



Department of Doing  
Planning Division  
PO Box 490, Station 11  
Gainesville, FL 32602-0490

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## HISTORIC PRESERVATION BOARD MINUTES

August 7, 2018 5:30 PM  
City Hall Auditorium  
200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Jay Reeves, Jr.(Chair)		Jason Simmons
	Scott Daniels (Vice Chair)	Jessica Leonard
Bill Warinner		
Michelle Hazen		
Danielle Masse		
	Eric Neiberger	
Kyra Lucas		
	Jason Diven	

### I. Roll Call

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

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Kyra Lucas
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 5-0

### III. Announcement: Section 30-3.5 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. 30-4.28G of the Land Development Code. Appeals of

#### BOARD MEMBERS

Chair: Jay Reeves Vice Chair: Scott Daniels  
Jordan Brown, Jason Diven, Michelle Hazen, Kyra Lucas, Danielle Masse, Eric Neiberger, Bill Warinner  
Staff Liaison: Jason Simmons

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. 30-4.28G. of the Land Development Code.

**IV. Approval of Minutes:** July 3, 2018

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Kyra Lucas
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 5-0

**V. Requests to Address the Board**

**VI. Old Business:**

**VII. New Business:**

**1. Petition HP-18-60**

Amelia Tanner, Straight Line Construction, agent for Peter Adams. Certificate of Appropriateness to construct an addition to an existing single-family dwelling and an application for modification of the north side yard setback. Located at 621 NE 5<sup>th</sup> Street. This building is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. Ben Stone, a supervisor with Straight Line Construction and Amelia Tanner of Straight Line Construction answered questions from the board.

<b>Motion By:</b> Kyra Lucas	<b>Seconded By:</b> Bill Warinner
<b>Moved To:</b> Approve with staff conditions.	<b>Upon Vote:</b> 5-0

**2. Petition HP-18-68**

Eastwood Holdings I, LLC. Certificate of Appropriateness for the new construction of a single-family house and an application for modification of the rear building setback line. Located at the southeast corner of NW 3<sup>rd</sup> Street and NW 7<sup>th</sup> Avenue. This building will be non-contributing to the Pleasant Street Historic District.

This item was recommended to be continued to the September 4, 2018 Historic Preservation Board meeting upon approval of the agenda.

<b>Motion By:</b>	<b>Seconded By:</b>
<b>Moved To:</b>	<b>Upon Vote:</b>

3. **Petition HP-18-69**

Bruce and Michelle Hazen. Certificate of Appropriateness and an Ad Valorem Tax Exemption Part 1 review for the renovation of a single-family house. Located at 440 NE 9<sup>th</sup> Avenue. This building is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. Michelle Hazen, applicant discussed their plans for the renovation.

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Kyra Lucas
<b>Moved To:</b> Approved	<b>Upon Vote:</b> 4-0

4. **Petition HP-18-73**

Drew Kieszek, Kinetic Builders Inc., agent for Cornelia Holbrook. Certificate of Appropriateness for the replacement of the windows with wood-clad windows; replace the exterior doors; adding a new porch on the south side of the house; enclose an existing porch on the back; convert a carport into a sunroom; and reroof the house with asphalt shingles as part of a conversion of a duplex into a single-family house. Located at 106 SE 6<sup>th</sup> Street. This building is contributing to the Southeast Residential Historic District. Related to Petition HP-18-74.

Jason Simmons, Planner, gave the staff presentation. Drew Kieszek of Kinetic Builders Inc., agent for Cornelia Holbrook, answered questions from the board.

<b>Motion By:</b> Michelle Hazen	<b>Seconded By:</b> Danielle Masse
<b>Moved To:</b> Approve with staff	<b>Upon Vote:</b> 5-0

recommendations to use architectural shingles.	
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5. **Petition HP-18-74**

Drew Kieszek, Kinetic Builders Inc., agent for Cornelia Holbrook. Certificate of Appropriateness for the replacement of the windows with wood-clad windows; reroof the house from metal to shingle; replace the exterior doors; and rebuild the back porches and enclose as sunrooms as part of the conversion of a single-family house into a duplex. Located at 114 SE 6<sup>th</sup> Street. This building is contributing to the Southeast Residential Historic District. Related to Petition HP-18-73.

Jason Simmons, Planner, gave the staff presentation. Drew Kieszek of Kinetic Builders Inc., agent for Cornelia Holbrook, addressed a question from the board.
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<b>Motion By:</b> Danielle Masse	<b>Seconded By:</b> Bill Warinner
<b>Moved To:</b> Approve with staff to use architectural shingles.	<b>Upon Vote:</b> 5-0

**Staff Approved Certificates of Appropriateness:**

**Petition HP-18-67.** 410 SE 7<sup>th</sup> Street. Replace wooden porch flooring on front and back, install new historically-appropriate porch railing; rebuild wood window screens. This building is contributing to the Southeast Residential Historic District. Andrea & Keith Emrick, owners.

**Petition HP-18-00070.** 316 SE 6<sup>th</sup> Street. Reroof a single-family dwelling. This building is contributing to the Southeast Residential Historic District. Mark Martin, owner. Shane Smalley, Atlantic Roofing & Exteriors, agent.

**Petition HP-18-00071.** 716 NE 2<sup>nd</sup> Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Matt Whitehead, owner. Jeffrey Kyle, Kyle Roofing LLC, agent.

**Petition HP-18-00072.** 107 NE 8<sup>th</sup> Street. Reroof a multiple-family dwelling with a metal roof. This building is non-contributing to the Northeast Residential Historic District. FYG Real Estate LLC, owner. Randy Jordan, ACE Remodeling & Roofing LLC, agent.

**Petition HP-18-00075.** 727 NE 5<sup>th</sup> Avenue. Replace nine windows on a single-family dwelling. This building is non-contributing to the Northeast Residential Historic District. Don Neimann, owner. Arthur Wayne Francis, The Home Depot, agent.

**Petition HP-18-76.** 8107 NE 4<sup>th</sup> Avenue. Replace a post and metal wire fence with a wooden picket fence in the front yard of a residential structure. This building is contributing to the Northeast Residential Historic District. Karl E. Miller, owner.

**Petition HP-18-77.** 25 SE 2<sup>nd</sup> Place (the Hippodrome). Replace a steel door on the side rear of the building with a new steel door with new framing and vertical siding. This building is individually listed on the local and National Register of Historic Places. City of Gainesville, owner.

**Petition HP-18-00078.** 638 NE 8<sup>th</sup> Avenue. Reroof a single-family dwelling. This building is non-contributing to the Northeast Residential Historic District. Andrew Romero, owner. Gainesville Restoration & Remodeling, agent.

#### **VIII. Information Item: N/A**

Staff indicated to the board that Proctor Log House and Cottage at 2250 NW 8<sup>th</sup> Avenue was officially listed in the National Register of Historic Places on June 25, 2018.

Staff also mentioned that the law class of Timothy McLendon will meet with staff on October 9, 2018 and that they may want to participate in a tour of the immediate Duckpond district after the presentation.

#### **IX. Board Member Comments**

#### **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.

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**Chair, Historic Preservation Board**

Jay Reeves, Jr.

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**Date**

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**Staff Liaison, Historic Preservation Board**

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**Date**