



Department of Doing
Planning Division
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HISTORIC PRESERVATION BOARD MINUTES

November 6, 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)*

Chair Reeves added a discussion item concerning the application to place the St. Michaels Episcopal Church on the local register of historic places.

Motion By: Bill Warinner	Seconded By: Kyra Lucas
Moved To: Approve	Upon Vote: 6-0

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

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 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: October 2, 2018

Motion By: Bill Warinner	Seconded By: Scott Daniels
Moved To: Approve	Upon Vote: 7-0

V. Requests to Address the Board

Chair Reeves briefly discussed the intention to have an item come before the HPB in December concerning the application to place the St. Michael's Episcopal Church on the local register of historic places. Morris Hylton III, representing Gainesville Modern and Director of the Historic Preservation program at the University of Florida, gave a presentation about the building, architect Nils M. Schweizer, and why the building is considered a candidate for placement on the local register of historic places.

Motion By: Bill Warinner	Seconded By: Kyra Lucas
Moved To: Approve motion to have the HPB submit an application for nomination of St Michael's for placement on the local register of historic places.	Upon Vote: 6-0 with Jay Reeves recusing himself.

VI. Old Business: NONE

VII. New Business:

1. Petition HP-18-92

Jay Reeves, Jay Reeves & Associates, Inc., agent for Anita Smith. Certificate of Appropriateness and an Ad Valorem Tax Exemption Part 1 review for the renovation with an addition to a single-family house. Located at 600 NE 9th Avenue. This building is contributing to the Northeast Residential Historic District.

(Jason)

Jason Simmons, Planner, gave the staff presentation. Jay Reeves, architect, recused himself from voting but answered questions from the board. Tracy Cantley, a roofer here for another petition item, commented about the weight of barrel tiles on the roof and the engineering it takes to accommodate the weight.

Motion By: Bill Warinner	Seconded By: Danielle Massey
Moved To: Approve the ad valorem Part 1 application.	Upon Vote: 6-0 with Jay Reeves recusing himself.

Motion By: Kyra Lucas	Seconded By: Bill Warinner
Moved To: Approve the work proposed in the Certificate of Appropriateness with the condition that the window material and the roofing material come back before the HPB for review.	Upon Vote: 6-0 with Jay Reeves recusing himself.

2. Petition HP-18-106

Tracy Cantley, Tracy Cantley & Company, Inc., agent for Marian Keesling. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 716 NE 6th Street. This building is non-contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. Tracy Cantley, agent for Marian Keesling, presented a roofing sample of the Nevada silver color for the metal panels, which is the preferred color for the roof in this project.

Motion By: Michelle Hazen	Seconded By: Danielle Massey
Moved To: Approve	Upon Vote: 7-0

3. **Petition HP-18-107**

Doug Nesbit, Atlantic Design & Construction, agent for Joyce E. Bono. Certificate of Appropriateness to construct masonry walls on the east and north property lines with a fence on the northeast corner, add awnings on the front and rear, and reconstruct a freestanding garage for an existing single-family dwelling. Located at 719 NE 5th Street. This building is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation. Joyce E. Bono, owner, spoke to the matter as did Doug Nesbit, Atlantic Design & Construction, agent for the owner.

Motion By: Michelle Hazen	Seconded By: Kyra Lucas
Moved To: Approve with the stipulation that this is not to set a precedent because in this case the 8 foot high walls are replacing wood fencing that is over 6 feet tall.	Upon Vote: 7-0

4. **Petition HP-18-108**

Chris Fillie, Green Building Cooperative, agent for Alexander Boswell-Ebersole. Certificate of Appropriateness for new construction of a single-family house. Located in the 700 block of NW 4th Street. This building will be non-contributing to the Pleasant Street Historic District.

Jason Simmons, Planner, gave the staff presentation.

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

5. **Petition HP-18-109**

Clayton L. Crosier, Crosier & Son Roofing Inc., agent for Clifton A. Nelson, III. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 1200 NE 5th Terrace. This building is contributing to the Northeast Residential Historic District.

Jason Simmons, Planner, gave the staff presentation.

Motion By: Scott Daniels	Seconded By: Michelle Hazen
Moved To: Approve with standing seam metal or architectural shingles.	Upon Vote: 7-0

Staff Approved Certificates of Appropriateness:

Petition HP-18-110. 530 NE 3rd Street. Partial reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Nicholas Armfield, owner. Clayton L. Crosier, Crosier & Son Roofing, Inc., agent.

Petition HP-18-00111. 608 NE 5th Avenue. Reroof of the front porch of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Giovanna Holbrook, owner. Jay Reeves, agent.

Petition HP-18-00112. 1104 NE 3rd Street. Installation of a pool for a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Jason Hessler-Smith, owner. Dennis Ondrako, Hyperion Pools, LLC, agent.

Petition HP-18-00113. 20 NE 8th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Breins World LLC, owner. Geraldine Hruda, Energy Roofing, agent.

Petition HP-18-00114. 115 NW 7th Terrace. Re-roof a single-family dwelling. This building is contributing to the University Heights Historic District - North. John Kraft and Bonnie Kraft, owners.

Petition HP-18-00115. 405 NE 8th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Brian and Susannah Peddie, owners. Geraldine Hruda, Energy Roofing, agent.

Petition HP-18-00116. 110 NW 9th Terrace. Re-roof a multiple-family dwelling. This building is non-contributing to the University Heights Historic District - North. Newell Fox, owner. Tyler Turner, TMT Roofing LLC, agent.

Petition HP-18-00117. 130 NW 9th Terrace. Re-roof a multiple-family dwelling. This building is non-contributing to the University Heights Historic District - North. Newell Fox, owner. Tyler Turner, TMT Roofing LLC, agent.

Petition HP-18-00118. 627 SE 2nd Place. Reroof a single-family dwelling. This building is contributing to the Southeast Residential Historic District. Monta Burt, owner. Johnson & Johnson Roofing, agent.

VIII. Information Item: N/A

Andrew Persons, Planner IV, informed the board about an initiative from the Office of the Clerk of the Commission to make the City Commission aware of the types of topics that they can refer to the various citizen boards to help with research and decision making. He asked the board to think about the types of topics that they want the City Commission to refer to them and staff will pass on the information to the Clerk's office.

Tana Silver, resident, asked the board to pick back up the issue of demolition by neglect and the emergence of a renovation economy for preserving existing buildings.

Jason Simmons, Planner, informed the board that it was time for the renewal of membership into the National Alliance of Preservation Commissions (NAPC).

Motion By: Bill Warinner	Seconded By: Kyra Lucas
Moved To: Renew membership into the National Alliance of Preservation Commissions (NAPC).	Upon Vote: 7-0

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.

Chair, Historic Preservation Board
Jay Reeves, Jr.

Date

Staff Liaison, Historic Preservation Board

Date

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME REEVES, JAMES D.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE HISTORIC PRESERVATION BD	
MAILING ADDRESS 305 N.E. 5th Ave		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
CITY GAINESVILLE	COUNTY ALACHUA	NAME OF POLITICAL SUBDIVISION: CITY OF GAINESVILLE	
DATE ON WHICH VOTE OCCURRED 11-6-18		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must **disclose the nature of the conflict** before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, JAMES D. REEVES, hereby disclose that on NOV. 6, 2018, 20__.

(a) A measure came or will come before my agency which (check one)

- ☐ Inured to my special private gain or loss;
- ☐ Inured to the special gain or loss of my business associate, _____;
- ☐ Inured to the special gain or loss of my relative, _____;
- ☒ Inured to the special gain or loss of ANITA SMITH, by whom I am retained; or
- ☐ Inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Date Filed

11-6-18

Signature

James D. Reeves

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.