

City of Gainesville

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



Minutes - Final

March 5, 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**

Present 6- Bill Warinner, Jay Reeves, Michelle Hazen, Danielle Masse, Eric Barkhurst, and Kyra Lucas

Absent 2- Scott Daniels and Eric Neiberger

Staff Present 2- Jason Simmons and Yvette Thomas

[180789.](#)

Historic Preservation Board Attendance Roster: September 4, 2018 through February 5, 2019 (B)

ADOPTION OF THE AGENDA

Motion to Approve. Motion made by Bill Warinner, seconded by Kyra Lucas. This matter was Adopted by the following 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 - February 5, 2019

Motion to Approve. Motion made by Bill Warinner and Seconded by Kyra Lucas. This matter was Adopted by the following vote: 6-0

[180790.](#)

Draft minutes of the February 5, 2019 Historic Preservation Board meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the February 5, 2019 meeting and vote to approve the minute.

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

REQUEST TO ADDRESS THE BOARD

Donald Shepherd, citizen, spoke to the board about the need for more funding for historic preservation purposes.

OLD BUSINESS: NONE

NEW BUSINESS:

[180803.](#)

Construct a Concrete Block Wall Adjacent to a Nonresidential Use (B)

Petition HP-19-00014. Anthony Ackrill, owner. Certificate of Appropriateness for the construction of a ten foot high concrete block wall on the west property line adjacent to commercial property. Located at 717 NE 3rd Avenue. This building is a contributing structure to the Northeast Residential Historic District.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00014 with the condition that the wall has a stepped transition from 6 feet to 10 feet.

Jason Simmons, Planner, gave the staff presentation. Anthony Ackrill, owner, spoke to the issues that led him to request the wall height and answered questions from the board. Donald Shepherd, citizen, expressed support for the project. Motion to approve with staff recommendations with the understanding that this is a unique hardship. Motion made by Bill Warinner, seconded by Kyra Lucas. Motion passes following a 6-0 vote.

[180791.](#)

University Heights Historic District - South. Demolition of an Auxiliary Structure. (B)

Petition HP-19-00018. Ricardo Cavallino, agent for Rocky Point LLC. Certificate of Appropriateness for the demolition of an auxiliary structure. Located at 315 SW 12th Street. This building is a contributing structure to the University Heights Historic District - South. Related to Petition HP-19-00019.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00018 with the following condition:

1. *Salvage and re-use of historic materials that are in good condition.*

Jason Simmons, Planner, gave the staff presentation. Ricardo Cavallino, agent for the owner, spoke to the matter and answered questions from the board. Donald Shepherd, citizen, spoke about the condition of the building. The board decided to hear the presentation of the related Petition HP-19-00019 before voting on the demolition of the auxiliary structure. Motion to Approve demolition contingent upon the approval of Petition HP-19-00019 concerning new construction of a duplex. Motion made by Eric Burkhurst and seconded by Kyra Lucas. Motion withdrawn. Motion to approve with staff conditions. Motion

made by Eric Barkhurst, seconded by Kyra Lucas. Motion passes following a 6-0 vote.

180792.

University Heights Historic District - South. Construction of a Duplex (B)

Petition HP-19-00019. Ricardo Cavallino, agent for Rocky Point LLC. Certificate of Appropriateness for new construction of a duplex. Located at 315 SW 12th Street. This building will be a non-contributing structure to the University Heights Historic District - South. Related to Petition HP-19-00018.

RECOMMENDATION

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following condition(s):

- 1. Re-use of historic materials that are in good condition*
- 2. Provide information sheets for the proposed windows and roofing material.*
- 3. Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation. Ricardo Cavallino, agent for the owner, spoke to the matter and answered questions from the board. The board made several suggestions concerning the design of the proposed structure so that it would relate better with the principal structure on the property as well as the adjacent multiple family structure next door. Billy Belz, the owner, gave the board some background information about the project. Motion to approve with the proposed changes that were discussed in the meeting including brick veneer on the bottom floor, a gable roof to match the roof of the principal structure including the same roof pitch, and bringing back the plans with the changes for the board to review. Motion made by Eric Barkhurst, seconded by Bill Warinner. Motion passes following a 6-0 vote.

180793.

Construct an Addition to a Single-Family Dwelling (B)

Petition HP-19-00020. Kurt Strauss, K. Strauss Homes, agent for Conor & Juli Mitchell. Certificate of Appropriateness for the construction of an addition to a single-family house. Located at 113 NE 7th Street. This building is a contributing structure to the Northeast Residential Historic District.

RECOMMENDATION

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following conditions:

- 1. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 and 6x1 grille pattern.*
- 2. Provide information sheets for the proposed windows and roofing material.*
- 3. Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation. Kurt Strauss, agent for

the owners, spoke to the matter and answered questions from the board. Donald Shepherd, citizen, expressed support for the project. Motion made to approve with staff conditions. Motion made by Kyra Lucas, seconded by Eric Barkhurst. Motion passes following a 6-0 vote.

[180801.](#)

Pleasant Street Historic District. Construction of a Single-Family Dwelling (B)

Petition HP-19-00022. Andrew Coffey, Eastwood Construction, LLC. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the side building setback line. Located at 506 NW 3rd Street. This building will be a non-contributing structure to the Pleasant Street Historic District. Related to Petition HP-19-00023.

RECOMMENDATION

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following condition(s):

- 1. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 and 1x2 grille pattern.*
- 2. Provide information sheets for the proposed windows and roofing material.*
- 3. The HPB concurrently approve the Application for Administrative Modification reducing the side yard setback(s) from 5 feet to no less than 3 feet.*
- 3. Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation. Andrew Coffey, agent for the owners, spoke to the matter and answered questions from the board and addressed issues raised by the public. Dotty Faibisy, resident of Pleasant Street appreciated the input from the developer on this project and welcomed the new structure proposed, but was against the demolition of a contributing structure. Melanie Barr, resident, spoke against the demolition of a contributing structure and made suggestions on how to save at least the critical historic parts of the building such as the facade or the front room and suggested moving at least part of the building to get it on one property. John Cowvins, resident of Pleasant Street, indicated that the board was there to save historic structures and make the tough decisions. Jason Atkins-Tuffs, resident of Pleasant Street who lives adjacent to the subject property on the north side, expressed support for the project and said it would add value to the neighborhood. Donald Shepherd, citizen, indicated that with more funds for historic preservation purposes, they may have been able to be used for the restoration of the house. Motion to approve with staff recommendations. Motion made by Bill Warinner, seconded by Kyra Lucas. Motion passes following a 6-0 vote.

[180802.](#)

Pleasant Street Historic District. Demolition of an Auxiliary Structure (B)

Petition HP-19-00023. Andrew Coffey, Eastwood Construction, LLC.

**Certificate of Appropriateness for the demolition a single-family house
Located at 506 NW 3rd Street. This building is a contributing structure to
the Pleasant Street Historic District. Related to Petition HP-19-00022.**

RECOMMENDATION

*Staff to the Historic Preservation Board - Approve Petition
HP-19-00023 with the following condition:*

- 1. Salvage and re-use of historic materials that are in good condition.*

Jason Simmons, Planner, gave the staff presentation. Andrew Coffey, agent for the owners, spoke to the matter and answered questions from the board and addressed issues raised by the public. Dotty Faibisy, resident of Pleasant Street appreciated the input from the developer on this project and welcomed the new structure proposed, but was against the demolition of a contributing structure. Melanie Barr, resident, spoke against the demolition of a contributing structure and made suggestions on how to save at least the critical historic parts of the building such as the facade or the front room and suggested moving at least part of the building to get it on one property. John Cowvins, resident of Pleasant Street, indicated that the board was there to save historic structures and make the tough decisions. Jason Atkins-Tuffs, resident of Pleasant Street who lives adjacent to the subject property on the north side, expressed support for the project and said it would add value to the neighborhood. Donald Shepherd, citizen, indicated that with more funds for historic preservation purposes, they may have been able to be used for the restoration of the house. Motion made to approve with staff comments. Motion made by Bill Warinner, seconded by Eric Barkhurst. Motion passes following a 6-0 vote.

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS

Petition HP-19-00013. 707 NW 2nd Avenue. Reroof a multiple-family dwelling. This building is contributing to the University Heights Historic District - North. Kathryn Ann Stevens Trustee, owner. Ben Keeler, Keeler Roofing, agent.

Petition HP-19-00015. 116 NW 7th Terrace. Reroof a multiple-family dwelling from metal to shingle. This building is contributing to the University Heights Historic District - North. Gainesville 116 LLC, owner. Ben Keeler, Keeler Roofing, agent

Petition HP-19-00016. 560 NE 6th Avenue. Replace existing wood fencing in the side rear yard with new wooden fencing in the same location. This building is contributing to the Northeast Residential Historic District. Chris Gibson & Abigail Fagan, owners

Petition HP-19-00017. 1209 NE 4th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Peter Rudnytsky, owner

Petition HP-19-00021. 217 NE 10th Avenue. Partial reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Acord & Murray W/H, owners. Michael Bennett, Mac Johnson Roofing Inc., agent

Petition HP-19-00024. 236 NW 3rd Avenue. Replacement of non-historic aluminum awning windows with historically appropriate wood-clad windows on a single family dwelling. This building is contributing to the Pleasant Street Historic District. Nestor Perez, owner.

Petition HP-19-00025. 602 NW 2nd Street. Install 4 foot tall wood fencing in the side rear yard and 6 foot tall wood fencing in the rear yard. This building is non-contributing to the Pleasant Street Historic District. Thomas Hawkins & Sara Nash, owners.

Petition HP-19-00026. 924 SW 5th Avenue. Reroof two residential buildings on one parcel. These buildings are contributing to the University Heights Historic District - South. Dwight Westhead, National Construction Group, owner. Shane Smalley, Atlantic Roofing & Exteriors, agent

Petition HP-19-00027. 116 NW 7th Street. Reroof a single-family dwelling. This building is contributing to the University Heights Historic District - South. NW 2nd Avenue LLC, owner. James Whitton, Whitton Roofing, agent.

Petition HP-19-00028. 530 NE 10th Avenue. Reroof a garage structure. This building is contributing to the Northeast Residential Historic District. Randolph & Ondine Wells, owners. James Whitton, Whitton Roofing, agent

INFORMATION ITEM: NONE

BOARD MEMBER COMMENTS

Bill Warinner asked about funding for the CLG conference in St. Augustine.
Kyra Lucas also expressed an interest in attending.

ADJOURNMENT

NEXT MEETING DATE - APRIL 2, 2019

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