

City of Gainesville

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



Minutes

December 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**[180585.](#)

Historic Preservation Board Attendance Roster: June 5, 2018 through November 6, 2018 (B)

Attachments: [180585_HPB 6-month Attendance 2018_20181204.pdf](#)

ADOPTION OF THE AGENDA

Motion By: Bill Warinner Seconded By: Kyra Lucas

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 - NOVEMBER 6, 2018

Motion By: Bill Warinner Seconded By: Kyra Lucas

Moved To: Approve Upon Vote: 7-0

[180583.](#)

Draft minutes of the November 6, 2018 Historic Preservation Board meeting (B)

Attachments: [180583_HPB 181106 Minutes draft_20181204.pdf](#)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the November 6, 2018 meeting and vote to approve the minute.

Staff to the Historic Preservation Board - Review and approve the draft minute.

REQUEST TO ADDRESS THE BOARD

Evan Larkin and Elliot Larkin addressed the board concerning the property at

520 NW 1st Street. They are considering purchasing the property, which is in the Pleasant Street Historic District but also has Downtown (DT) zoning, and they wanted feedback concerning what the board might expect to see from a new development such as multi-family. The board mentioned townhouses as a possibility but they would have to consider the scale of the proposed buildings since there are not a lot of 2-story buildings in that area of the district. They were told to look at urban style housing in historic districts in other cities in those areas of transition from residential areas to downtown areas with bigger and taller buildings.

OLD BUSINESS: NONE

NEW BUSINESS:

[180579.](#)

Demolish a Contributing Auxiliary Structure and Build a Two Story Auxiliary Structure for a Single-Family Dwelling (B)

Petition HP-18-119. Creed Greer, owner. Certificate of Appropriateness for demolition of a contributing auxiliary structure and construction of a two story auxiliary structure. Application for modification of the side and rear setback. Located at 630 NE 11th Avenue. This building will be non-contributing to the Northeast Residential Historic District. Related to Petition HP-15-80.

Attachments: [180579 Staff Report w Exhibits 1-5_20181204.pdf](#)

RECOMMENDATION

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following conditions:

- 1. The HPB concurrently approve the Administrative Modification to reduce the side and rear setback from 7.5 feet to 5 feet.*
- 2. Provide slightly updated elevations to show the new wall materials for the first floor garage area.*

Jason Simmons, Planner, gave the staff presentation. Creed Greer, owner, answered questions from the board.

Motion By: Bill Warinner **Seconded By:** Kyra Lucas

Moved To: Approve with staff recommendations including staff approval of previously approved materials that were not the result of a unique finding.
Upon Vote: 7-0

Motion By: Bill Warinner **Seconded By:** Scott Daniels

Moved To: Approve the modification of the side and rear setback.
Upon Vote: 7-0

Motion By: Bill Warinner **Seconded By:** Kyra Lucas

Moved To: Approve the change in status of the accessory structure from contributing to non-contributing.

Upon Vote: 7-0

[180594.](#)

Construct a Carport and Reroof a Non-Contributing Garage/Accessory Dwelling Unit (B)

Petition HP-18-120. Jay Reeves, agent for Rick and Jean Chance.

Certificate of Appropriateness for the construction of a carport addition to an existing garage and the reroof of the garage/accessory dwelling unit structure. Located at 320 SE 7th Street. This building is non-contributing to the Southeast Residential Historic District.

Attachments: [180594_Staff Report w Exhibits 1-4_201812042.pdf](#)

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-18-120 with the condition that the roof be standing seam or 5V Crimp and that the finish be Galvalume or a light to medium gray paint finish.

Jason Simmons, Planner, gave the staff presentation. Rick Chance, owner answered questions from the board, as did Jay Reeves, agent for the owners. Kali Blount, resident of the neighborhood, spoke to the good character of the owners.

Motion By: Bill Warinner Seconded By: Kyra Lucas

Moved To: Approve with staff recommendations and note that the garage element of this approval is unique to this site and this particular instance.

Upon Vote: 6-0 (Jay Reeves recused himself)

[180580.](#)

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

Petition HP-18-121. Drew Kieszek, Kinetic Builders Inc., agent for Cornelia Holbrook. Certificate of Appropriateness to reroof an existing duplex with a metal roof as part of the conversion of the duplex into a single-family dwelling. Located at 106 SE 6th Street. This building is contributing to the Southeast Residential Historic District. Related to Petition HP-18-73 and HP-18-74.

Attachments: [180580_Staff Report w Exhibits 1-2_20181204.pdf](#)

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-18-121.

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

Motion By: Michelle Hazen Seconded By: Kyra Lucas

Moved To: Approve

Upon Vote: 7-0

Staff Approved Certificates of Appropriateness:

Petition HP-18-00122. 110 and 130 NW 9th Terrace. Fencing for multiple-family dwellings. These buildings are non-contributing to the University Heights Historic District - North. Newell Fox, owner.

Petition HP-18-00123. 541 NE Boulevard. New windows and door on rear elevation. This building is contributing to the Northeast Residential Historic District. Ashok Srihari, owner. Lewis Colson, Leja Construction Inc., agent.

INFORMATION ITEM: NONE

BOARD MEMBER COMMENT

NEXT MEETING DATE - JANUARY 2, 2019

ADJOURNMENT

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.