

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Minutes

November 3, 2015

5:30 PM

City Commission Auditorium

Historic Preservation Board

*Bill Warinner - Chair
Scot Gill - Vice Chair
Jay Reeves - Member
Betsy Albury - Member
Michelle Hazen - Member
Charlotte Lake - Member
Jason Straw - Member
Sandra Lamme - Member
Brian Smith- Member*

CALL TO ORDER**ROLL CALL****ADOPTION OF THE AGENDA**

Motion By: Charlotte Lake Seconded By: Jason Straw

Moved To: Approve
Upon Vote: 6-0

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.

APPROVAL OF MINUTES

Motion By: Jason Straw Seconded By: Sandra Lamme

Moved To: Approve
Upon Vote: 6-0

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS****NEW BUSINESS**

[150505.](#)

University Heights Historic District South-Relocate a single family dwelling (B)

Petition HP-15-68. Ricardo Cavallino, agent for SHD Development. Relocate a single-family dwelling located at 1109 SW 3rd Avenue to the northeastern portion of parcel #13096-000-000. Related to HP-15-69, HP-15-70, and HP-15-72.

Attachments: [150505A_Staff report_20151103.pdf](#)
 [150505B_ Exh1 HRP and Design Guidelines_20151103.pdf](#)
 [150505C_ Exh2 Application_20151103.pdf](#)
 [150505D_ Exh3 Florida Master Site-20151103.pdf](#)
 [150505E_ Exh4 Photos_20151103.pdf](#)
 [150505F_ Exh5 Site Plan and Elevations_20151103.pdf](#)
 [150505G_ Exh6 Sanborn Map_20151103.pdf](#)

RECOMMENDATION *Staff to Historic Preservation Board - Approve with conditions:*
 1. *The HPB approve the front setback distance of 8 feet 5 inches.*
 2. *Care will be taken to ensure that all character defining features are adequately protected from damage/loss during the moving process.*

Sal Cumella, Temporary Professional, gave the staff presentation. Ricardo Cavallino, agent for SHD Development, gave the presentation for the petitioner.

Motion By: Jason Straw Seconded By: Michelle Hazen

Moved To: Approve with staff conditions.
Upon Vote: 6-0

Motion By: Jason Straw Seconded By: Michelle Hazen

Moved To: Approve the modification of the front yard setback to six feet three inches. Upon Vote: 6-0

150506.

University Heights Historic District South - Relocate a single family dwelling (B)

Petition HP-15-69. Ricardo Cavallino, agent for SHD Development. Relocate a single-family dwelling located at 1021 SW 3rd Avenue to the northern portion of parcel #13098-000-000. Related to HP-15-68, HP-15-70, and HP-15-72. This building will remain a contributing structure to the University Heights Historic District - South.

Attachments: [150506A_staff report_20151103.pdf](#)
 [150506B_ Exh1 Relocating Buildings Guidelines_20151103.pdf](#)
 [150506C_ Exh2 Application_20151103.pdf](#)
 [150506D_ Exh3 Fla Master Site_20151103.pdf](#)
 [150506E_ Exh4 Photos_20151103.pdf](#)
 [150506F_ Exh5 Site Plan_20151103.pdf](#)
 [150506G_ Exh6 Sanborn Map_20151103.pdf](#)

RECOMMENDATION *Staff to Historic Preservation Board - Approve with conditions:*
 1. *The HPB approve the front setback distance of 8 feet.*
 2. *Care will be taken to ensure that all character defining*

features are adequately protected from damage/loss during the moving process. (To include replacing chert stem-wall).

Sal Cumella, Temporary Professional, gave the staff presentation. Ricardo Cavallino, agent for SHD Development, gave the presentation for the petitioner.

Motion By: Michelle Hazen

Seconded By: Jason Straw

Moved To: Approve with staff conditions.

Upon Vote: 5-0 (Lake had stepped out of the room)

Motion By: Michelle Hazen

Seconded By: Jason Straw

Moved To: Approve the modification of the front yard setback to six feet three inches and care to ensure that all character defining features are adequately protected.

Upon Vote: 5-0 (Lake had stepped out of the room)

150507.

University Height Historic District South - Demolish a contributing auxiliary structure (B)

Petition HP-15-72. Ricardo Cavallino, agent for SHD Development. Demolish a contributing auxiliary structure. Located at 1021 SW 3rd Avenue. Related to HP-15-68, HP-15-69, and HP-15-70.

Attachments:

[150507A Staff report 20151103.pdf](#)

[150507B Exh1 Photos 20151103.pdf](#)

[150507C Exh2 Application-20151103.pdf](#)

[150507D Exh3 Fla Master Site 20151103.pdf](#)

[150507E Exh4 Site Plan 20151103.pdf](#)

RECOMMENDATION

Staff to Historic Preservation Board - Approve with condition:

1. Building will be deconstructed and materials salvaged for re-use.

Sal Cumella, Temporary Professional, gave the staff presentation. Ricardo Cavallino, agent for SHD Development, gave the presentation for the petitioner.

Motion By: Jason Straw

Seconded By: Sandra Lamme

Moved To: Approve with staff conditions.

Upon Vote: 6-0

150508.

University Heights Historic District South - New construction located at 1109, 1029, and 1021 SW 3rd Avenue (B)

Petition HP-15-70. Ricardo Cavallino, agent for SHD Development. New

construction of four multi-family apartment buildings. Located at 1109, 1029, and 1021 SW 3rd Avenue. Related to HP-15-68, HP-15-69, and HP-15-72.

Attachments: [150508A_Staff report_20151103.pdf](#)
 [150508B_Exh1 New Construction University Heights North and South_20151103.pdf](#)
 [150508C_Exh2 Site Plan_20151103.pdf](#)
 [150508D_Exh3 Photos_20151103.pdf](#)
 [150508E_Exh4 Application_20151103.pdf](#)
 [150508F_Exh5 Fla Master Site_20151103.pdf](#)

RECOMMENDATION *Staff to Historic Preservation Board - Approve with condition that Historic Preservation Board concurrently approve Application for Modification of Existing Zoning Requirements reducing front setback to 6'3" and the side setback to 7'3".*

Sal Cumella, Temporary Professional, gave the staff presentation. Ricardo Cavallino, agent for SHD Development, gave the presentation for the petitioner. The board expressed concerns about the height of the new buildings adjacent to the historic structures and the lack of architectural treatment on the rear of the buildings, facing the alley.

Motion By: Jason Straw Seconded By: Charlotte Lake

Moved To: Continue
Upon Vote: 6-0

[150509.](#)

Rehabilitation of a relocated house (B)

Petition HP-15-71. Howard Mclean, agent for John Fleming. Rehabilitate a single-family dwelling after relocation to 514 SW 10th Street from the adjacent 508 SW 10th Street. This building is a contributing structure to the University Heights Historic District - South.

Attachments: [150509A_staff report_20151103.pdf](#)
 [150509B_Guidelines Entries, Porches and Balconies_20151103.pdf](#)
 [150509C_Exh2 Application_20151103.pdf](#)
 [150509D_Exh3 Fla Master Site file_20151103.pdf](#)
 [150509E_Exh4 Architectural Drawings_20151103.pdf](#)

RECOMMENDATION *Staff to the Historic Preservation Board - Approve Petition HP-15-71.*

Jason Simmons, Planner, gave the staff presentation. John Fleming spoke to the matter and Howard McLean, agent, presented the information.

Motion By: Michelle Hazen Seconded By: Charlotte Lake

Moved To: Approve as presented by the petitioner and with staff conditions.

Upon Vote: 6-0

[150511.](#)

Part 2 Ad Valorem Tax Exemption (B)

Petition HP-12-23. Tim Dalrymple, owner. Part 2. Ad Valorem Tax Exemption for renovation for a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Located at 1039 NE 3rd Street.

Attachments: [150511A Staff report 20151103.pdf](#)
 [150511B_ Exh1 Part 1 Application and Backup Materials 20151103.pdf](#)
 [150511C_ Exh2 Renovation Costs and Amounts 20151103.pdf](#)
 [150511D_ Exh3 Photos 20151103.pdf](#)
 [150511E_ Exh4 Application 20151103.pdf](#)

RECOMMENDATION *Staff to the Historic Preservation Board - Approve Petition HP-12-23*

Jason Simmons, Planner, gave the staff presentation.

Motion By: Charlotte Lake Seconded By: Jason Straw

Moved To: Approve
Upon Vote: 6-0

[150510.](#)

Part 2 Ad Valorem Tax Exemption (B)

Petition HP-14-54. Christine Overdevest, owner. Part 2. Ad Valorem Tax Exemption for construction of an accessory dwelling unit. Located at 825 NE 3rd Avenue. The principal building is a contributing structure to the Northeast Residential Historic District.

Attachments: [150510A Staff report 20151103.pdf](#)
 [150510B_ Exh1 Part 1 Application and Backup Material 20151103.pdf](#)
 [150510C_ Exh2 Construction Costs and Expenses 20151103.pdf](#)
 [150510D_ Exh3 Photos 20151103.pdf](#)
 [150510E_ Exh4 Application 20151103.pdf](#)

RECOMMENDATION *Staff to the Historic Preservation Board - Approve Petition HP-15-54.*

Jason Simmons, Planner, gave the staff presentation.

Motion By: Charlotte Lake Seconded By: Jason Straw

Moved To: Approve
Upon Vote: 6-0

ADJOURNMENT