



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

306 N.E. 6<sup>th</sup> Avenue  
P: (352) 334-5022  
P: (352) 334-5023  
F: (352) 334-2648

## HISTORIC PRESERVATION BOARD Minutes

October 2, 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)		Andrew Persons
Bill Warinner		
Michelle Hazen		
Danielle Masse		
Eric Neiberger		
Kyra Lucas		
	Jason Diven	
	Matt Gallagher	
	Eric W. Barkhurst	

### 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> 7-0

### 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 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

#### 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

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:** September 4, 2018 & September 14, 2018

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Kyra Lucas
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 7-0

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Kyra Lucas
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 7-0

**V. Requests to Address the Board**

**VI. Old Business: NONE**

**VII. New Business:**

**1. Petition HP-18-91**

Gary Heil & Anna Heineman, owners. Certificate of Appropriateness for new construction of an accessory structure. Located at 504 NE 9th Avenue. This building will be non-contributing to the Northeast Residential Historic District.  
(Jason)

Jason Simmons, Planner, gave the staff presentation. Gary Heil, owner, answered questions from the board. Richard Hill, the owner of the neighboring property to the north at 511 NE 10<sup>th</sup> Avenue had questions about the project including sewer concerns and concerns about the accessory structure being turned into an accessory dwelling unit. John Barrow, designer for the project, spoke to the matter and answered questions from the neighbor and the board.

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Kyra Lucas
<b>Moved To</b> Approve with staff condition #1 that the accessory building cannot be used as an accessory dwelling unit, delete condition #2, and add the condition that the windows be wood or wood clad windows consistent with the original windows of the house.	<b>Upon Vote:</b> 7-0

2. **Petition HP-18-93**

Ben Keeler, Keeler Roofing LLC, agent for Jason Atkins Tuffs. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 510 NW 3<sup>rd</sup> Street. This building is contributing to the Pleasant Street Historic District.

Jason Simmons, Planner, gave the staff presentation. Jason Atkins Tuffs, owner, answered questions from the board about the house.

<b>Motion By:</b> Scott Daniels	<b>Seconded By:</b> Bill Warinner
<b>Moved To</b> Approve with staff recommendations.	<b>Upon Vote:</b> 7-0

3. **Petition HP-15-50**

Bruce and Michelle Hazen, owners. Part 2, Ad Valorem Tax Exemption for the construction of a bathroom addition to the west side of an existing single-family dwelling. Located at 430 NE 9<sup>th</sup> Avenue. This building is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation.

<b>Motion By:</b> Kyra Lucas	<b>Seconded By:</b> Bill Warinner
<b>Moved To</b> Approve	<b>Upon Vote:</b> 5-0, with Michelle Hazen and Jay Reeves recusing themselves.

**Staff Approved Certificates of Appropriateness:**

**Petition HP-18-94.** 404 NE 4<sup>th</sup> Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Richard Drummond, owner. Whitton Roofing Company, agent.

**Petition HP-18-00095.** 517 NE 4<sup>th</sup> Street. Replace four aluminum awning windows on a single-family dwelling with white clad slider type windows on the rear elevation. This building is contributing to the Northeast Residential Historic District. Jensen and Perkins, owners. Windowman Installations, LLC, agent.

**Petition HP-18-96.** 501 NE 8<sup>th</sup> Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Lana Sendzimir, owner. Jeffrey Kyle, Kyle Roofing LLC, agent.

**Petition HP-18-00097.** 535 NE 8<sup>th</sup> Avenue. Install a six-foot high wooden fence in the rear side and rear yard of a single-family dwelling. This building is non-contributing to the Northeast Residential Historic District. Sabrina and Rafael Diaz, owners.

**Petition HP-18-00098.** 522 & 528 NW 2<sup>nd</sup> Street and 533 NW 3<sup>rd</sup> Street. Install a six-foot high dog-eared wooden fence in the rear side yards of three residential parcels. These buildings are contributing to the Pleasant Street Historic District. Jason Straw, owner.

**Petition HP-18-99.** 1111 & 1113 SW 4<sup>th</sup> Avenue. Reroof a duplex dwelling. This building is contributing to the University Heights Historic District - South. B&D Rental Homes LLC, owner. W. Keith Perry, Perry Roofing Contractors, agent.

**Petition HP-18-100.** 900 NE Boulevard. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Elizabeth Camp, owner.

**Petition HP-18-101.** 517 NE 4<sup>th</sup> Street. Replace front steps for a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Larry Perkins and Norman Jensen, owners.

**Petition HP-18-102.** 1005 NE 6<sup>th</sup> Street. Replace front door on a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Jorge Ibanez & Wanda de Paz-Ibanez, owners.

**Petition HP-18-103.** 217SE 6<sup>th</sup> Street. Reroof a single-family dwelling. This building is contributing to the Southeast Residential Historic District. Cornelia Holbrook, owner. Whitton Roofing, agent.

**Petition HP-18-104.** 707 NE 5<sup>th</sup> Terrace. Reroof a duplex dwelling. This building is contributing to the Northeast Residential Historic District. Wesley Burns, owner. Clayton L. Crosier, Crosier & son Roofing, Inc.

**Petition HP-18-105.** 502 NW 4<sup>th</sup> Street. Reroof a mixed-use building. This building is contributing to the Pleasant Street Historic District. Clevern Sharpe, owner. Matthew Reiter, Reiter Roofing, agent.

## **VIII. Information Item:**

### **Board Elections**

## **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

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(Continued)

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**