

HISTORIC PRESERVATION BOARD MINUTES

October 4, 2016 5:30 PM
City Hall Auditorium
200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Bill Warinner (Chair)		Jason Simmons
Jay Reeves, Jr. (Vice Chair)		Andrew Persons
Michelle Hazen		Cleary Larkin
Ann Stacy		Gigi Simmons
Jason Straw		Wendy Thomas
Scott Daniels		John Freeland
Brian Smith	Resigned	
		Sarit Sela
		Lila Stewart
		Carrie Blanchard Bush

I. Roll Call

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

Motion By: Jason Straw	Seconded By Jay Reeves, Jr.
Moved To: Approve	Upon Vote: 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

BOARD MEMBERS

Chair: Bill Warinner Vice Chair: Jay Reeves
Michelle Hazen, Ann Stacy, Jason Straw, Scott Daniels, Brian Smith
Staff Liaison: Jason Simmons

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.

IV. Approval of Minutes: August 2, 2016

Motion By: Jason Straw	Seconded By: Ann Stacy
Moved To: Approve with the change to the minutes to reflect the revised status of Charlotte Lake from being removed from the board for lack of attendance to no longer being a board member because of term expiration.	Upon Vote: 6-0

V. Requests to Address the Board

Ricardo Cavallino, agent for Regina Lovings Morse, asked for comments from the board about the plans for rehabilitation of a single-family dwelling at 1125 SW 4th Avenue.

Donald Shephard spoke about the lack of homeowners insurance for some properties with Hurricane Matthew on the horizon.

VI. Old Business

OB1. Petition HP-16- 79

City of Gainesville, owner. City of Gainesville, owner. New exterior stair, ADA accessible ramp, handrail and guardrail at Thomas Center Building B entry. Removal of existing, non-historic stair and railings. Replacement of two non-historic, metal fire doors at the western breezeway with paneled, glass and metal doors to match existing main lobby doors on Building B. Located at NE 6th Avenue. This building is contributing to the Northeast Residential Historic District.

Cleary Larkin, Planner, Wendy, Thomas, Director, Department of Doing, and Sarit Sela, Project Manager, gave the staff presentation. Donald Shepard, citizen, spoke in support of the proposal. Carrie Blanchard Bush, Director of Citizen Centered Gainesville, spoke to the overall context of the proposal. Bud Reeger, architect, addressed the board concerning the building code requirements for the circles in the hand rails and the proposed plexiglass to be placed over the circles to meet the building code. John Freeland, Building Official, also spoke about options to meet this building code requirement. Staff indicated that they would come back with an informational item concerning the plexiglass detail.

Motion By: Jay Reeves, Jr.	Seconded By: Jason Straw
Moved To: Approve HP-16-79 with the recommendation for the replacement of the existing fire doors with new fire doors that have glazing and the selection of proposal #2 with the flaring stairs for the new stair and ramp design for the east entry into the Thomas Center Building B.	Upon Vote: 6-0

OB2. **Petition HP-16-75**

Linda Lombardino, owner. Demolish an existing accessory structure and construct a new accessory structure. Located at 560 NE 7th Avenue. This building is non-contributing to the Northeast Residential Historic District.

Gigi Simmons, Planning Technician, gave the staff presentation. Bud Reeger, architect, spoke to the matter.

Motion By: Jay Reeves, Jr.	Seconded By: Michelle Hazen
Moved To: Approved as presented during the last meeting.	Upon Vote: 6-0

VII. New Business

1. **Petition HP-16-89**

Carl Nelson, owner. After-the-fact COA for installation of 60" aluminum fence. Located at 301 NW 2nd Street. This building is contributing to the Pleasant Street Historic District.

Cleary Larkin, Planner, gave the staff presentation. Carl Nelson, owner, spoke to the matter and answered questions from the board. Donald Shephard also spoke to the matter.

Motion By: Jason Straw	Seconded By:
Moved To: Deny (Motion dies for lack of a second)	Upon Vote:

Motion By: Jay Reeves, Jr.	Seconded By: Scott Daniels
Moved To: Approve with the staff recommendation of a 40 inch height for the fence and acceptance of proposed gates for staff approval if the heights are appropriate.	Upon Vote: 6-0

2. **Petition HP-16-91**

John Cowvins, owner. Exterior rehabilitation including replacement of front door and windows and removal of chimney. Located at 411 NW 4th Street. This building is contributing to the Pleasant Street Historic District.

Cleary Larkin, Planner, gave the staff presentation. John Cowvins, owner, spoke to the matter and answered questions from the board. Dotty Faibisy, chair of the Pleasant Street Neighborhood Association and member of the Pleasant Street Historic Society, spoke in support of the proposed rehabilitations. Melanie Barr, Duckpond Neighborhood Association, also spoke in support of the projects and indicated that Preston Cowvins was a member of the historic society in the 1980s and it is good that an old family is staying in the neighborhood and taking care of the houses.

Motion By: Michelle Hazen	Seconded By: Jay Reeves, Jr.
Moved To: Approve with staff recommendations including: 1. Wood windows, 6/1 or 6/6 with exterior muntins; 2. Window infill locations; 3. Allow a 36 inch front door to replace existing door with staff approval of elevation; 4. Repair and repoint the chimney with the new roof flashing; and 5. Replace the 2x4s with 4x4 painted wood posts with staff approval of submitted sketch of new trim and porch beams.	Upon Vote: 6-0

3. **Petition HP-16-92**

John Cowvins, owner. Exterior rehabilitation including replacement of front door and windows and removal of chimney. Located at 415 NW 4th Street. This building is contributing to the Pleasant Street Historic District.

Cleary Larkin, Planner, gave the staff presentation, which was combined with the presentation for HP-16-91. Audience comments as noted above.

Motion By: Michelle Hazen	Seconded By: Ann Stacy
Moved To: Approve with staff recommendations including: <ol style="list-style-type: none"> 1. Wood windows, 2/2 with exterior muntins; 2. Window infill locations; 3. Allow a 36 inch front door to replace existing door with staff approval of elevation; 4. Removal of the chimney with staff approval of infill replacement of the wall and roof; and 5. Replace the 2x4s with 4x4 painted wood posts with staff approval of submitted sketch of new trim and porch beams. 	Upon Vote: 6-0

4. **Petition HP-16-93** Howard Eckenrode, owner. Re-roof a single-family dwelling with a metal roof. Located at 216 NE 6th Street. This building is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. Howard Eckenrode, owner, spoke to the petition.

Motion By: Michelle Hazen	Seconded By: Jay Reeves, Jr.
Moved To: Approve with condition that the metal roof shall be a standing seam or 5V-Crimp metal roof and the finish shall be Galvalume or a light to medium gray paint finish.	Upon Vote: 6-0

Staff Approved Certificates of Appropriateness:

1. **Petition HP-16-87.** 403 SW 10th Street. In-kind roof asphalt shingle replacement. This building is contributing to the University Heights Historic District. Lelani Cook, Owner. Melvin Holt, Agent.
2. **Petition HP-16-88.** 111 NW 7th Avenue. Replace deteriorated wood porch flooring with Trex decking. Install white security door over existing side-rear door. This building is contributing to the Pleasant Street Historic District. City of Gainesville, Owner. James Southerland, Housing & Community Development, agent.
3. **Petition HP-16-90.** 630 NW 2nd Street. Install a low wood post and hanging chain barrier around the perimeter of an empty lot used for parking. The empty lot is in the Pleasant Street Historic District. Mt. Pleasant United Methodist Church, applicant.

VII. Information Items:

- A. Nomination of Devil's Millhopper Geological State Park at NW 53rd Avenue/4732 Millhopper Road to National Register of Historic Places.

Motion By: Jason Straw	Seconded By: Ann Stacy
Moved To: Support the nomination of the Devil's Millhopper Geological State Park onto the National Register of Historic Places.	Upon Vote: 6-0

- B. Discussion concerning the City of Gainesville becoming a member of the National Alliance of Preservation Commissions (NAPC).

Motion By: Jason Straw	Seconded By: Jay Reeves, Jr.
Moved To: Approve membership into the National Alliance of Preservation Commissions (NAPC).	Upon Vote: 6-0

- C. Discussion of the proposed windows for the new construction of a house at 423 NW 4th Avenue, Petition HP-16-50. The Certificate of Appropriateness was approved at the July 5, 2016 HPB meeting with the condition to bring the selected windows back for review.

Motion By: Jason Straw	Seconded By: Jay Reeves, Jr.
Moved To: Approve the window details as presented with the condition that the casing depth be 1 ½ inches.	Upon Vote: 6-0

IX. Board Member Comments

Chairman Warinner discussed an upcoming workshop sponsored by the Florida Trust for Historic Preservation in conjunction with the City of St. Augustine on November 15 and 16, 2016, concerning technical matters that are applicable to preservation boards. The cost is \$50 per person and the chairman is looking for support from the City of Gainesville for interested members to attend.

X. Adjournment

For further information, please call 334-5022.

Historic Preservation Board

October 4, 2016

(Continued)

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

Date