

City of Gainesville

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



Minutes

September 4, 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
Eric W. Barkhurst - Member
Jason Simmons - Staff Liaison*

CALL TO ORDER**ROLL CALL**[180319.](#)

Historic Preservation Board Attendance Roster: March 6, 2018 through August 7, 2018 (B)

Attachments: [180319_HP6-month Attendance 2018_20180904.pdf](#)

APPROVAL OF AGENDA (Note: order of business subject to change)

Motion By: Bill Warinner

Seconded By: Scott Daniels

Moved To Approve

Upon Vote: 7-0

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: AUGUST 7, 2018[180320.](#)

Draft minutes of the August 7, 2018 Historic Preservation Board meeting (B)

Attachments: [180320_HP6-month Minutes draft_20180904.pdf](#)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the August 7, 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: 7-0

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS: NONE**

NEW BUSINESS:[180321.](#)**Construct a New Single-Family Dwelling with Request to Modify the Rear Setback (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 625 NW 3rd Avenue. This building will be non-contributing to the Pleasant Street Historic District.

Attachments: [180321_Staff Report w Exhibits 1-4_20180904.pdf](#)

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-18-68 with the following conditions:

- 1. Windows shall utilize the Simulate Divided Light grilles for the chosen 3x1 grille pattern.*
- 2. Provide information sheets for the proposed roof shingles.*
- 3. The HPB concurrently approve the Application for Administrative Modification reducing the rear (east) yard setback from 20 feet to 5 feet.*
- 4. Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation. Andy Coffey, agent for the owner, answered questions from the board. Tana Silver, a resident of the Pleasant Street Historic District, spoke to the matter and asked the board not to grant the modification of the rear building setback line. Kim A. Popejoy and Melanie Barr also spoke against granting the rear setback modification.

Motion By: Scott Daniels Seconded By: Kyra Lucas

Moved To: Approve the Certificate of Appropriateness for the new construction of a single-family home and the modification of the rear building setback. This is not to be considered a precedent because as future proposals come up there can be debate as to whether there is a unique situation concerning setbacks.

Upon Vote: 6-1 (nay: Warinner)

[180322.](#)**Add an Addition to a Single-Family Dwelling with a Part 1 Ad Valorem Tax Exemption Application (B)**

Petition HP-18-85. Jay Reeves & Associates, Inc., agent for Peter J. van Blokland. Certificate of Appropriateness and an Ad Valorem Tax Exemption Part 1 review for an addition to a single-family house. Located at 310 NE 13th Avenue. This building is contributing to the Northeast Residential Historic District.

Attachments: [180322_Staff Report w Exhibits 1 - 6_20180904.pdf](#)

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-18-85 with the conditions that product information is provided for the proposed front door and the 5V-Crimp metal roof and the finding that the property is an eligible property because it is a contributing structure.

Jason Simmons, Planner, gave the staff presentation. Jay Reeves, agent for the owner, discussed the item and answered questions from the board. Kim A. Popejoy, adjacent property owner, asked about the outdoor shower and the potential view of it from his second story.

Motion By: Bill Warinner Seconded By: Eric W. Barkhurst

Moved To: Approve with staff recommendations. Upon Vote: 6-0 with Jay Reeves recusing himself.

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

Petition HP-18-79. 240 SE 6th Street. Reroof a single-family dwelling. This building is contributing to the Southeast Residential Historic District. Steven Phelps, owner. W. Keith Perry, Perry Roofing Contractors, agent.

Petition HP-18-83. 15 SE 7th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Sweetwater Branch Properties, owner. James Whitton, Whitton Roofing Company, agent.

Petition HP-18-84. 815 NE 3rd Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Melanie Barr, owner. Whitton Roofing Company, agent.

Petition HP-18-86. 516 NE 4th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Judith C. Russell, owner. Clayton Crosier & Son Roofing Inc., agent.

Petition HP-18-87. 545 NE 10th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Ted Sharpe, owner. McFall Residential Roofing, agent.

Petition HP-18-88. 116 NW 3rd Street. Reroof a single-family dwelling. This building is contributing to the Pleasant Street Historic District. Thomas H. Fay Heirs, owner. Shane Smalley, Atlantic Roofing & Exteriors, agent.

Petition HP-18-90. 1204 NE 3rd Street. Replace aluminum jalousie windows with wood clad casement windows on a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Richard and Caitlin Tyner, owners.

INFORMATION ITEM: N/A

The board voted on a requested special meeting concerning a reroof proposal at 303 NE 6th Avenue.

Motion By: Bill Warinner Seconded By: Kyra Lucas

Moved To: Approve a special meeting for September 14, 2018 at 1:00 PM in the Thomas Center.

Upon Vote: 7-0

BOARD MEMEBER COMMENTS:

NEXT BOARD MEETING: OCT 2, 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.