

City of Gainesville

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



Minutes

July 5, 2016

5:30 PM

City Commission Auditorium

Historic Preservation Board

*Bill Warinner - Chair
Jay Reeves - Vice Chair
Betsy Albury - Member
Michelle Hazen - Member
Charlotte Lake - Member
Jason Straw - Member
Ann Stacey - Member
Scott Daniels - Member*

CALL TO ORDER**ROLL CALL**

**Historic Preservation Board Attendance Roster: December 2, 2015
through June 7, 2016 (B)**

APPROVAL OF THE AGENDA

Motion By: Jason Straw

Seconded By: Jay Reeves, Jr.

Moved To: Approve

Upon Vote: 7-0

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 - JUNE 7, 2016

Motion By: Michelle Hazen

Seconded By: Jay Reeves, Jr.

Moved To: Approve

Upon Vote: 7-0

**Draft minutes of the June 7, 2016 Historic Preservation Board meeting
(B)**

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the June 7, 2016 meeting and vote to approve the minutes.

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

REQUEST O ADDRESS THE BOARD**OLD BUSINESS:**

Petition HP-16-39. Ricardo Cavallino, agent for Reid Fogler/ WNC1114 LLC. Construction of a three-story apartment building. Located at 517 SW 12th Street. This building will be non-contributing to the University Heights Historic District – South.

Ricardo Cavallino, agent for Reid Fogler, gave the presentation of the revised elevations for the proposed building.

Motion By: Jason Straw Seconded By: Betsy Albury

Moved To: Approve with condition that the board and batten siding be replaced by the horizontal siding or the shake siding.

Upon Vote: 7-0

Petition HP-16-46. Ricardo Cavallino, agent for Reid Fogler/ WNC1114 LLC. Construction of a three-story apartment building. Located at 1025, 1021, & 1015 SW 5th Avenue. This building will be non-contributing to the University Heights Historic District – South.

Ricardo Cavallino, agent for Reid Fogler, gave the presentation of the revised elevations for the proposed building.

Motion By: Jay Reeves, Jr. Seconded By: Jason Straw

Moved To: Approve with condition that the board and batten siding on south elevation be replaced by the horizontal siding or the shake siding.

Upon Vote: 7-0

NEW BUSINESS:

Replacement of Wood Windows with Aluminum Clad Frame Windows (B)

Petition HP-16-49. James Bowman, owner. Replacement of 17 windows with new windows on existing single-family dwelling. Located at 419 NW 4th Avenue. This home is contributing to the Pleasant Street District.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-16-49 with the condition that the window replacements are made out of wood and match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.

Gigi Simmons, Planning Technician, gave the staff presentation. James Bowman, owner, answered questions from the board.

Motion By: Michelle Hazen Seconded By: Jay Reeves, Jr.

Moved To: Approve with the condition that the window replacements be made out of wood and match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass. The approval is specifically for the Pella Architect Series 850 windows.

Upon Vote: 7-0

Pleasant Street Historic District - Construct a new single-family structure at 423 NW 4th Avenue (B)

Petition HP-16-50. Kurt Strauss, owner. New construction of a single-family dwelling. Located at 423 NW 4th Avenue. This building will be a non-contributing structure to the Pleasant Street Historic District.

RECOMMENDATION

Staff's recommendation of approval for the petition is based on the following condition(s):

- 1. Windows used shall be wood or wood-clad windows; and,*
- 2. If the proposed vinyl windows are acceptable they should have a muntin and mullion profile that is both on the inside and outside of the glass.*

Jason Simmons, Planner, gave the staff presentation. Kurt Strauss, owner, answered questions from the board.

Motion By: Jay Reeves, Jr.

Seconded By: Jason Straw

Moved To: Approve with the condition that the windows chosen are brought back to the HPB for final review.

Upon Vote: 6-0 with Michelle Hazen recusing herself.

Re-roof the Bailey House with a metal roof (B)

Petition HP-16-51. Kehua Hu, owner. Re-roof the Bailey House with a metal roof and replace the handicap accessibility ramp. Located at 1121 NW 6th Street. This building is individually listed on the Local and National Register of Historic Places.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-16-51 with the condition that the roof be a standing seam or 5-V Crimp metal roof.

Jason Simmons, Planner, gave the staff presentation. Kehua Hu, owner, answered questions from the board.

Motion By: Jason Straw

Seconded By: Michelle Hazen

Moved To: Approve with the condition that the roof shall be a standing seam metal roof in a light to medium light gray color.

Upon Vote: 7-0

Replacement of Aluminum Windows with Vinyl Windows (B)

Petition HP-16-52. Boysie Ramdial, agent for Adele Franson. Replacement of 4 aluminum windows with vinyl windows. Located at 1104 NE 5th Terrace. This home is contributing to the Northeast

Residential Historic District.**RECOMMENDATION**

Staff to the Historic Preservation Board - Approve Petition HP-16-52 with the condition that the new windows match the original in size, general muntin/mullion configuration, and reflective qualities

Gigi Simmons, Temporary Professional, gave the staff presentation. William Reilly of Home Depot represented the homeowner and answered questions from the board.

Motion By: Jason Straw Seconded By: Jay Reeves, Jr.

Moved To: Approved with the understanding that this is a continuation of a previous decision of the board and does not represent a precedent for other similar applications.

Upon Vote: 7-0

Northeast Residential Historic District - Rehabilitate a Former Restaurant at 418 East University Avenue (B)

Petition HP-16-54 & HP-16-57. Jay Reeves and Associates, Inc., agent for the Matheson Museum. Certificate of Appropriateness & Ad Valorem Tax Exemption for the renovation, restoration, reroof, and addition of a new terrace with front porch at vacant restaurant building. Located at 418 East University Avenue. This building is contributing to the Northeast Residential Historic District.

RECOMMENDATION

Staff recommends approval of Petition HP-16-54, and approval of HP-16-57 for a "Part 1" ad valorem tax exemption based on the following:

- 1. The property is an eligible property because it is a contributing structure and*
- 2. The proposed improvements are eligible.*

Jason Simmons, Planner, gave the staff presentation. Jay Reeves, agent for the Matheson museum, discussed some revisions to the proposed work. There is a change to the roofing material which will now be architectural shingles and not metal. Brick that matches the building will be placed on the outside of the new terrace. A vent will be put back into the top front elevation, which matches old pictures of the building. The meeting hall room and all of the pine flooring in the front section will be replaced by new heart pine floors as they could not save the original flooring, while the back section of the building will have Vinyl Composition Tile (VCT). Finally although not original to the building, the center section of the roof was opened up which exposed the trusses and the roof deck above and the museum wants to keep this as a feature added over time which has established its own significance and character to the inside.

Motion By: Jason Straw Seconded By: Scott Daniels

Moved To: Approve petitions HP-16-54 and HP-16-57.

Upon Vote: 5-0 with Jay Reeves, Jr. and Betsy Albury recusing themselves.

Re-roof a Single-family Dwelling with a Metal Roof (B)

Petition HP-16-58. Hahyung Dan, owner. Re-roof a single-family dwelling with a metal roof. Located at 1108 NW 3rd Avenue. This building is contributing to the University Heights Historic District - North.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-16-58 with the condition that the roof be standing seam or 5V Crimp and that the finish be Galvalume or a light to medium gray paint finish.

Jason Simmons, Planner, gave the staff presentation.

Motion By: Jay Reeves, Jr.

Seconded By: Jason Straw

Moved To: Approve with the condition that the roof shall be a standing seam or a 5V-Crimp metal roof and the finish shall be Galvalume or a light to medium gray paint finish.

Upon Vote: 7-0

Staff Approved Certificates of Appropriateness:

Petition HP-16-47. 1221 NE 3rd Street. Construct a pool enclosure addition to a single-family structure. This building is contributing to the Northeast Residential Historic District. Jack E. Davis / Sonya Rudenstine, owners and agent.

Petition HP-16-53. 725 NE 6th Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Pamela Robb, owner. W. Keith Perry, Perry Roofing Contractors, agent.

Petition HP-16-55. 719 SE 2nd Avenue. Reroof a garage. This building is contributing to the Southeast Historic District. Jay Moseley, owner. Tony Johnson, Johnson & Johnson Roofing, agent.

Petition HP-16-58. 1212 NE 4th Street. Repair a front porch on a single-family structure. This building is contributing to the Northeast Residential Historic District. Patricia Wolfe, owner and agent.

Information Items:

- A. Update of Pleasant Street projects**
- B. Demolition by neglect**

A. Update of Pleasant Street projects
Gigi Simmons, Temporary Professional, spoke about recent projects in the Pleasant Street Historic District.

B. Demolition by neglect

Andrew Persons, Interim Planning Manager and Chris Cooper of the City's Code Enforcement Division spoke on the status of recommendations on how to address the issue.

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.