

## HISTORIC PRESERVATION BOARD MINUTES

March 1, 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>Gigi Simmons</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> Charlotte Lake	<b>Seconded By:</b> Jay Reeves, Jr.
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 6-0

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

#### 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

**IV. Approval of Minutes:** February 2, 2016

<b>Motion By:</b> Charlotte Lake	<b>Seconded By:</b> Jay Reeves, Jr.
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 6-0

**V. Requests to Address the Board**

Reid Rivers, City of Gainesville and project manager for the Fire Station #1 project on South Main Street spoke requesting a waiver of a 90-day demolition delay.

<b>Motion By:</b> Jay Reeves, Jr.	<b>Seconded By:</b> Charlotte Lake
<b>Moved To:</b> Approve the waiver of the 90-day demolition delay.	<b>Upon Vote:</b> 7-0 (Jason Straw arrived at 5:36 PM)

**VI. Old Business**

**VII. New Business**

1. **Petition HP-15-81**

Constance Jylanki, owner. Replace five aluminum windows with vinyl windows on a single-family residence. Located at 428 SE 7<sup>th</sup> Street. This home is contributing to the Southeast Gainesville Historic District.

Sal Cumella, Temporary Professional, gave the staff presentation. Owner is part of the GRU LEEP program and is requesting an economic hardship for the use of vinyl windows with a simulated divided light (SDL) grille pattern versus the more expensive all wood windows. The LEEP program can assist with the cost of the vinyl windows but not the wood windows.

<b>Motion By:</b> Jason Straw	<b>Seconded By:</b> Jay Reeves, Jr.
<b>Moved To:</b> Approve with the condition that with the hardship, the vinyl windows shall be Simulated Divided Light (SDL) windows and the observation that this is a unique hardship and is not a precedent setting motion.	<b>Upon Vote:</b> 7-0

2. **Petition HP-16-5**

Jason Cytacki, agent for Rafael Diaz. New construction of a single-family dwelling. Located at 535 NE 8<sup>th</sup> Avenue. This home will be non-contributing to the Northeast Residential Historic District.

Sal Cumella, Temporary Professional, gave the staff presentation.

<b>Motion By:</b> Michelle Hazen	<b>Seconded By:</b> Charlotte Lake
<b>Moved To:</b> Approve with the condition that the windows shall be 3 over 1 or 1 over 1 in muntin/mullion design.	<b>Upon Vote:</b> 7-0

<b>Motion By:</b> Jay Reeves, Jr.	<b>Seconded By:</b> Charlotte Lake
<b>Moved To:</b> Approve the requested setback modification of the side setback from the required 7 feet 6 inches to 3 feet.	<b>Upon Vote:</b> 7-0

3. **Petition HP-16-7**

David Ward, agent for Nicolas Polfer and Erin Slemmens. Replacement of 20 aluminum windows with vinyl windows. Located at 1115 NE 5<sup>th</sup> Terrace. This home is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. David Ward of Home Depot and agent for the owners addressed the board regarding the window details. The board asked about the sash. Mr. Ward displayed an example of the windows to be replaced. The board discussed the staff condition.

<b>Motion By:</b> Jason Straw	<b>Seconded By:</b> Jay Reeves, Jr.
<b>Moved To:</b> Approve with staff conditions that the new windows match the original in size and reflective qualities but delete the reference to meeting the general muntin/mullion configuration.	<b>Upon Vote:</b> 7-0

4. **Petition HP-16-4**

Joshua Wolf Shatkin, agent for Jonathan Varol. Interior and exterior rehabilitation and addition to a multi-family dwelling. Located at 305 NE 6<sup>th</sup> Street. This building is contributing to the Northeast Residential Historic District.

Sal Cumella, Temporary Professional, gave the staff presentation. Joshua Wolf Shatkin, agent for Jonathan Varol, gave a presentation for the petitioner.

<b>Motion By:</b> Jason Straw	<b>Seconded By:</b> Jay Reeves, Jr.
<b>Moved To:</b> Approve with the modification that the infilled porch windows on the second floor be replaced with a casement style window instead of the single-hung windows as shown.	<b>Upon Vote:</b> 7-0

5. **Petition HP-16-6**

Joshua Wolf Shatkin, agent for Jonathan Varol. Ad Valorem Tax Exemption. Located at 305 NE 6<sup>th</sup> Street. This building is contributing to the Northeast Residential Historic District.

Sal Cumella, Temporary Professional, gave the staff presentation.

<b>Motion By:</b> Jason Straw	<b>Seconded By:</b> Michelle Hazen
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 7-0

6. **Petition HP-16-9**

John Cowvins, owner. Reroof with Ultra rib metal roof. Located at 427 NW 7<sup>th</sup> Avenue. This home is contributing to the Pleasant Street Historic District.

Jason Simmons, Planner, gave the staff presentation. John Cowvins, owner, spoke to the matter, indicating a wide variety of roofing materials used in the Pleasant Street area.

<b>Motion By:</b> Jason Straw	<b>Seconded By:</b> Michelle Hazen
<b>Moved To:</b> Approve with staff condition that the roof finish be Galvalume or a light to medium gray paint finish.	<b>Upon Vote:</b> 7-0

**Staff Approved Certificates of Appropriateness:**

**Petition HP-16-8.** 1015 NE 6<sup>th</sup> Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Steven Howell, owner. Jeff Bokor, DWC Contracting, agent.

**Petition HP-16-10.** 914 NE Boulevard. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Jennifer Locke, owner. Jeffrey D. Kyle, Kyle Roofing LLC, agent.

**Petition HP-16-11.** 1039 NE 4<sup>th</sup> Street. Kitchen renovation and re-screen existing rear porch. This building is non-contributing to the Northeast Residential Historic District. Eric Potsdam, owner. Jason Hessler-Smith, Complete Renovations, agent.

**Petition HP-16-12.** 1045 NE 5<sup>th</sup> Terrace. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Dwight Devane, owner. Jeffrey D. Kyle, Kyle Roofing LLC, agent.

**VII. Information Items:**

- A. John Cowvins – Discussion of options for the building located at 315 NW 4<sup>th</sup> Place.
- B. Request to waive a 90-day demolition delay.

Lendel Lanier of Florida Concrete Recycling, Inc. explained the request to waive the remaining days on the 90-day demolition delay for a structure at 606 NW 10<sup>th</sup> Street.

<b>Motion By:</b> Jay Reeves, Jr.	<b>Seconded By:</b> Charlotte Lake
<b>Moved To:</b> Deny the request to waive the 90-day demolition delay.	<b>Upon Vote:</b> 6-0 (Jason Straw left before the vote)

**IX. Board Member Comments**

**X. Adjournment 6:50 PM**

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.

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**Chair, Historic Preservation Board**  
Bill Warinner

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**Date**

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

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**Date**

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