

City of Gainesville

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



Minutes

March 7, 2017

5:30 PM

City Commission Auditorium

Historic Preservation Board

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

CALL TO ORDER

ROLL CALL

[160800.](#)

Historic Preservation Board Attendance Roster: August 2, 2016 through February 7, 2017 (B)

Attachments: [160800 HPB 6-month Attendance 2016 2017 20170307](#)

APPROVAL OF THE AGENDA

Motion By: Bill Warinner Seconded By: Ann Stacy

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 - FEBRUARY 7, 2017

Motion By: Bill Warinner Seconded By: Michelle Hazen

Moved To: Approve

Upon Vote: 6-0

[160801.](#)

Draft minutes of the February 7, 2017 Historic Preservation Board meeting (B)

Attachments: [160801 HPB 170207 Minutes draft](#)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the February 7, 2017 meeting and vote to approve the minutes.

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

REQUESTS TO ADDRESS THE BOARD

Jason Simmons, Planner, presented basic information about the multifamily development proposed at 238 West University Avenue. Staff did impose the 90-day demolition delay on the demolition permit that was submitted on February 27, 2017. Scott Renfro with Florida Concrete Recycling spoke to the matter requesting the waiver because of the dangerous structural conditions of the building. The Board expressed concern about documenting the features of the building prior to demolition. The petitioners were concerned about liability issues if staff was allowed inside the building. Sean McDermott, Assistant City Attorney, discussed the provisions of Section 6-19 of the Code of Ordinances and how it applies to this application. Keith Humphries with McGurn Management, the owner's representative, spoke about the unsafe condition of the building. Carl Cataudella from the Collier Companies spoke about the economic impact of the demolition delay on the project. Michael Driscoll, structural engineer, described the interior condition of the building, and in his opinion, it is unsafe. The Board was concerned about the lack of detailed information about the condition of the building and the bad precedent it would set if the 90 days were waived at this point. The applicant indicated that the structural engineering report has yet to be completed. The Board would like to see proper documentation of the building and the structural report at the next meeting.

Motion By: Bill Warinner Seconded By: Michelle Hazen

Moved To: Continue for 30 days

Upon Vote: 6-0

OLD BUSINESS

NEW BUSINESS

[160806.](#)

Review of Application for Certificate of Appropriateness for Porch Enclosures. (B)

Petition HB-17-07. Bonita & Paul Seide, owners. Enclosure of a front corner porch and rear corner porch. Located at 1119 NW 4th Avenue. The building is contributing to the University Heights Historic District- North.

Attachments: [160806 Staff Report and Exhibits 1-5 20170307](#)

RECOMMENDATION

Staff recommends an approval of a Certificate of Appropriateness under the following conditions:

- *Recess new exterior partitions 3-4" from exterior face of the brick walls. Construct new partitions on top of existing porch floor, so that existing brick sill remains visible, and that the existing wood beams are retained.*
- *Existing exterior brick walls on enclosed porches to remain as-is, without installation of sheetrock or paint.*
- *Interior grilles on new rear window should attempt to follow proportion and size of panes of existing rear façade windows.*
- *Construction documents will be reviewed by Historic*

Preservation Staff once submitted for permitting.

Megan Echols, Planner, gave the staff presentation.

Motion By: Bill Warinner Seconded By: Ann Stacy

Moved To: Approve with staff recommendations – owner option of backing for the front railing.

Upon Vote: 6-0

[160802.](#)

Rehabilitation of a Non-Contributing House With Intent for Status Change to a Contributing Structure to the Northeast Residential Historic District (B)

Petition HP-17-06a. Kurt & Renee Strauss, owners. Certificate of Appropriateness for exterior rehabilitation of single-family house. Work includes replacement of vinyl siding with stucco, replacement of doors and windows, replacement of structurally deficient chimney and rear bedroom addition, installation of exterior fencing, replacement of existing accessory structure, and a zoning modification request for accessory structure setbacks. Located at 1216 NE 4th Street. This building is non-contributing to the Northeast Residential Historic District.

Attachments: [160802 Staff Report and Exhibits 1-4 20170307](#)

RECOMMENDATION *Staff recommends approval of Petition HB-17-06a with conditions.*

Cleary Larkin, Planner, gave the staff presentation. Renee Strauss, Owner, spoke to the matter and answered questions for the board.

Motion By: Michelle Hazen Seconded By: Bill Warinner

Moved To: Approve with conditions – PowerPoint slide including adjusting the setback. Eliminate condition of redesign.

Upon Vote: 6-0

[160803.](#)

Review of Application for Status Change of a Non-Contributing Structure to a Contributing Structure to the Northeast Residential Historic District (B)

Petition HP-17-06b. Kurt & Renee Strauss, owners. Review of proposed rehabilitation work for determination of meeting criteria for a contributing structure, and review of status change of the property from non-contributing to contributing to the Northeast Residential Historic District. Located at 1216 NE 4th Street.

Project Description

The property is located at 1216 NE 4th Street. The property is zoned RSF-3. The parcel (10274-000-000) is approximately .12 acres in size and is located in the Northeast Residential Historic District. The building was constructed circa 1925 and is currently non-contributing to the historic district, possibly due to its altered condition when it was designated in the historic district expansion in 1997.

The existing house is a one-story structure with a flat roof and “canales” (clay tile waterspouts), green vinyl siding, non-original aluminum windows and doors, and a rear screened porch addition. The yard is enclosed with chain link fencing and a dilapidated accessory structure, used as a carport, exists on the southwest corner of the property with a driveway onto NE 13th Avenue.

The house is currently empty and will be rehabilitated per the City’s Guidelines for Rehabilitation (Petition HP-17-06a).

Attachments: [160803_Staff_Report_20170307](#)

RECOMMENDATION *Staff recommends approval of Petition HB-17-06b with conditions.*

Cleary Larkin, Planner, gave the staff presentation.

Motion By: Bill Warinner Seconded By: Ann Stacy

Moved To: Approve with staff

Upon Vote: 6-0

[160804.](#)

Review of Application for Ad Valorem Tax Exemption Part 1 (B)

Petition HP-17-06c. Kurt & Renee Strauss, owners. Ad Valorem Tax Exemption Part 1 review for exterior and interior rehabilitation of single-family dwelling. Located at 1216 NE 4th Street in the Northeast Residential Historic District.

Attachments: [160804_Staff_Report_Ad_Valorem_Pt_1_20170307](#)

RECOMMENDATION *Staff recommends a continuance of Petition HB-17-06c for a Part 1 ad valorem tax exemption to allow Owner an opportunity to revise drawings and supply interior materials documentation and proposals as required for review.*

Cleary Larkin, planner, gave the staff presentation.

Motion By: Scott Daniels Seconded By: Bill Warinner

Moved To: Continue

Upon Vote: 6-0

[160808.](#)

Request to Waive a 90-Day Demolition Delay (B)

Waiver of 90-day demolition delay for a structure located at 805 West University Avenue.

Attachments: [160808_805_W_University_90_day_demo_waiver_20170307](#)

RECOMMENDATION *Staff recommends that the Historic Preservation Board support the waiver of the 90-day demolition delay.*

Karen McInerney of Community Waste Services, hired by the Benoit Group (Project Developer) spoke to the board on the matter.

Motion By: Bill Warinner Seconded By: Michelle Hazen

Moved To: Approve

Upon Vote: 6-0

[160809.](#)

Request to Waive a 90-Day Demolition Delay (B)

Waiver of 90-day demolition delay for a structure located at 819 West University Avenue.

Attachments: [160809_819_W_University_90_day_demo_waiver_20170307](#)

RECOMMENDATION *Staff recommends that the Historic Preservation Board support the waiver of the 90-day demolition delay.*

Motion By: Bill Warinner Seconded By: Scott Daniels

Moved To: Approve

Upon Vote: 6-0

[160810.](#)

Request to Waive a 90-Day Demolition Delay (B)

Waiver of 90-day demolition delay for a structure located at 810 SW 1st Avenue.

Attachments: [160810_810_SW_1st_Ave_90_day_demo_waiver_20170307](#)

RECOMMENDATION *Staff recommends that the Historic Preservation Board support the waiver of the 90-day demolition delay.*

Motion By: Bill Warinner Seconded By: Danielle Masse

Moved To: Approve

Upon Vote: 6-0

Staff Approved Certificates of Appropriateness:

1. Petition HP-17-8. 818 SE 1st Avenue. Installation of a pre-manufactured shed. This building will be non-contributing to the Southeast Gainesville Historic District. Gregory Allard and Glauca Lima, owners.

VIII. INFORMATION ITEMS:

Jason Simmons, Planner, spoke to the Board about Historic District guide handouts. Andrew Persons, Interim Principal Planner, spoke to the Board about making the handout available to Board members.

IX. BOARD MEMBER COMMENTS

Bill Warinner spoke to the Board about the Florida Trust for Historic Preservation conference taking place in St. Petersburg this year from May 18th through May 20th.

Michelle Hazen spoke to the Board on the matter of fencing on Pleasant Street at 7th Avenue and 4th Street that was not approved. A drive-by of the property was suggested.

Andrew Persons responded to the Board – he spoke to Code Enforcement on the matter of the fencing and the farm gate primarily. There will be a follow up on the matter at the next meeting.

Michelle Hazen spoke on the 238 West University Avenue discussion, about the staff not being allowed to go into the building, and they have to prove that the building is damaged by an event not within the landowner's control with more than 50 percent of the structure affected, which could then be approved prior to the next Historic Board meeting.

Andrew Persons, Interim Principal Planner spoke to the matter, that the information the Board wanted was the structural engineering report they have, some proof that they're done documentation in terms of interior pictures, and bringing that before the Board in 30 days. That is how the staff is going to move forward.

Bill Warinner spoke to the Board on the matter and expressed concerns about the urgency.

Scott Daniels spoke to the Board about the UF Day of Service on April 1, 2017, providing volunteers, materials, and requested that staff come out to provide their expertise. He also spoke about getting volunteers to work on lot cleanup, park cleanup, neighborhood cleanup, and landscaping. Scott said that 1500 University of Florida students were signed up to provide volunteer community services for the event.

Cleary Larkin, Planner, spoke to the Board about the volunteer staff positions involving speaking with the Pleasant Street Historic Associations to see if anyone needs yard work, painting, or repairs.

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.