

City of Gainesville

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



Minutes

May 2, 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

[160984.](#)

Historic Preservation Board Attendance Roster: October 4, 2016 through April 4, 2017 (B)

Attachments: [HPB 6-month Attendance 2015_2016_20170502](#)

ADOPTION OF THE AGENDA

Motion By: Bill Warinner Seconded By: Michelle Hazen

Moved To: Approve

Upon Vote:4-0

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 - APRIL 4, 2017

Motion By: Bill Warinner Seconded By: Scott Daniels

Moved To: Approve

Upon Vote:5-0 (Danielle Masse arrived at 5:49)

[160985.](#)

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

Attachments: [160985 HPB 170404 Minutes draft 20170502](#)

RECOMMENDATION

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

Staff to the Historic Preservation Board - Review and

approve the draft minutes.

REQUEST TO ADDRESS THE BOARD

OLD BUSINESS: N/A

NEW BUSINESS

[161004.](#)

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

Petition HB-17-13a. Mark and Jill Matson, owners. Ad valorem tax exemption Part 1 for the rehabilitation of a single-family dwelling and add an addition. Located at 811 NW 3rd Avenue. This home is contributing to the University Heights Historic District - North.

Attachments: [161004 Staff report w Exhibits 1-4 20170502](#)

RECOMMENDATION

Staff to Historic Preservation Board - Approve Petition HP-17-13a.

Basis for Staff Recommendation

- The property is eligible for the Ad Valorem Tax Exemption property because it is a contributing property to the University Heights Historic District - North.
- Section 25-65 et seq of the City Code of Ordinances (see Exhibit 4) authorizes ad valorem tax exemptions for historic properties. The Historic Preservation Board must determine whether "the proposed improvement is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is therefore an eligible improvement."
- At the January 5, 2016 board meeting, the Board determined that the project met with Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and approved the Certificate of Appropriateness for the project. (see Exhibit 2)
- The improvements are eligible.

Jason Simmons, Planner, gave the staff presentation. Mark and Jill Matson, the owners of the subject property answered questions from the board.

Motion By: Bill Warinner Seconded By: Danielle Masse

Moved To: Approve as presented.

Upon Vote: 5-0

[161005.](#)

Review of application for Ad valorem Tax Exemption Part 2 (B)

Petition HB-17-13b. Mark and Jill Matson, owners. Ad valorem tax exemption Part 2 for the rehabilitation of a single-family dwelling and

add an addition. Located at 811 NW 3rd Avenue. This home is contributing to the University Heights Historic District - North.

- Attachments:** [161005_Staff report w Exhibits 1-3_20170502](#)
 [161005A_draft ordinance_20170706.pdf](#)
 [161005B_Staff report w Exhibits 1-3_20170706.pdf](#)
 [161005C_HP B minutes_20170706.pdf](#)
 [161005D_Staff PPT_20170706.pdf](#)

RECOMMENDATION *Staff to Historic Preservation Board - Approve Petition HP-17-13a.*

Basis for Staff Recommendation

- *The property is eligible for the Ad Valorem Tax Exemption property because it is a contributing property to the University Heights Historic District - North.*
- *Section 25-65 et seq of the City Code of Ordinances (see Exhibit 4) authorizes ad valorem tax exemptions for historic properties. The Historic Preservation Board must determine whether “the proposed improvement is consistent with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is therefore an eligible improvement.”*
- *At the January 5, 2016 board meeting, the Board determined that the project met with Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and approved the Certificate of Appropriateness for the project. (see Exhibit 2)*
- *The improvements are eligible.*

Jason Simmons, Planner, gave the staff presentation. Mark and Jill Matson, the owners of the subject property answered questions from the board.

Motion By: Scott Daniels Seconded By: Bill Warinner

Moved To: Approve

Upon Vote: 5-0

Staff Approved Certificates of Appropriateness:

- 1. Petition HP-17-11. 103 SW 12th Street. Replacement of exterior egress stair. This building is contributing to the University Heights South Historic District. Kinetic Properties, Inc., owner.**

- 2. Petition HP-17-12. 111 and 113 NE 7th Street. Construction of a 10 ft. by 15 ft. storage shed. These buildings are contributing to the Northeast Residential Historic District. Conor and Julianna Mitchell, and Andrew and Beth Anne Kulick, owners.**

3. Petition HP-17-14. 644 NE 10th Place. Replace and construct a four-foot tall fence in the front yard and a six-foot tall fence in the side and rear yard of an existing single-family dwelling. This building is contributing to the Northeast Residential Historic District. Mona Rippe, owner.

4. Petition HP-17-16. 541 NE Boulevard. Partial reroof of a single-family structure. This building is contributing to the Northeast Residential Historic District. Caroline Shrihari, owner. Melvin Holt, Holt Professional Inc., agent.

5. Petition HP-17-17. 109 NW 10th Street. Reroof a single-family structure. This building is contributing to the University Heights Historic District – North. Robert Tucker, owner. Leonard Moore, Renovations Plus Moore, LLC, agent.

INFORMATION ITEM:

A. Land Development Code update

Item delayed until next month’s HPB meeting.

Cleary Larkin, Planner, gave a presentation about the demolition delay process and changes that staff has discussed that would make the process clearer and more efficient.

B. Renewal of annual Florida Trust membership

Motion By: Bill Warinner Seconded By: Scott Daniels

Moved To: Approve the renewal of the membership in the Florida Trust for Historic Preservation.

Upon Vote:5-0

BOARD MEMBER COMMENTS

Bill Warinner discussed the HPB budget and how the board needs money for travel and training to stay informed about HPB issues. He asked if there were going to be opportunities for the board to request additional funds for travel and training.

ADJOURNMENT