

# City of Gainesville

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



## **Minutes**

**January 2, 2019**

**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**[180635.](#)

**Historic Preservation Board Attendance Roster: July 3, 2018 through December 4, 2018 (B)**

**Attachments:**     [180635\\_HP6 6-month Attendance 2018.pdf](#)

**ADOPTION OF THE AGENDA**

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

**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 4, 2019**[180636.](#)

**Draft minutes of the December 4, 2018 Historic Preservation Board meeting (B)**

**Attachments:**     [180636\\_HP6 181204 Minutes draft\\_20190102.pdf](#)

**RECOMMENDATION**

*Staff is requesting that the Historic Preservation Board review the draft minutes from the December 4, 2018 meeting and vote to approve the minute.*

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

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

**Moved To: Approve     Upon Vote: 6-0**

**REQUEST TO ADDRESS THE BOARD**

**Kali Blount spoke about his efforts to come up with plans for his burned historic**

structure that will meet with Historic Preservation Board approval. There are changes he needs to make in order to continue to live in the house and he plans to bring those to the board at some point in the near future.

**OLD BUSINESS:NONE**

**NEW BUSINESS:**

[180637.](#)

**Review of Building for Local Landmark Nomination (B)**

**Petition HP-18-124.** Jay Reeves, agent for Gainesville Modern. Local landmark nomination for the placement of St. Michael's Episcopal Church on the Local Register of Historic Places. Located at 4315 NW 23rd Avenue.

**Attachments:** [180637\\_Staff Report w Exhibit 1\\_20190102.pdf](#)

**RECOMMENDATION**

*Staff to the Historic Preservation Board - Review the information about the building in the application for local landmark nomination.*

Morris Hylton III, representing Gainesville Modern and Director of the Historic Preservation program at the University of Florida, gave a presentation about the building, architect Nils M. Schweizer, and why the building was considered a candidate for placement on the local register of historic places. Mr. Hylton indicated that the church met several criteria for designation as a local Gainesville landmark and discussed the demolition of the structure. He indicated that Gainesville Modern has created a task force for historic preservation and architectural excellence, made up of experts, informed citizens, and representatives of government including elected officials who will look at and address issues including: The process for locally designating an individual building or district; regulations for demolishing older buildings including demolition by neglect; having a full-time Historic Preservation Planner; economic incentives that encourage landmark designation by private property owners; and consideration of having an Architectural Review Board for the City. Mr. Hylton asked the board to appoint someone or more than one member to the task force. Chair Reeves discussed how the current landmark designation process is flawed and how it quickly needs to change in order to protect historic buildings, particularly mid-century modern buildings that may face demolition because of the recent building boom that has occurred in the city. Sean McDermott, Assistant City Attorney, answered questions from the board about the landmark designation process and what type of recommendation is the board authorized to make to the City Commission concerning changes to the landmark designation process. Several citizens came forward to express their opinion about the overall situation including: Robert Mounts, Kali Blount, Jeanne Repetto, George Elmore, Tracy Staples, Don Niesen, Nancy Deren, Fred Awbrey, and Michael Rayburn.

**Motion By: Kyra Lucas    Seconded By: Eric Barkhurst**

**Moved To: Approve a letter to the City Commission with recommendations and suggested changes to the landmark designation process including**

modifications to the current ordinance to allow appropriate notice; recommending that the prohibition on demolition of the structure start when the application is submitted; not removing the reference to the Florida Master Site File at this time; and hiring a full-time historic preservation planner.

Upon Vote: 6-0

Motion By: Bill Warinner      Seconded By: Eric Barkhurst

Moved To: Approve a resolution condemning the behavior of the Protestant Episcopal Church Diocese of Florida, for all the reasons that have been cited by the board and the public during the public meeting, the law firm Theriaque and Spain of Tallahassee, and CHW.

Upon Vote: 5-0 (Scott Daniels did not vote)

[180638.](#)

**Construct a New Single-family Dwelling in Pleasant Street (B)**

**Petition HP-18-127.** Bradley Hunter, owner. Certificate of Appropriateness for new construction of a single-family house. Located at 719 NW 4th Street. This building will be non-contributing to the Pleasant Street Historic District.

**Attachments:**      [180638\\_Staff Report w Exhibits 1-3\\_20190102.pdf](#)

**RECOMMENDATION**

*Staff to the Historic Preservation Board - Approve Petition HP-18-127 with the following conditions:*

- 1. Windows shall utilize the Simulated Divided Lights grille for the chosen 2x1 and 3x1 grille patterns.*
- 2. Provide information sheets for the proposed architectural shingle roof system.*
- 3. Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation. Bradley Hunter, owner, spoke to the matter concerning the front setback, indicating that the house is further back than a previously approved new construction on an adjacent lot because of the desire to save two live oak trees and one large pine tree in the front. He stated that the ideal setback from the front property line would be 31 feet instead of the 26 feet shown on the site plan, to accommodate the entire root zone the tree.

Motion By: Michelle Hazen      Seconded By: Kyra Lucas

Moved To: Approve with staff conditions and a maximum front setback of 31 feet.

Upon Vote: 6-0

**STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:**

**Petition HP-18-125. 703 NE 1st Street. Replace isolated sections of rotted wood siding with matching wood siding. This building is contributing to the Northeast Residential Historic District. Alachua County Housing Authority, owner. Chad Kalisak, KMA Construction Services, Inc., agent.**

**Petition HP-18-126. 727 NW 2nd Street. Reroof front porch at a commercial building. This building is contributing to the Pleasant Street Historic District. George Pinkney, owner. Frank Gainey, Gainey Roof & Construction, agent**

**Petition HP-18-128. 214 NE 9th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Richard Kurtz, owner. Emily Wheeler, Perry Roofing Contractors, agent.**

**Petition HP-18-130. 548 NE 5th Avenue. Reroof a multi-family dwelling. This building is non-contributing to the Northeast Residential Historic District. David Pyne & Emily Black, owners. Chris Tenney, Godwin Roofing, agent.**

**INFORMATION ITEM: NONE**

**BOARD MEMBER COMMENT**

**NEXT MEETING DATE - FEBRUARY 5, 2019**

**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.**