



Department of Sustainable Development  
Historic Division  
PO Box 490, Station 11  
Gainesville, FL 32602-0490

306 N.E. 6<sup>th</sup> Avenue  
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## HISTORIC PRESERVATION BOARD MINUTES

September 1, 2020 5:30 PM  
Virtual Meeting

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Jay Reeves, Jr. (Chair)		Sal Cumella
Bill Warinner (Vice Chair)		Yvette Thomas
Michelle Hazen		
Kyra Lucas		
Elizabeth Hauck		
Danielle Masse	Joined at 5:38 pm	
Nicole Nesberg		
Elizabeth Hausauer		
Michael Hill		

**I. Roll Call-5:33 pm**

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

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Michelle Hazen
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 9-0

**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 served by

**BOARD MEMBERS**

Chair: Jay Reeves      Vice Chair: Bill Warinner  
Elizabeth Hausauer, Michelle Hazen, Kyra Lucas, Danielle Masse, Nicole Nesberg, Elizabeth Hauck, Michael Hill  
Staff Liaison: Jason Simmons

certified or registered mail. The appeal procedure is specified in Sec. 30-4.28G. of the Land Development Code.

**IV. Approval of Minutes:** n/a

**V. Old Business:**

<b><u>1. Petition HP-17-51</u></b>	Edith James, owner. Ad Valorem Tax Exemption (Part II) for the addition of a master bedroom suite, a front porch, relocation of windows and doors, replacement of existing windows, a new carport and connector, a new chimney, a new courtyard wall and fencing. Located at 716 SE 4th Ave. The property is contributing to the Southeast Residential Historic District.
	<b>200281</b>

Sal Cumella, Planner, gave the presentation. Bill Warinner recused.

<b>Motion By:</b> Nicole Nesberg	<b>Seconded By:</b> Michael Hill
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 8-0

<b><u>2. Petition HP-19-39</u></b>	Eastwood Construction, agent for Andrew and Shaima Coffey, owners. Amendment to previously approved Certificate of Appropriateness for modifications to new construction of a single-family house and an application for modification of the east side building setback line. Located at 210 NW 6th Avenue. This building will be a non-contributing structure to the Pleasant Street Historic District.
	<b>200282</b>

Sal Cumella, Planner, gave the staff presentation. The applicant and owner were present and spoke to the request.

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Elizabeth Hausauer
<b>Moved To:</b> Approve with staff recommendations	<b>Upon Vote:</b> 9-0

<b><u>3. Petition HP-20-3</u></b>	Petition HP-20-3. Joyce E. Bono, owner. Ad valorem tax exemption (Part II) for construction of masonry walls on the east and north property lines with a fence on the northeast corner, add awnings on the front and rear, reconstruct a freestanding garage, and interior remodeling for an existing single-family dwelling. Located at 719 NE 5th Street. This building is contributing to the Northeast Residential Historic District. Related to Petition HP-18-00107.
	<b>200280</b>

Sal Cumella, Planner, gave the staff presentation. The agent and owner were present and spoke to the request.  
Warinner spoke to being the selling agent for the property.  
Masse spoke to the impacts of the two story garage on the street view and the slope of the roof.  
Hausauer spoke to being a neighbor two doors south and had concerns with the impacts of the second story addition, two story garage, and setback modifications.  
Masse spoke to a neighboring property where the board denied a similar request for a second story addition.  
Hill has concerns with two story addition.  
Lucas has concerns with the two story addition, setback modifications, lack of information on the pool and two story garage.  
Sam Kraigel provided 3D renderings.

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Kyra Lucas
<b>Moved To:</b> Continue to next meeting	<b>Upon Vote:</b> 9-0

<b><u>4. Petition HP-20-40</u></b>	Petition HP-20-40. Doug Nesbit - Atlantic Design & Construction, agent for Andrew Martin & Sarah Farmerie, owners. Certificate of Appropriateness (COA) to construct an accessory dwelling unit, swimming pool, addition, and associated modification to the side setback. Located at 633 NE 6th Street. This building is a contributing structure to the NE Residential Historic District
	<b>200164</b>

Sal Cumella, Planner, gave the staff presentation.

<b>Motion By:</b> Elizabeth Hausauer	<b>Seconded By:</b> Michael Hill
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 7-0

<b><u>5. Petition HP-20-49</u></b>	Petition HP-20-49. Elliot Larkin - Larkin Rentals II LLC, owner. Certificate of Appropriateness (COA) to construct a two-story, single-family dwelling with associated modifications to the front porch depth. Located south of the intersection of NE 3rd Avenue and NE 9th Street (S. of 835 NE 3rd Ave). This is a vacant lot within the NE Residential Historic District
	<b>200168</b>

Sal Cumella, Planner, gave the staff presentation. Bill Warinner recused.

<b>Motion By:</b> Michael Hill	<b>Seconded By:</b> Elizabeth Hausauer
<b>Moved To:</b> Continue	<b>Upon Vote:</b> 7-0

<b><u>6. Petition HP-20-50</u></b>	Elliot Larkin - Larkin Rentals II LLC, owner. Certificate of Appropriateness (COA) to construct a two-story, single-family dwelling with associated modifications to the front porch depth. Located south of the intersection of NE 3rd Avenue and NE 9th Street (S. of 835 NE 3rd Ave). This is a vacant lot within the NE Residential Historic District.
	<b>200169</b>

Sal Cumella, Planner, gave the staff presentation. Elliot Larkin, owner presented

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Michael Hill
<b>Moved To:</b> Continue	<b>Upon Vote:</b> -0

**VII. New Business:**

<b><u>7. Petition HP-20-59</u></b>	Petition HP-20-59. Kurt Strauss – K. Strauss Homes, owner. Certificate of Appropriateness (COA) to construct a single family dwelling and a setback modification. Located at parcel 14309-000-000 NW 6th Avenue (200 Block). This building will be a non-contributing structure to the Pleasant Street Historic District.
	<b>200273</b>

Sal Cumella, Planner, gave the staff presentation.

<b>Motion By:</b> Elizabeth Hausauer	<b>Seconded By:</b> Danielle Masse
<b>Moved To:</b> Continue to next available meeting	<b>Upon Vote:</b> 8-0

<b><u>8. Petition HP-20-63</u></b>	Whitton Roofing, agent for Anthony Ackrill, owner. Certificate of Appropriateness (COA) to replace an asphalt shingle roof with 5V crimp metal roofing. Located at 717 NE 3rd Avenue. This building is a contributing structure to the NE Residential Historic District.
	<b>200271</b>

Sal Cumella, Planner, gave the staff presentation.

<b>Motion By:</b> Elizabeth Hausauer	<b>Seconded By:</b> Danielle Masse
<b>Moved To:</b> Motion to approve with staff condition	<b>Upon Vote:</b> 9-0

<b><u>9. Petition HP-20-65</u></b>	Godwin Green Roofing, agent for Joseph Montalto Jr, owner. Certificate of Appropriateness (COA) to replace shingle and metal roof with Gulf-rib 26 gauge 5V crimp galvanized metal roofing. Located at 301 SE 7th Street (Magnolia Bed & Breakfast). This building is a contributing structure to the SE Historic District.
	<b>200272</b>

Sal Cumella, Planner, gave the staff presentation. Jay Reeves recused. Michelle Hazen dropped from the meeting.

<b>Motion By:</b> Nicole Nesberg	<b>Seconded By:</b>
<b>Moved To:</b> Motion to approve with staff condition	<b>Upon Vote:</b> 9-0

**Public Comment:**

Gary Anglin spoke.  
Eric Leightman spoke.

**Staff Approved Certificates of Appropriateness:**

[September 2020 Staff Approval Report.pdf](#)

**Board Business: Solar Discussion**

Sal Cumella, Planner, provided presentation. City Attorney-Sean McDermott spoke.

**Adjournment                      9:14 pm**

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Nicole Nesberg
<b>Moved To:</b> Motion to adjourn	<b>Upon Vote:</b> 9-0

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**

Jason Simmons, Planner

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