

# City of Gainesville

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



## **Minutes**

**April 5, 2016**

**5:30 PM**

**Roberta Lisle Kline Conference Room**

## **Historic Preservation Board**

*Bill Warinner - Chair  
Jay Reeves - Vice Chair  
Betsy Albury - Member  
Michelle Hazen - Member  
Charlotte Lake - Member  
Jason Straw - Member  
Sandra Lamme - Member  
Anne Stacey - Member  
Allison Reagan - Student Appointee*

**CALL TO ORDER****ROLL CALL**[150859.](#)

**Historic Preservation Board Attendance Roster: October 6, 2015 through March 1, 2016 (B)**

**Attachments:** [150859\\_HP6-month Attendance 2015\\_2016\\_20160405.pdf](#)

**ADOPTION OF THE AGENDA**

**Motion By:** Jay Reeves, Jr.

**Seconded By:** Ann Stacy

**Moved To:** Approve

**Upon Vote:** 5-0

**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 - March 1, 2016**[150858.](#)

**Draft minutes of the March 1, 2016 Historic Preservation Board meeting (B)**

Recommendation

Staff is requesting that the Historic Preservation Board review the draft minutes from the February 2, 2016 meeting and vote to approve the minutes.

Staff to the Historic Preservation Board - Review and approve the draft minutes.

**Attachments:** [150858\\_HP60301 Minutes draft\\_20160405.pdf](#)

**This vote was deferred to next month since they did not have the minutes for**

March in the backup.

## REQUEST TO ADDRESS THE BOARD

## OLD BUSINESS

## NEW BUSINESS

[150856.](#)

**Northeast Residential Historic District - Remove and replace all exterior stucco and repair and replace windows as needed at 1200 NE 4th Street (B)**

**Petition HP-16-15. Curtis Cooper, owner. Remove and replace all exterior stucco and repair and replace windows as needed. Located at 1200 NE 4th Street. This home is contributing to the Northeast Residential Historic District.**

**Attachments:** [150856\\_Staff report and Exh 1 -Exh 3\\_20160405.pdf](#)

**RECOMMENDATION**

*Staff to Historic Preservation Board - Approve with the condition:*

*1. Window replacements are wood and match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.*

Jason Simmons, Planner, gave the staff presentation. Curtis Cooper, owner, spoke to the matter and answered questions from the board and the public. Jane Myers, Renee Wilson, and George Wilson, neighbors to the subject property, also spoke to the matter.

Motion By: Jason Straw

Seconded By: Michelle Hazen

Moved To: Approve with the staff recommendation that window replacements be made of wood and match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.

Upon Vote: 6-0

[150857.](#)

**Northeast Residential Historic District - Exterior rehabilitation. Located at 201 NE 8th Street (B)**

**Petition HP-16-24. Daniel and Angel Schaffer, owners. Exterior rehabilitation. Located at 201 NE 8th Street. This home is contributing to the Northeast Residential Historic District.**

**Attachments:** [150857\\_Staff report and Exh 1 - Exh 5\\_20160405.pdf](#)

**RECOMMENDATION**

*Staff to Historic Preservation Board - Approve with the condition:*

*1. Window replacements are made of wood and match the original in material, size, general muntin and mullion*

*proportion and configuration, and reflective qualities of the glass.*

Jason Simmons, Planner, gave the staff presentation.

Motion By: Jay Reeves, Jr.

Seconded By: Jason Straw

Moved To: Approve with the staff recommendation that window replacements be made of wood and match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.

Upon Vote: 6-0

150873.

**Northeast Residential Historic District - Rehabilitate and add an addition at 315 NE 8th Street (B)**

**Petition HP-16-26.** Doug Nesbit, agent for Claire Mitchell.

**Rehabilitation and addition to a single-family dwelling. Located at 315 NE 8th Street. This home is contributing to the Northeast Residential Historic District.**

**Attachments:** [150873\\_Staff report and Exh 1 - Exh 5 20160405.pdf](#)

**RECOMMENDATION**

*Staff to Historic Preservation Board - Approve Petition HP-16-26 with condition:*

- 1. The HPB approve the side setback distance of seven feet as proposed with the modification of zoning setbacks.*

Jason Simmons, Planner, gave the staff presentation. Doug Nesbit, agent for the owner, spoke to the matter and answered questions from the board. Melanie Barr, president of the Duckpond Neighborhood Association, also spoke to the matter. Board discussion concerned the west and the north elevations.

Motion By: Michelle Hazen

Seconded By: Ann Stacy

Moved To: Approve with conditions that on the first story the horizontal window will be broken up into 3 separate windows that will be more consistent with the historic windows, and that they be wood similar in style and character to the historic windows; on the west elevation, they can do 2 doors on the second story, both with full light glass that if they cannot reach to the original height there will be a transom installed, and the front door will be replaced with a full light glass door; the railing to be installed with an acceptable paling pattern will be a scrolled railing.

Upon Vote: 6-0

Motion By: Ann Stacy

Seconded By: Jason Straw

Moved To: Approve the application for modification of existing zoning requirements by reducing the north side setback from 7.5 feet to 7 feet.

Upon Vote: 6-0

150888.

**Northeast Residential Historic District - New construction of a multiple-family development at 734 E. University Avenue (B)**

**Petition HP-16-27.** Brian Ray, agent for Talia Krugman-Kadi. New construction of a multiple-family development. Located at 734 E. University Ave. These buildings will be non-contributing to the Northeast Residential Historic District.

**Attachments:** [150888 Staff report and Exh 1- Exh 5 20160405.pdf](#)

**RECOMMENDATION**

*Staff to Historic Preservation Board - Approve Petition HP-16-27 with condition:*

- 1. The HPB approve the rear setback distance of 18 feet from the 45 degree angle of light obstruction, as proposed with the modification of zoning setbacks.*

Jason Simmons, Planner, gave the staff presentation. Brian Ray, agent for the owner, spoke to the matter and answered questions from the board. The board expressed concern that the scale of the proposed development was too big for this particular historic district.

Motion By: Jason Straw

Seconded By: Ann Stacy

Moved To: Continue

Upon Vote: 6-0

[150861.](#)

**Re-roof a single-family dwelling with a metal roof (B)**

**Petition HP-16-28.** Randy Wheeler, agent for Kimberly Heiss. Re-roof a single-family dwelling with a Galvalume standing seam metal roof. Located at 639 NE 10th Avenue. This building is contributing to the Northeast Residential Historic District.

**Attachments:** [150861 Staff report and Exh 1- Exh 3 20160405.pdf](#)

**RECOMMENDATION**

*Staff to the Historic Preservation Board - Approve Petition HP-16-28 with the condition that the roof is standing seam metal and that the finish is Galvalume or a light to medium gray paint finish.*

Jason Simmons, Planner, gave the staff presentation.

Motion By: Jason Straw

Seconded By: Michelle Hazen

Moved To: Approve with condition that the roof shall be standing seam and the finish to be Galvalume or a light to medium gray paint finish.

Upon Vote: 6-0

**STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:**

**Petition HP-16-13. 317 NW 2nd Street. Reroof a duplex structure. This building is contributing to the Pleasant Street Historic District. Juris Luzins, owner and agent.**

**Petition HP-16-14. 1105 NE 6th Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Michael Tubbs, owner. Melvin Holt, Holt Professional, Inc., agent.**

**Petition HP-16-16. 1200 NE 4th Street. Emergency COA to stabilize a single-family structure. This building is contributing to the Northeast Residential Historic District. Curtis Cooper, owner.**

**Petition HP-16-17. 305 NE 6th Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Alex Varol, owner. Jeffrey D. Kyle, Kyle Roofing LLC, agent.**

**Petition HP-16-18. 1122 SW 2nd Avenue. Reroof a single-family structure. This building is contributing to the University Heights Historic District - South. Kinetic Properties Inc., owner. W.L. Godwin, Godwin Green Roofing, agent.**

**Petition HP-16-19. 1126 SW 2nd Avenue. Reroof a multiple-family structure. This building is contributing to the University Heights Historic District - South. Kinetic Properties Inc., owner. W.L. Godwin, Godwin Green Roofing, agent.**

**Petition HP-16-20. 117 SW 2nd Avenue. Reroof a multiple-family structure. This building is contributing to the University Heights Historic District - South. Kinetic Properties Inc., owner. W.L. Godwin, Godwin Green Roofing, agent.**      **Petition HP-16-21. 502 NW 6th Avenue. Reroof a single-family structure. This building is contributing to the Pleasant Street Historic District. Kurt Johnsen, owner and agent.**

**Petition HP-16-22. 1114 NE 5th Street. Install and extend a wooden fence along southeast property line. This building is contributing to the Northeast Residential Historic District. Marcus Collier, owner and agent.**

**Petition HP-16-23. 107 NE 7th Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Linda Palmer, owner. James Crosby, Florida Roofmasters, Inc., agent.**

**INFORMATION ITEMS: N/A****BOARD MEMBER COMMENTS****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.**