

HISTORIC PRESERVATION BOARD MINUTES

December 7, 2016 5:30 PM
City Hall Auditorium
200 E. University Ave

Members Present	Members Absent	Staff Present
Bill Warinner (Chair)		Jason Simmons
Jay Reeves, Jr. (Vice Chair)		Andrew Persons
Michelle Hazen		Cleary Larkin
	Ann Stacy	Chris Cooper
	Jason Straw	George (Todd) Martin
Scott Daniels		Megan Echols
Mark Stern		
Danielle Masse		
	David Enriquez	

I. Roll Call

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

Motion By: Jay Reeves, Jr.	Seconded By Scott Daniels
Moved To: Approve	Upon Vote: 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
Michelle Hazen, Ann Stacy, Jason Straw, Scott Daniels, Brian Smith
Staff Liaison: Jason Simmons

IV. Approval of Minutes: November 1, 2016

Motion By: Michelle Hazen	Seconded By Jay Reeves, Jr.
Moved To: Approve	Upon Vote: 6-0

V. Requests to Address the Board

VI. Old Business

VII. New Business

1. **Petition HP-16-103.** John Cowvins, owner. Ad Valorem Tax Exemption (Part 1) for interior and exterior rehabilitation. Located at 411 NW 4th Street. This building is contributing to the Pleasant Street Historic District.

Clery Larkin, Planner, gave the staff presentation.

Motion By: Jay Reeves, Jr.	Seconded By Michelle Hazen
Moved To: Approve	Upon Vote: 6-0

2. **Petition HP-16-104.** John Cowvins, owner. Ad Valorem Tax Exemption (Part 1) for interior and exterior rehabilitation. Located at 415 NW 4th Street. This building is contributing to the Pleasant Street Historic District.

Clery Larkin, Planner, gave the staff presentation.

Motion By: Michelle Hazen	Seconded By Jay Reeves, Jr.
Moved To: Approve	Upon Vote: 6-0

3. **Petition HP-16-107 & HP-16-108.** Jay Reeves and Associates, Inc., agent for Mike and Michelle Jaffee. Certificate of Appropriateness & Ad Valorem Tax Exemption for demolition of a non-contributing accessory structure and construction of a new accessory structure, which will be non-contributing to the Northeast Residential Historic District. Zoning modification request on the rear from 7.5' to 3'. Located at 621 NE 5th Terrace.

Clery Larkin, Planner, gave the staff presentation. Erika G. Kisvarsanyi, the adjacent property

owner to the east of the subject property, spoke to the matter and voiced her objection to the zoning modification request. She asked that if it had to proceed that no windows or lights be placed on the east elevation that would face into her yard towards two back bedrooms, double insulation so that she cannot hear any tenants or guests, appropriate fireproofing and at the very least, notification when roots are damaged so that she can know when to monitor the health of the plants. Jay Reeves, Jr., architect and board member, spoke to the matter indicating the owners would not object to eliminating the windows on the east elevation and that the structure was intended to house both sets of parents who come into town for medical treatment, not tenants. There was further board discussion about building details concerning the accessory structure and the carport.

Motion By: Michelle Hazen	Seconded By Scott Daniels
Moved To: Approve HP-16-107 with staff conditions and conditions that the rear setback will be a minimum of five feet; that there will be no windows on the east elevation; and that the doors underneath the carport will be comparable to the wood windows on the south side of the structure with divided lite French doors.	Upon Vote: 5-0

Motion By: Michelle Hazen	Seconded By Mark Stern
Moved To: Approve HP-16-108, the ad valorem tax exemption.	Upon Vote: 5-0

Staff Approved Certificates of Appropriateness:

Petition HP-16-99. 824 NE 3rd Avenue. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Kirk Reeb, Owner. Eric Shane Smalley, Atlantic Roofing & Exteriors, LLC, Agent.

Petition HP-16-100. 605 NW 3rd Street. Reroof a single-family structure. This building is contributing to the Pleasant Street Historic District. Burnether Anderson, owner. Michael Curry, Curry's Roof King, agent.

Petition HP-16-101. 620 NE Boulevard. Remove an existing exterior stair case and replace with a new stair case and a deck onto an accessory structure. This building is contributing to the Northeast Residential Historic District. Regina Kramel, owner. Stephen R. Carter, Steve Carter Construction, Inc., agent.

Petition HP-16-102. 419 NE 6th Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. T. F. and Genevieve Blake, owners. Whitton Roofing Co., agent.

Petition HP-16-105. 15 SE 8th Street. Reroof a single-family structure. This building is contributing to the Southeast Gainesville Historic District. Herrmann & Prodigio-Herrmann H/W, owners. Mike Bennett, Mac Johnson Roofing, Inc., agent.

Petition HP-16-106. 1219 NE 5th Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Dominic Nozzi, owner. Eric Shane Smalley, Atlantic Roofing and Exteriors, agent.

Petition HP-16-109. 531 SE 2nd Place. Replace an exterior stair case with a new stair case onto a multiple-family structure. This building is contributing to the Southeast Gainesville Historic District. Silverleaf Properties, LLC, owner. Joshua Shatkin, Shatkin Architecture LLC, agent.

Petition HP-16-110. 621 NE 5th Terrace. Install solar pool heater panels on the rear roof of a single-family structure. This building is contributing to the Northeast Residential Historic District. Michael and Michelle Jaffee, owners. Patrick Altier, Solar Trek, Inc., agent.

VII. Information Items:

- A. HP Board training by City Attorney's Office.

Did not occur because City Attorney staff could not attend the meeting.

- B. Dangerous building designation by Code Enforcement for accessory structure located at 627 SW 12th Street.

Jason Simmons, Planner, gave an introductory presentation about the property. Chris Cooper, Code Enforcement Manager, spoke about the dangerous building designation process in general. Todd Martin, Code Enforcement officer, gave a staff presentation on the condition of the structure. The board had no objection to the dangerous building designation.

- C. Dangerous building designation by Code Enforcement for two single-family structures located at 520 NW 1st Street.

Cleary Larkin, Planner, gave an introductory presentation about the property, which has two houses. Todd Martin, Code Enforcement officer, gave a staff presentation on the condition of both houses, at 516 and 520 NW 1st Street. Jay Reeves, Jr., architect and board member, spoke about working with the owner of the property and evaluating the condition of the structures, particularly 520 NW 1st Street. He noted extensive rot and termite damage throughout the house and the problem of severe under construction with nothing meeting current structural code, meaning the cost of rehabilitation would be prohibitive. Chris Cooper, Code Enforcement Manager, mentioned past citations of the property and the numerous change of owners that hindered the process. Melanie Barr, with the Duckpond Neighborhood Association, spoke of the desire to see at least the exterior of each house saved even if it means gutting the interiors. She indicated that the loss of two more contributing structures to the Pleasant Street Historic District could jeopardize the historic designation of the district. The board did not take any action to object to the dangerous building designation for the two structures.

IX. Board Member Comments

New board members Danielle Masse and Mark Stern introduced themselves to the board.

Board member Michelle Hazen started a discussion about the issue of demolition by neglect in the Pleasant Street Historic District.

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

Date