

City of Gainesville

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



Minutes

April 4, 2017

5:30 PM

City Commission Auditorium

Historic Preservation Board

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

CALL TO ORDER

ROLL CALL

[160904.](#)

Historic Preservation Board Attendance Roster: September 6, 2016 through March 7, 2017 (B)

Attachments: [160904 HPB 6-month Attendance 2015 2016 20170404](#)

APPROVAL OF THE AGENDA

Motion By: Bill Warinner Seconded By: Ann Stacy

Moved To: Approve

Upon Vote: 5-0

APPROVAL OF MINUTES - MARCH 7, 2017

Motion By: Bill Warinner Seconded By: Mark Stern

Moved To: Approve

Upon Vote: 5-0

[160903.](#)

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

Attachments: [160903 HPB 170307 Minutes draft 20170404](#)

RECOMMENDATION

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

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

Motion By: Bill Warinner Seconded By: Mark Stern

Moved To: Approve

Upon Vote: 5-0

REQUEST TO ADDRESS THE BOARD

1. 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: Ann Stacy

Moved To: Waive the remaining number of days on the 90-day demolition delay.

Upon Vote: 5-1

Motion By: Bill Warinner Seconded By: Mark Stern

Moved To: Waive the remaining number of days on the 90-day demolition delay subject to the submittal of the structural engineering report for this property.

Upon Vote: 5-1

2. Linda Demetropoulos, Nature Manager with the City of Gainesville Parks, Recreation and Cultural Affairs department, requested a support letter be signed by the board for the City's application for a Small Matching Grant from the Department of State, Division of Historical Resources. The grant would fund a plan to address historic and archaeological resources protection at the City's Split Rock Conservation Area.

Motion By: Bill Warinner Seconded By: Danielle Masse

Moved To: Support the board chairman providing a letter that supports the application for the grant.

Upon Vote: 6-0

OLD BUSINESS

OB1. 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.

Continued to June 6, 2017 meeting.

NEW BUSINESS

[160906.](#)**University Heights Historic District-South-Add Additions to the Principal Structure At 1012 SW 3rd Avenue (B)**

Petition HB-17-09. Feaster Properties, LLC, owner. Juris Luzins, agent. Addition of approximately 400 s. f. of floor area for a bedroom and three bathrooms. Located at 1012 SW 3rd Avenue. This building is contributing to the University Heights Historic District - South.

Attachments: [160906_Staff report and Exhibit 1-5_20170404](#)

RECOMMENDATION

Staff to Historic Preservation Board - Approve Petition HP-17-09 with the following conditions:

- Staff recommends approval of the request 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.*
- Staff recommends that the Historic Preservation Board discuss the alteration of the three existing windows to be replaced with a niche within the opening.*

Jason Simmons, Planner, gave the staff presentation. Juris Luzins, agent and architect for the project answered questions from the board. Dan Feaster, owner, also spoke to the matter of the roof type appropriate for the building.

Motion By: Michelle Hazen

Seconded By: Bill Warinner

Moved To: Approve with the condition that the roof type, the materials and the color chosen will come back before staff or the Historic Preservation Board for final approval.

Upon Vote: 6-0

Staff Approved Certificates of Appropriateness:

1. Petition HP-17-10. 210 SE 6th Street. Replace three aluminum windows on a garage with new vinyl windows. This building is non-contributing to the Southeast Gainesville Historic District. Blanche and Bruce Stokley, owners.

INFORMATION ITEMS:**A. Land Development Code update**

Item delayed until next month's HPB meeting.

BOARD MEMBER COMMENTS

Bill Warinner thanked staff for working with the Division of Historical Resources on putting together the Certified Local Government training session on April 3 and 4.

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.