

City of Gainesville

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



Minutes

August 7, 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
Jason Diven - Member
Jason Simmons - Staff Liaison*

CALL TO ORDER**ROLL CALL**[180247.](#)

Historic Preservation Board Attendance Roster: December 6, 2017 through July 3, 2018 (B)

Attachments: [180247_HPB 6-month Attendance 2017-2018_20180807.pdf](#)

ADOPTION OF THE AGENDA

Motion By: Bill Warinner Seconded By: Kyra Lucas

Moved To: Approve Upon Vote: 5-0

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 - JULY 3, 2018[180248.](#)

Draft minutes of the July 3, 2018 Historic Preservation Board meeting (B)

Attachments: [180248_HPB 180703 Minutes draft.pdf](#)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the July 3, 2018 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: Kyra Lucas

Moved To: Approve Upon Vote: 5-0

REQUEST TO ADDRESS THE BOARD

OLD BUSINESS: N/A

NEW BUSINESS:[180246.](#)**Construct an Addition to a Single-Family Dwelling (B)**

Petition HP-18-60. Amelia Tanner, Straight Line Construction, agent for Peter Adams. Certificate of Appropriateness to construct an addition to an existing single-family dwelling and an application for modification of the north side yard setback. Located at 621 NE 5th Street. This building is contributing to the Northeast Residential Historic District.

Attachments: [180246 Staff report w Exhibits 1-5 20180807.pdf](#)

RECOMMENDATION

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following conditions:

- 1. Provide siding information.*
- 2. The HPB concurrently approve the Application for Administrative Modification reducing the north side yard setback from 7.5 feet to 1 foot.*
- 3. Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation. Ben Stone, a supervisor with Straight Line Construction and Amelia Tanner of Straight Line Construction answered questions from the board.

Motion By: Kyra Lucas Seconded By: Bill Warinner

Moved To: Approve with staff conditions. Upon Vote: 5-0

[180243.](#)

Certificate of Appropriateness for the New Construction of a Single-Family House and an Application for Modification of the Rear Building Setback Line (B)

Petition HP-18-68. Eastwood Holdings I, LLC. Certificate of Appropriateness for the new construction of a single-family house and an application for modification of the rear building setback line. Located at the southeast corner of NW 3rd Street and NW 7th Avenue. This building will be non-contributing to the Pleasant Street Historic District.

Attachments: [180243 Continue Staff Report 20180807.pdf](#)

RECOMMENDATION

Continue Petition PB-18-68 to the September 4, 2018 meeting of the Historic Preservation Board.

This item was recommended to be continued to the September 4, 2018 Historic Preservation Board meeting upon approval of the agenda.

[180245.](#)**Renovation of a Single-Family Dwelling with a Part 1 Ad Valorem Tax**

Exemption Application (B)

Petition HP-18-69. Bruce and Michelle Hazen. Certificate of Appropriateness and an Ad Valorem Tax Exemption Part 1 review for the renovation of a single-family house. Located at 440 NE 9th Avenue. This building is contributing to the Northeast Residential Historic District.

Attachments: [180245_Staff report w Exhibits1-5_20180807.pdf](#)

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-18-69 with the finding that the property is an eligible property because it is a contributing structure.

Jason Simmons, Planner, gave the staff presentation. Michelle Hazen, applicant discussed their plans for the renovation.

Motion By: Bill Warinner Seconded By: Kyra Lucas

Moved To: Approved Upon Vote: 4-0

[180231.](#)

Convert a Duplex into a Single-Family Dwelling (B)

Petition HP-18-73. Drew Kieszek, Kinetic Builders Inc., agent for Cornelia Holbrook. Certificate of Appropriateness for the replacement of the windows with wood-clad windows; replace the exterior doors; adding a new porch on the south side of the house; enclose an existing porch on the back; convert a carport into a sunroom; and reroof the house with architectural shingles as part of a conversion of a duplex into a single-family house. Located at 106 SE 6th Street. This building is contributing to the Southeast Residential Historic District. Related to Petition HP-18-74.

Attachments: [180231_Staff report w Exhibits 1-5_20180807.pdf](#)

RECOMMENDATION

Staff to the Historic Preservation Board - Staff recommends approval of the application with the condition that the roof use architectural shingles that are to match similar work on the adjacent property at 114 SE 6th Street.

Jason Simmons, Planner, gave the staff presentation. Drew Kieszek of Kinetic Builders Inc., agent for Cornelia Holbrook, answered questions from the board.

Motion By: Michelle Hazen Seconded By: Danielle Masse

Moved To: Approve with staff recommendations to use architectural shingles.

Upon Vote: 5-0

[180232.](#)

Convert a Single-Family Dwelling into a Duplex (B)

Petition HP-18-74. Drew Kieszek, Kinetic Builders Inc., agent for Cornelia Holbrook. Certificate of Appropriateness for the replacement of the windows with wood-clad windows; reroof the house from metal to shingle; replace the exterior doors; and rebuild the back porches and enclose as sunrooms as part of the conversion of a single-family house into a duplex. Located at 114 SE 6th Street. This building is contributing to the Southeast Residential Historic District. Related to Petition HP-18-73.

Attachments: [180232_Staff Report w Exhibits 1-5_20180807.pdf](#)

RECOMMENDATION

Staff to the Historic Preservation Board - Staff recommends approval of the application with the condition that the roof use architectural shingles that are to match similar work on the adjacent property at 106 SE 6th Street.

Jason Simmons, Planner, gave the staff presentation. Drew Kieszek of Kinetic Builders Inc., agent for Cornelia Holbrook, addressed a question from the board.

Motion By: Danielle Masse Seconded By: Bill Warinner

Moved To: Approve with staff recommendations to use architectural shingles

Upon Vote: 5-0

Staff Approved Certificates of Appropriateness:

Petition HP-18-67. 410 SE 7th Street. Replace wooden porch flooring on front and back, install new historically-appropriate porch railing; rebuild wood window screens. This building is contributing to the Southeast Residential Historic District. Andrea & Keith Emrick, owners.

Petition HP-18-00070. 316 SE 6th Street. Reroof a single-family dwelling. This building is contributing to the Southeast Residential Historic District. Mark Martin, owner. Shane Smalley, Atlantic Roofing & Exteriors, agent.

Petition HP-18-00071. 716 NE 2nd Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Matt Whitehead, owner. Jeffrey Kyle, Kyle Roofing LLC, agent.

Petition HP-18-00072. 107 NE 8th Street. Reroof a multiple-family dwelling with a metal roof. This building is non-contributing to the Northeast Residential Historic District. FYG Real Estate LLC, owner. Randy Jordan, ACE Remodeling & Roofing LLC, agent.

Petition HP-18-00075. 727 NE 5th Avenue. Replace nine windows on a single-family dwelling. This building is non-contributing to the Northeast Residential Historic District. Don Neimann, owner. Arthur Wayne Francis, The Home Depot, agent.

Petition HP-18-00076. 8107 NE 4th Avenue. Replace a post and metal wire fence with a wooden picket fence in the front yard of a residential structure. This building is contributing to the Northeast Residential Historic District. Karl E. Miller, owner.

Petition HP-18-00077. 25 SE 2nd Place (the Hippodrome). Replace a steel door on the side rear of the building with a new steel door with new framing and vertical siding. This building is individually listed on the local and National Register of Historic Places. City of Gainesville, owner.

Petition HP-18-00078. 638 NE 8th Avenue. Reroof a single-family dwelling. This building is non-contributing to the Northeast Residential Historic District. Andrew Romero, owner. Gainesville Restoration & Remodeling, agent.

INFORMATION ITEM:

Staff indicated to the board that Proctor Log House and Cottage at 2250 NW 8th Avenue was officially listed in the National Register of Historic Places on June 25, 2018.

Staff also mentioned that the law class of Timothy McLendon will meet with staff on October 9, 2018 and that they may want to participate in a tour of the immediate Duckpond district after the presentation.

BOARD MEMEBER COMMENTS

NEXT MEETING DATE - September 4, 2018

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.