent.

**Petition HP-15-89.** 211 NE Boulevard. Reroof a single-family structure. This building is not contributing to the Northeast Residential Historic District. JoAnn Linville, owner. Daryle Flesher, Custom Roofing and Coatings, Inc., agent.

**Petition HP-16-2.** 610 NE Boulevard. Screen-in an existing porch on a single-family structure. This building is contributing to the Northeast Residential Historic District. Ryan Duffy, owner.

**Petition HP-16-3.** 703 NE 6<sup>th</sup> Street. Construct a wood framed storage shed. The house is contributing to the Northeast Residential Historic District. Jerry Groff, owner. Jo-Anne Peck, Historic Shed, agent.

**VII. Information Items:**

- A. Update of the Pleasant Street Community Workshop on Jan 23, 2016.
- B. Fred Murray and Chris Cooper: Discussion on due diligence and deterioration in historic properties.
- C. Jonathan Varol discussed proposed improvements at 305 NE 6<sup>th</sup> Street.

**IX. Board Member Comments**

Sal Cumella updated the board on the five properties added to the dangerous buildings list. This led to further discussion about the issue of demolition by neglect.

## **X. 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.

---

**Chair, Historic Preservation Board**  
Bill Warinner

---

**Date**

---

**Staff Liaison, Historic Preservation Board**  
Jason Simmons

---

**Date**