

City of Gainesville

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



Minutes

January 2, 2018

5:30 PM

City Commission Auditorium

Historic Preservation Board

*Jay Reeves - Chair
Scott Daniels - Vice Chair
Bill Warinner - Member
Michelle Hazen - Member
Danielle Masse - Member
Eric Neiberger - Member
Jordan Brown - Member
Kyra N. Lucas - Member
David Enriquez - Student Appointee*

CALL TO ORDER

ROLL CALL

[170663.](#)

Historic Preservation Board Attendance Roster: June 6, 2017 through December 6, 2017 (B)

Attachments: [170663_HP B 6-month Attendance 2017-2018_20180102.pdf](#)

APPROVAL OF THE AGENDA

Motion By: Bill Warinner Seconded By: Eric Neiberger

Moved To: Approve

Upon Vote: 6-0

ANNOUNCEMENT: Section 30-3.5 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. 30-4.28G 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. 30-4.28G. of the Land Development Code.

APPROVAL OF MINUTES - December 6, 2017

Motion By: Bill Warinner Seconded By: Eric Neiberger

Moved To: Approve

Upon Vote: 6-0

[170664.](#)

Draft minutes of the December 6, 2017 Historic Preservation Board meeting (B)

Attachments: [170664_HP B 171206 Minutes draft_20180102.pdf](#)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the December 6, 2017 meeting and vote to approve the minutes.

REQUEST TO ADDRESS THE BOARD

OLD BUSINESS:

[170524.](#)

Southeast Residential Historic District. Certificate of Appropriateness, Ad Valorem Tax Exemption (Part 1), and Zoning Modification Application for 716 SE 4th Ave (B)

Petition HP-17-51. Edie and Gerlach James, owners, Jay Reeves agent. Application for Certificate of Appropriateness, Ad Valorem Tax Exemption (Part 1) and Zoning Modification. Located at 716 SE 4th Ave. The work includes a master bedroom suite addition, a front porch, relocation of windows and doors, replacement of existing windows, a new carport and connector, a new chimney, a new courtyard wall and fencing. The zoning modification request is for 4'-0" at the side yard setback and for 9' at the rear setback. The property is contributing to the Southeast Residential Historic District.

Attachments: [170524_Staff Report w Exhibits 1-2_20171107.pdf](#)

RECOMMENDATION *Staff recommends approval of the zoning modification request and re-design/ re-submission of the COA application and postponement of the Part 1 tax exemption review. Staff has provided recommendations for the re-design and re-submission, as well as conditions for the Part 1 tax exemption review.*

The request is for this item to be continued.

NEW BUSINESS:

1. Petition HP-17-70. Ken Wetherington, agent for James McCauley. After-The-Fact Certificate of Appropriateness for a reroof from shingle to metal and repair of fire damage of a multiple-family structure including interior repairs, replacement of damaged siding, replacement of hand rails on all porches, and the installation of new windows and entry doors. Located at 1009, 1011 and -1013 NW 3rd Avenue. This building is contributing to the University Heights Historic District – North.

Jason Simmons, Planner, gave the staff presentation. Ken Wetherington, agent for the owner and the contractor for the project, answered questions from the board.

Motion By: Scott Daniels Seconded By: Eric Neiberger

Moved To: Approve.

Upon Vote: 7-0

[170686.](#)

University Heights Historic District - North -After-the-Fact COA for repair and rehabilitation work at 1009-1013 NW 3rd Avenue.

Petition HP-17-70. Ken Wetherington, agent for James McCauley. After-The-Fact Certificate of Appropriateness for a reroof from shingle to metal and repair of fire damage of a multiple-family structure including interior repairs, replacement of damaged siding, replacement of hand rails on all porches, and the installation of new windows and entry doors. Located at 1009, 1011 and -1013 NW 3rd Avenue. This building is contributing to the University Heights Historic District - North.

Attachments: [170686_Staff Report w Exhibits 1-6](#)

RECOMMENDATION *Staff to Historic Preservation Board - Approve Petition HP-17-70.*

Jason Simmons, Planner, gave the staff presentation. Ken Wetherington, agent for the owner and the contractor for the project, answered questions from the board.

Motion By: Scott Daniels Seconded By: Eric Neiberger

Moved To: Approve

Upon Vote: 7-0

[170666.](#)

University Heights South Historic District. Certificate of Appropriateness for exterior alterations to porch and entries. Located at 1104 NE 3rd Street (B)

Petition HP-17-71. Peter McNiece, owner. Howard McLean, agent. Application for Certificate of Appropriateness for exterior alterations to house, including front porch enclosure, side entry modification, rear entry and two new windows. Located at 520 SW 10th Street. The property is contributing to the University Heights Historic District - South.

Attachments: [170666_Staff Report w Exhibits 1-4_20180102.pdf](#)

RECOMMENDATION *Staff recommends conditional approval of Petition HP-17-71.*

Cleary Larkin, Planner, gave the staff presentation. Howard McLean, agent, gave a presentation and answered questions from the board.

Motion By: Bill Warinner Seconded By: Jordan Brown

Moved To: Approve with staff conditions including the windows that are to be installed at this time or windows to be altered at this time

Upon Vote: 7-0

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

1. Petition HP-17-68. 431 NE 9th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Stewart and Stewart Jr. Trustees, owners. Mike Bennett, Mac Johnson Roofing Inc., agent.

INFORMATION ITEMS:

[170674.](#)

Support the Nomination of the Proctor Family Log House and Cottage to the National Register of Historic Places (B)

Information Item A. National Register Nomination: Proctor Log House and Cottage. Located at 2250 NW 8th Avenue. Arnall Downs and David Ostroff, owners.

Attachments: [170674_ProctorHouseInfoltem_20180102.pdf](#)

RECOMMENDATION *Staff recommends that the Historic Preservation Board support the nomination of this property to the National Register of Historic Places. In addition, the HPB may provide official comments to the Florida Bureau of Historic Preservation as to whether or not this property meets eligibility criteria for listing in the National Register of Historic Places.*

Jason Simmons, Planner, gave the staff presentation. Murry D. Laurie, agent for the owner and Arnall Downs, owner, spoke to the matter and answered questions from the board.

Motion By: Kyra Lucas Seconded By: Jordan Brown

Moved To: Support the nomination of this property to the National Register of Historic Places.

Upon Vote: 7-0

2. Information Item B. Request to waive a 90-day demolition delay on a structure located at 105 NW 20th Drive.

Scott Bartos, owner, gave a presentation concerning the reasons they are asking for a waiver of the remaining days on the 90-day delay.

Motion By: Scott Daniels Seconded By: Eric Neiberger

Moved To: Approve

Upon Vote: 7-0

BOARD MEMBER COMMENTS

Chairman Reeves asked about any inquiries to demolish the house in Pleasant Street at 303 NW 4th Street after a fire on December 26, 2017. Scott Daniels informed the board that Trimark Properties has pulled out of the effort to renovate the old First Baptist Church building at 425 West University Avenue. He stated that saving the building from demolition was too expensive without help from the city, county, state, or some other entity. There was discussion about placing the building on the local register of historic places.

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.