

City of Gainesville

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



Minutes - Final

May 7, 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
Kyra N. Lucas - Member
Eric W. Barkhurst - Member
Jason Simmons - Staff Liaison*

CALL TO ORDER

ROLL CALL

Present 5- Jay Reeves, Bill Warinner, Michelle Hazen, Danielle Masse, Eric Barkhurst

Absent 2- Scott Daniels and Kyra Lucas

Staff Present 2- Jason Simmons and Yvette Thomas

[181017.](#)

Historic Preservation Board Attendance Roster: November 6, 2018 through April 2, 2019 (B)

ADOPTION OF THE AGENDA

Motion to Approve agenda. Motion made by Bill Warinner, seconded by Eric Barkhurst. Motion passes following a 5-0 vote.

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 - APRIL 2, 2019

Motion to Approve minutes. Motion made by Bill Warinner, seconded by Eric Barkhurst. Motion passes following a 5-0 vote.

[181016.](#)

Draft minutes of the April 2, 2019 Historic Preservation Board meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the April 2, 2019 meeting and vote to approve the minute.

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

REQUESTS TO ADDRESS THE BOARD

Gerry Cervenka, owner of property at 101 NW 7th Terrace spoke to the board about repairs he would like to make to the home, particularly the front porch

and how to deal with the shed roof and the design issues that have led to water damage. The feeling of the board was that the shed roof was likely not original to the house.

Gary Hankins, Executive Director of Communities That Care Community Land Trust, told the board that they were not awarded the Ford Foundation grant to do a project in the Pleasant Street Historic District with University of Florida students. However, they would still like to apply for a State of Florida Small Matching Grant that would be focused on Pleasant Street and would like a letter of support from the board.

Carrie Todd, owner of property at 206 NE 2nd Avenue, asked the board for advice or ideas about the west facing windows on what used to be a room and a porch that was later enclosed and combined with the room. With no tree cover to shade the windows it was suggested that the owners look at some type of awning or Bermuda shutters that could relieve the heat load and provide some type of architectural feature on that side of the house.

OLD BUSINESS - NONE

NEW BUSINESS

[181010.](#)

Construct a New Single-Family Dwelling with Request to Modify the West Side Setback (B)

Petition HP-19-00038. Andrew Coffey, Eastwood Construction, LLC. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the west side building setback line. Located at 214 NW 6th Avenue. This building will be a non- contributing structure to the Pleasant Street Historic District.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-38 with the following conditions:

- 1. The HPB concurrently approve the administrative modification for the west side yard setback.*
- 2. Windows shall utilize the Simulate Divided Light grilles for the chosen 3x1 grille pattern as well as the 2/1, 2/2 and 3-panel window.*
- 3. Provide information sheets for the proposed windows and the architectural shingle roof system.*
- 4. Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation. Andrew Coffey, agent for Eastwood Construction, LLC presented information about the project and answered questions from the board. There was discussion about whether sidewalks would be required for this area. Sharon Anderson, resident of Pleasant Street, spoke to the board about the recent changes to the Pleasant Street neighborhood concerning new construction with larger homes than was typically seen in the past in this area of the district, the rise in property values,

and the subsequent rise in taxes which threatens the affordability of houses for the people who have traditionally lived in the district. She said putting in the new sidewalks would take away greenery from the area. The board expressed some concern about the side entry front door and the architectural style of the proposed house. Motion to continue to June meeting. Motion made by Bill Warinner, seconded by Michelle Hazen. Motion passes following a 5-0 vote.

181011.

Construct a New Single-Family Dwelling with Request to Modify the East Side Setback (B)

Petition HP-19-00039. Andrew Coffey, Eastwood Construction, LLC. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the east side building setback line. Located at 210 NW 6th Avenue. This building will be a non- contributing structure to the Pleasant Street Historic District.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00039 with the following conditions:

- 1. The HPB concurrently approve the administrative modification for the east side yard setback.*
- 2. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 grille pattern.*
- 3. Provide information sheets for the proposed windows and the architectural shingle roof system*
- 4. Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation. Andrew Coffey, agent for Eastwood Construction, LLC answered questions from the board. Thomas Hawkins, a resident who lives at the property to the east of this project, expressed support for the project. Motion to Approve with staff recommendations. Motion made by Bill Warinner, seconded by Danielle Massey. Motion passes following a 5-0 vote.

181012.

Construct a New Single-Family Dwelling with Request to Modify the Front Setback (B)

Petition HP-19-00040. Kurt Strauss, K. Strauss Homes. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the front building setback line. Located at 312 NW 4th Avenue. This building will be a non- contributing structure to the Pleasant Street Historic District.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-40 with the following conditions:

- 1. The HPB concurrently approve the administrative modification for the front yard setback from 10 feet to 8 feet.*
- 2. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 grille pattern.*

3. *Provide information sheets for the proposed windows and the architectural shingle roof system.*
4. *Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation. Kurt Strauss, owner, indicated some dimensional changes that were made to the plans and answered questions. The width of the house was reduced from 22 feet to 21 feet; the height difference is 5 inches, the difference in the width of the 2-story bay is 4 inches, and the rear 2nd story porch has been removed, meaning a window will replace the door currently shown. Motion made to Approve with staff comments. Motion made by Michelle Hazen, seconded by Bill Warinner. Motion passes following a 5-0 vote.

181013.

Construct a New Single-Family Dwelling with Request to Modify the Front, Rear, and North Side Setback (B)

Petition HP-19-00041. Kurt Strauss, K. Strauss Homes. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the front and a rear building setback line, and the north side building setback line. Located in the 400 block of NW 3rd Street. This building will be a non- contributing structure to the Pleasant Street Historic District.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00041 with the following conditions:

1. *The HPB concurrently approve the administrative modifications for the front yard, the north side yard, and the inside rear yard setbacks.*
2. *Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 grille pattern.*
3. *Provide information sheets for the proposed windows and the architectural shingle roof system.*
4. *Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation. Kurt Strauss, owner, indicated some of the history of structures in the immediate area and answered questions from the board and the public. Dotty Faibisy, resident of Pleasant Street, asked about the driveway location on the property. Motion to Approve with staff recommendations. Motion made by Michelle Hazen, seconded by Bill Warinner. Motion passes following a 5-0 vote.

181014.

Construct a New Single-Family Dwelling with Request to Modify the Front, Rear, and West Side Setback (B)

Petition HP-19-00042. Kurt Strauss, K. Strauss Homes. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the front and rear building setback line and the west side building setback line. Located in the 300 block of NW 4th

Avenue. This building will be a non- contributing structure to the Pleasant Street Historic District.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00042 with the following conditions:

- 1. The HPB concurrently approve the administrative modifications for the front and rear yard, and the west side yard setbacks.*
- 2. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 grille pattern.*
- 3. Provide information sheets for the proposed windows and the architectural shingle roof system.*
- 4. Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation. Kurt Strauss, owner, talked about his intent to have the floor plan similar to the property to the west at 312 NW 4th Avenue and the roof heights scale down next to the existing house at 302 NW 4th Avenue, making the three related new construction projects more aesthetically pleasing. Motion to Approve with staff recommendations. Motion made by Bill Warinner, seconded by Eric Barkhurst. Motion passes following a 5-0 vote.

[181015.](#)

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

Petition HP-19-00044. Chris and Darlene Fillie, Darling Homes. Certificate of Appropriateness for the construction of an addition to a single-family house. Located at 710 NW 3rd Street. This building is a contributing structure to the Pleasant Street Historic District.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00044 with the following conditions:

- 1. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 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. Ricardo Cavallino, architect, represented the owner and answered questions from the board. Motion to Approve with staff recommendations. Motion made by Eric Barkhurst, seconded by Michelle Hazen. Motion passes following a 5-0 vote.

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

Petition HP-19-00043. 314 NE 4th Avenue. Reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Steven & Mary Reid, owners. James Whitton, Whitton Roofing, agent.

Petition HP-19-00045. 1021 NE 3rd Street. Reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Jean Michelson, owner. David Pabst, Whittle Roofing Co., Inc., agent.

Petition HP-19-00046. 717 NE 5th Street. Reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Joyce Bono, owner. Brandon Flesher, Custom Roofing and Coatings, Inc., agent.

Petition HP-19-00047. 703 NE 1st Street. Installation of ADA compliant access ramp. This building is contributing to the Northeast Residential Historic District. Alachua County Housing Authority, owner. Ronald Hall, Director of Operations, Alachua County Housing Authority, agent.

Petition HP-19-00048. 544 NE 10th Avenue. Reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Jeffrey Lee Meldon, owner. Michael Bennett, Mac Johnson Roofing Inc., agent.

Petition HP-19-00049. 1216 NE 4th Street. Installation of a shed in the back yard. This building is a non-contributing structure to the Northeast Residential Historic District. Kurt and Renee Strauss, owners

Petition HP-19-00050. 412 NE 13th Avenue. Reroof of a single-family dwelling. This building is non-contributing to the Northeast Residential Historic District. Curtis and Monica Cooper, owners. Jeff Bokor, DWC Contracting LLC, agent.

Petition HP-19-00051. 107 NE 7th Street. Construct a detached garage. This building is non-contributing to the Northeast Residential Historic District. Linda J. Palmer, owner

INFORMATION ITEM: NONE

Staff informed the board about the efforts of the City Clerk to implement new procedures for Advisory Boards and Committees to improve accessibility and interaction between the boards, the City Commission and the general public. The processes and procedures are items that the board has implemented over the past several years.

BOARD MEMBER COMMENTS

Bill Warinner brought up the need to provide a new letter of support for the Communities That Care Community Land Trust to receive a State of Florida Small Matching Grant for preservation work in the Pleasant Street Historic District. Motion made to Approve the submission of a new supportive letter for a CLT grant. Motion made by Bill Warinner, seconded by Eric Barkhurst. Motion passes following a 5-0 vote.

NEXT MEETING DATE - JUNE 4, 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.