

City of Gainesville

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



Minutes

October 3, 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
Danielle Masse - Member
Eric Neiberger - Member
Jordan Brown - Member
David Enriquez - Student Appointee*

CALL TO ORDER

ROLL CALL

[170440.](#)

Historic Preservation Board Attendance Roster: March 7, 2017 through September 5, 2017 (B)

Attachments: [170440_HP B 6-month Attendance 2017_20171003.pdf](#)

APPROVAL OF AGENDA

Motion By: Bill Warinner Seconded By:

Moved To: Approve changes to the agenda including: Election of a Chair; renewal of NAPC membership, discussion of HPB budget, recent Thomas Center changes, and possible membership in Association of Preservation Technology (APT).

Upon Vote: 5-0

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 - September 5, 2017

Motion By: Bill Warinner Seconded By: Michelle Hazen

Moved To: Approve

Upon Vote: 5-0

[170439.](#)

Draft minutes of the September 5, 2017 Historic Preservation Board meeting (B)

Attachments: [170439_HP B 170905 Minutes draft_20171003.pdf](#)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the September 5, 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

[170337.](#)

Re-roof a Residential Building with a Metal Roof (B)

Petition HP-17-38. Shane Smalley, Atlantic Roofing, agent for Perry Properties, owners. Certificate of Appropriateness for installation of metal roofing. Located at 205 NE 3rd Street. This building is contributing to the Northeast Residential Historic District.

Attachments: [170337_Staff report w Exhibits 1-3_20170905.pdf](#)
[170337_Staff report w Exhibits 1-3_20171003.pdf](#)

RECOMMENDATION *Staff to the Historic Preservation Board - Approve Petition HP-17-38 with the condition that the roof shall be 5V Crimp and that the finish shall be Galvalume or a light to medium gray paint finish.*

Jason Simmons, Planner, gave the staff presentation.

Motion By: Bill Warinner Seconded By: Michelle Hazen

Moved To: Deny reroof to a 5-V Crimp metal roof

Upon Vote: 4-1 (nay: Neiberger)

[170339.](#)

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

Petition HP-17-35. Ron Thomas and Denise Guerin, owners. Certificate of Appropriateness to re-roof a single-family dwelling with a metal roof. Located at 824 NE 4th Avenue. This building is contributing to the Northeast Residential Historic District.

Attachments: [170339_Staff Report w Exhibits 1-3_20170905.pdf](#)
[170339_Staff Report w Exhibits 1-3_20171003.pdf](#)

RECOMMENDATION *Staff to the Historic Preservation Board - Approve Petition HP-17-35 with the condition that the roof shall be 5V Crimp and that the finish shall be Galvalume or a light to medium gray paint finish.*

Jason Simmons, Planner, gave the staff presentation. Denise Guerin, owner, spoke to the matter and presented information concerning 5-V Crimp roofs in the neighborhood.

Motion By: Bill Warinner Seconded By: Eric Neiberger

Moved To: Approve with staff recommendations

Upon Vote: 5-0

NEW BUSINESS

[170436.](#)

Re-Roof a Single-Family Dwelling with a Metal Roof (B)

Petition HP-17-44. Hickman Metal Roofing, agent for Maura K. Brady. Re-roof a single-family dwelling with a metal roof. Located at 526 NE 6th Street. This building is contributing to the Northeast Residential Historic District.

Attachments: [170436_Staff report w Exhibits 1-4_20171003.pdf](#)

RECOMMENDATION *Staff to the Historic Preservation Board - Approve Petition HP-17-44 with the condition that the roof shall be standing seam and that the finish is Galvalume or a light to medium gray paint finish.*

Jason Simmons, Planner, gave the staff presentation.

Motion By: Michelle Hazen Seconded By: Bill Warinner

Moved To: Approve

Upon Vote: 5-0

[170437.](#)

Northeast Residential Historic District -Replace Windows and Doors on Single-Family Dwelling at 425 NE 10th Avenue (B)

Petition HP-17-47. Carol F. Barron, agent for Randi H. Cameon. Replacement of windows and doors on a single-family dwelling. Located at 425 NE 10th Avenue. This building is contributing to the Northeast Residential Historic District.

Attachments: [170347_Staff report w Exhibits 1-5_20171003.pdf](#)
[170437_Staff report_20171107.pdf](#)

RECOMMENDATION *Staff to Historic Preservation Board - Approve Petition HP-17-47 with the following condition:*

- That the window replacements be wood or wood clad windows and be a match to the style of the existing windows, which includes reflective quality of the glass, and the muntin and mullion profile configuration, including the simulated divided lite style with the 5/8 inch contoured grid.

Jason Simmons, Planner, gave the staff presentation. Carol F. Barron, agent for the owner, spoke to the condition of the house and issues concerning the windows.

Motion By: Bill Warinner Seconded By: Michelle Hazen

Moved To: Continue

Upon Vote: 5-0

[170438.](#)

Ad Valorem Tax Exemption Part 2 for Interior and Exterior Rehabilitation (B)

Petition HP-17-46. John Cowvins, owner. Ad Valorem Tax Exemption (Part 2) for interior and exterior rehabilitation. Located at 415 NW 4th Street. This building is contributing to the Pleasant Street Historic District.

Attachments: [170438_Staff Report_20171003.pdf](#)

RECOMMENDATION *Staff recommends approval of the Ad Valorem Tax Exemption Part 2.*

Cleary Larkin, Planner, gave the staff presentation.

Motion By: Michelle Hazen Seconded By: Bill Warinner

Moved To: Approve

Upon Vote: 5-0

Staff Approved Certificates of Appropriateness:

1. Petition HP-17-36. 524 NW 1st Street. Installation of custom shade structures over play area at Rosa B. Williams-Union Academy. This building is non-contributing to the Pleasant Street Historic District. City of Gainesville, owner.
2. Petition HP-17-41. 400 block of NE 2nd Street. Installation of custom shade structures over play area at Roper Park. This facility is located in the Northeast Residential Historic District. City of Gainesville, owner.
3. Petition HP-17-42. 1011-1013 NW 3rd Avenue. Repair existing metal roof due to fire damage. This building is contributing to the University Heights Historic District - North. Alachua Imaging Center, owner. Daryle Flesher, Custom Roofing and Coatings, agent.
4. Petition HP-17-43. 524 NE 4th Street. Installation of privacy wooden fencing and metal fencing in the rear and side yard of an existing single-family dwelling. This building is contributing to the Northeast Residential Historic District. Angela Post, owner. Shannon Dunn, agent.
5. Petition HP-17-48. 101-B NE 7th Street. Reroof an accessory structure. This building is non-contributing to the Northeast Residential Historic District. Walter Marshall, owner. Tom Whitton, Whitton Roofing Company, agent

INFORMATION ITEM:

[170342.](#)

Review of a Dangerous Building Designation for a Single-Family Structure (B)

Information Item A. Dangerous building designation by Code Enforcement for a principle structure located at 507 NW 2nd Street.

Attachments: [170342_Info Item A_20171003.pdf](#)

RECOMMENDATION

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

George (Todd) Martin, Code Enforcement, gave a staff presentation on the condition of the structure. The board discussed the issue of demolition by neglect but had no objection to the dangerous building designation.

Board Election

Motion By: Scott Daniels

Seconded By: Michelle Hazen

Moved To: Elect Jay Reeves as Chair

Upon Vote: 5-0

Renewal of membership into the National Alliance of Preservation Commissions (NAPC).

Motion By: Bill Warinner Seconded By: Scott Daniels

Moved To: Renew membership into the National Alliance of Preservation Commissions (NAPC).

Upon Vote: 5-0

Cleary Larkin gave the board an update on the mid-century modern survey and a kick-off event scheduled for October 18th at a location to be determined.

Andrew Persons, Planner IV, informed the board about the 2017 TEAM award for Community Relations that was awarded to the Historic Preservation staff.

BOARD COMMENTS

Bill Warinner asked how the board could get more input into the request for more funding for fiscal years 2018-2019 and asked staff to look into the benefits of joining the Association for Preservation Technology. Mr. Warinner also discussed how a petition item should have three options from staff, including approval, denial, or to leaving the decision to the board. Additionally, Mr. Warinner expressed concern about visual compatibility issues with some of the new changes on the building and some proposed sculptures on the grounds of the Thomas Center that the members of the Art in Public Places Trust felt did not relate to the historical character of the building. He would like to see these types of decisions concerning the Thomas Center to be more within the scope of the Historic Preservation Board.

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.