



Department of Doing
Planning Division
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HISTORIC PRESERVATION BOARD MINUTES

March 7, 2017 5:30 PM
City Hall Auditorium
200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Bill Warinner		Jason Simmons
Jay Reeves, Jr. (Chair)		Andrew Persons
Michelle Hazen		Cleary Larkin
Ann Stacy (Vice Chair)		Megan Echols
	Jason Straw	Sean McDermott
Scott Daniels		
	Mark Stern	
Danielle Masse		
	David Enriquez	

I. Roll Call

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

Motion By: Bill Warinner	Seconded By: Ann Stacy
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.

IV. Approval of Minutes: February 7, 2017

BOARD MEMBERS	
Chair: Jay Reeves	Vice Chair: Ann Stacy
Michelle Hazen, Bill Warinner, Jason Straw, Scott Daniels, Brian Smith, Danielle Masse, Mark Stern, David Enriquez (Student Appointee)	
Staff Liaison: Jason Simmons	

Motion By: Bill Warinner	Seconded By: Michelle Hazen
Moved To: Approve	Upon Vote: 6-0

V. Requests to Address the Board

Jason Simmons, Planner, presented basic information about the multifamily development proposed at 238 West University Avenue. Staff did impose the 90-day demolition delay on the demolition permit that was submitted on February 27, 2017. Scott Renfroe with Florida Concrete Recycling spoke to the matter requesting the waiver because of the dangerous structural conditions of the building. The Board expressed concern about documenting the features of the building prior to demolition. The petitioners were concerned about liability issues if staff was allowed inside the building. Sean McDermott, Assistant City Attorney, discussed the provisions of Section 6-19 of the Code of Ordinances and how it applies to this application. Keith Humphries with McGurn Management, the owner's representative, spoke about the unsafe condition of the building. Carl Cataudella from the Collier Companies spoke about the economic impact of the demolition delay on the project. Michael Driscoll, structural engineer, described the interior condition of the building, and in his opinion, it is unsafe. The Board was concerned about the lack of detailed information about the condition of the building and the bad precedent it would set if the 90 days were waived at this point. The applicant indicated that the structural engineering report has yet to be completed. The Board would like to see proper documentation of the building and the structural report at the next meeting.

Motion By: Bill Warinner	Seconded By: Michelle Hazen
Moved To: Continue for 30 days	Upon Vote: 6-0

VI. Old Business

VII. New Business:

1. Petition HP-17-07

Bonita & Paul Seide, owners. Enclosure of a front corner porch and rear corner porch. Located at 1119 NW 4th Avenue. The building is contributing to the University Heights Historic District- North.

Megan Echols, Planner, gave the staff presentation.

Motion By: Bill Warinner	Seconded By: Ann Stacy
Moved To: Approve with staff recommendations – owner option of backing for the front railing.	Upon Vote: 6-0

2. **Petition HP-17-06a**

Kurt & Renee Strauss, owners. Certificate of Appropriateness for exterior rehabilitation of single-family house. Work includes replacement of vinyl siding with stucco, replacement of doors and windows, replacement of structurally deficient chimney and rear bedroom addition, replacement of existing accessory structure, and installation of exterior fencing. Located at 1216 NE 4th Street. This building is non-contributing to the Northeast Residential Historic District.

Cleary Larkin, Planner, gave the staff presentation. Renee Strauss, Owner, spoke to the matter and answered questions for the board.

Motion By: Michelle Hazen	Seconded By: Bill Warinner
Moved To: Approve with conditions – PowerPoint slide including adjusting the setback. Eliminate condition of redesign.	Upon Vote: 6-0

3. **Petition HP-17-06b**

Kurt & Renee Strauss, owners. Certificate of Appropriateness for exterior rehabilitation of single-family house. Work includes replacement of vinyl siding with stucco, replacement of doors and windows, replacement of structurally deficient chimney and rear bedroom addition, installation of exterior fencing, replacement of existing accessory structure, and a zoning modification request for accessory structure setbacks. Located at 1216 NE 4th Street. This building is non-contributing to the Northeast Residential Historic District.

Cleary Larkin, Planner, gave the staff presentation.

Motion By: Bill Warinner	Seconded By: Ann Stacy
Moved To: Approve with staff	Upon Vote: 6-0

4. **Petition HP-17-06c**

Kurt & Renee Strauss, owners. Ad Valorem Tax Exemption Part 1 review for exterior and interior rehabilitation of single-family dwelling. Located at 1216 NE 4th Street in the Northeast Residential Historic District.

Cleary Larkin, planner, gave the staff presentation.

Motion By: Scott Daniels	Seconded By: Bill Warinner
Moved To: Continue	Upon Vote: 6-0

5. **Waiver of 90-day
demolition**

Waiver of 90-day demolition delay for a structure located at
805 West University Avenue.

Karen McInney of Community Waste Services, hired by the Benoit Group (Project Developer)
spoke to the board on the matter.

Motion By: Bill Warinner	Seconded By: Michelle Hazen
Moved To: Approve	Upon Vote: 6-0

6. **Waiver of 90-day
demolition**

Waiver of 90-day demolition delay for a structure located at
819 West University Avenue.

Motion By: Bill Warinner	Seconded By: Scott Daniels
Moved To: Approve	Upon Vote: 6-0

7. **Waiver of 90-day
demolition**

Waiver of 90-day demolition delay for a structure located at
810 SW 1st Avenue.

Motion By: Bill Warinner	Seconded By: Danielle Masse
Moved To: Approve	Upon Vote: 6-0

Staff Approved Certificates of Appropriateness:

1. **Petition HP-17-8.** 818 SE 1st Avenue. Installation of a pre-manufactured shed. This building
will be non-contributing to the Southeast Gainesville Historic District. Gregory Allard and
Glauca Lima, owners.

VIII. Information Items: N/A

Jason Simmons, Planner, spoke to the Board about Historic District guide handouts. Andrew Persons,
Interim Principal Planner, spoke to the Board about making the handout available to Board members.

IX. Board Member Comments

Bill Warinner spoke to the Board about the Florida Trust for Historic Preservation conference taking
place in St. Petersburg this year from May 18th through May 20th.

Michelle Hazen spoke to the Board on the matter of fencing on Pleasant Street at 7th Avenue and 4th
Street that was not approved. A drive-by of the property was suggested.

Andrew Persons responded to the Board – he spoke to Code Enforcement on the matter of the fencing and the farm gate primarily. There will be a follow up on the matter at the next meeting.

Michelle Hazen spoke on the 238 West University Avenue discussion, about the staff not being allowed to go into the building, and they have to prove that the building is damaged by an event not within the landowner's control with more than 50 percent of the structure affected, which could then be approved prior to the next Historic Board meeting.

Andrew Persons, Interim Principal Planner spoke to the matter, that the information the Board wanted was the structural engineering report they have, some proof that they're done documentation in terms of interior pictures, and bringing that before the Board in 30 days. That is how the staff is going to move forward.

Bill Warinner spoke to the Board on the matter and expressed concerns about the urgency.

Scott Daniels spoke to the Board about the UF Day of Service on April 1, 2017, providing volunteers, materials, and requested that staff come out to provide their expertise. He also spoke about getting volunteers to work on lot cleanup, park cleanup, neighborhood cleanup, and landscaping. Scott said that 1500 University of Florida students were signed up to provide volunteer community services for the event.

Cleary Larkin, Planner, spoke to the Board about the volunteer staff positions involving speaking with the Pleasant Street Historic Associations to see if anyone needs yard work, painting, or repairs.

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
Jay Reeves, Jr.

Date

Staff Liaison, Historic Preservation Board
Jason Simmons

Date