

# City of Gainesville

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



## **Minutes**

**December 7, 2016**

**5:30 PM**

**City Commission Auditorium**

## **Historic Preservation Board**

*Bill Warinner - Chair  
Jay Reeves - Vice Chair  
Michelle Hazen - Member  
Ann Stacey - Member  
Jason Straw - Member  
Scott Daniels - Member  
Mark Stern - Member  
Danielle Masse - Member  
David Enriquez - Student Appointee*

**CALL TO ORDER**

**ROLL CALL**

**Historic Preservation Board Attendance Roster: May 3, 2016 through November 1, 2016 (B)**

**APPROVL OF THE AGENDA**

**Motion By: Jay Reeves, Jr.                      Seconded By Scott Daniels**

**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 - November 1,2016**

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

**Moved To: Approve**

**Upon Vote: 6-0**

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

**RECOMMENDATION**

*Staff is requesting that the Historic Preservation Board review the draft minutes from the November 1, 2016 meeting and vote to approve the minutes.*

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

**REQUEST TO ADDRESS THE BOARDS**

**OLD BUSINESS**

**NEW BUSINESS**

**Ad Valorem Tax Exemption Part 1 for Interior and Exterior Rehabilitation (B)**

**Petition HP-16-103. John Cowvins, owner. Ad Valorem Tax Exemption (Part 1) for interior and exterior rehabilitation. Located at 411 NW 4th Street. This building is contributing to the Pleasant Street Historic District.**

RECOMMENDATION                      *Staff recommends approval of the Ad Valorem Tax Exemption Part 1.*

Clery Larkin, Planner, gave the staff presentation.

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

Moved To: Approve

Upon Vote: 6-0

**Ad Valorem Tax exemption Part 1 for interior and exterior rehabilitation (B)**

**Petition HP-16-104. John Cowvins, owner. Ad Valorem Tax Exemption (Part 1) for interior and exterior rehabilitation. Located at 415 NW 4th Street. This building is contributing to the Pleasant Street Historic District.**

RECOMMENDATION                      *Staff recommends approval of the Ad Valorem Tax Exemption Part 1.*

Clery Larkin, Planner, gave the staff presentation.

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

Moved To: Approve

Upon Vote: 6-0

**Certificate of Appropriateness, Zoning Modification & Ad Valorem Tax Exemption for Non-Contributing Accessory Structure (B)**

**Petition HP-16-107 & HP-16-108. Jay Reeves and Associates, Inc., agent for Mike and Michelle Jaffee. Certificate of Appropriateness & Ad Valorem Tax Exemption for demolition of a non-contributing accessory structure and construction of a new accessory structure, which will be**

**non-contributing to the Northeast Residential Historic District. Zoning modification request on the rear from 7.5’ to 3’. Located at 621 NE 5th Terrace.**

RECOMMENDATION

*Staff recommends approval of Petition HP-16-107 for a COA and Zoning Modification with the conditions follows:*

- 1. The addition cannot be used as an accessory dwelling unit, which is not an allowed use in the RSF-3 zoning district.*
- 2. No range, stove, or oven shall be installed in the proposed addition.*

*Staff recommends approval of HP-16-108 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.*

**Cleary Larkin, Planner, gave the staff presentation. Erika G. Kisvarsanyi, the adjacent property owner to the east of the subject property, spoke to the matter and voiced her objection to the zoning modification request. She asked that if it had to proceed that no windows or lights be placed on the east elevation that would face into her yard towards two back bedrooms, double insulation so that she cannot hear any tenants or guests, appropriate fireproofing and at the very least, notification when roots are damaged so that she can know when to monitor the health of the plants. Jay Reeves, Jr., architect and board member, spoke to the matter indicating the owners would not object to eliminating the windows on the east elevation and that the structure was intended to house both sets of parents who come into town for medical treatment, not tenants. There was further board discussion about building details concerning the accessory structure and the carport.**

**Motion By: Michelle Hazen                      Seconded By Scott Daniels**

**Moved To: Approve HP-16-107 with staff conditions and conditions that the rear setback will be a minimum of five feet; that there will be no windows on the east elevation; and that the doors underneath the carport will be comparable to the wood windows on the south side of the structure with divided lite French doors.**

**Upon Vote: 5-0**

**Motion By: Michelle Hazen                      Seconded By Mark Stern**

**Moved To: Approve HP-16-108, the ad valorem tax exemption.**

**Upon Vote: 5-0**

**Staff Approved Certificates of Appropriateness:**

**Petition HP-16-99. 824 NE 3rd Avenue. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Kirk Reeb, Owner. Eric Shane Smalley, Atlantic Roofing & Exteriors, LLC, Agent.**

**Petition HP-16-100. 605 NW 3rd Street. Reroof a single-family structure. This building is contributing to the Pleasant Street Historic District. Burnether Anderson, owner. Michael Curry, Curry's Roof King, agent.**

**Petition HP-16-101. 620 NE Boulevard. Remove an existing exterior stair case and replace with a new stair case and a deck onto an accessory structure. This building is contributing to the Northeast Residential Historic District. Regina Kramel, owner. Stephen R. Carter, Steve Carter Construction, Inc., agent.**

**Petition HP-16-102. 419 NE 6th Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. T. F. and Genevieve Blake, owners. Whitton Roofing Co., agent.**

**Petition HP-16-105. 15 SE 8th Street. Reroof a single-family structure. This building is contributing to the Southeast Gainesville Historic District. Herrmann & Prodigio-Herrmann H/W, owners. Mike Bennett, Mac Johnson Roofing, Inc., agent.**

**Petition HP-16-106. 1219 NE 5th Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Dominic Nozzi, owner. Eric Shane Smalley, Atlantic Roofing and Exteriors, agent.**

**Petition HP-16-109. 531 SE 2nd Place. Replace an exterior stair case with a new stair case onto a multiple-family structure. This building is contributing to the Southeast Gainesville Historic District. Silverleaf Properties, LLC, owner. Joshua Shatkin, Shatkin Architecture LLC, agent.**

**Petition HP-16-110. 621 NE 5th Terrace. Install solar pool heater panels on the rear roof of a single-family structure. This building is contributing to the Northeast Residential Historic District. Michael and Michelle Jaffee, owners. Patrick Altier, Solar Trek, Inc., agent.**

**VII. Information Items:**

**A. HP Board training by City Attorney’s Office.**

**B. Dangerous building designation by Code Enforcement for accessory structure located at 627 SW 12th Street.**

**C. Dangerous building designation by Code Enforcement for two single-family structures located at 520 NW 1st Street.**

**Review of a Dangerous Building Designation (B)**

**Information Item B. Dangerous building designation by Code Enforcement for accessory structure located at 627 SW 12th Street.**

**RECOMMENDATION**

*Staff recommends that the Historic Preservation Board support the Code Enforcement designation of a dangerous building.*

**Review of a dangerous building designation for two single-family structures (B)**

**Information Item C. Dangerous building designation by Code Enforcement for two single-family structures located at 520 NW 1st Street.**

**RECOMMENDATION**

*Staff recommends that the Historic Preservation Board support the Code Enforcement designation of a dangerous building.*

**BOARD COMMENTS**

New board members Danielle Masse and Mark Stern introduced themselves to the board.

Board member Michelle Hazen started a discussion about the issue of demolition by neglect in the Pleasant Street Historic District.

**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.**