

City of Gainesville

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



Minutes - Final

June 4, 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
Kyra N. Lucas - Member
Eric W. Barkhurst - Member
Jason Simmons - Staff Liaison*

CALL TO ORDER

ROLL CALL

Present 5- Jay Reeves, Bill Warinner, Danielle Masse, Kyra Lucas, Eric Barkhurst

Absent 2- Scott Daniels and Michelle Hazen

Staff Present 2- Jason Simmons and Yvette Thomas

190025.

Historic Preservation Board Attendance Roster: December 4, 2018 through May 7, 2019 (B)

ADOPTION OF THE AGENDA

Motion to Approve with the modification that item number 6 concerning the waiver of a 90-day demolition delay be withdrawn from the agenda.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 the minutes. Motion made by Bill Warinner, seconded by Eric Barkhurst. Motion passes following a 5-0 vote.

190026.

Draft minutes of the May 7, 2019 Historic Preservation Board meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the May 7, 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

OLD BUSINESS:181011.

Northeast Residential Historic District. Request to amend the scope of work for an approved Certificate of Appropriateness.

Petition HP-18-39. Amelia Tanner, Straight Line Construction, agent for Richard Pusateri. Request to amend the scope of work that was proposed in Petition HP-18-39, and approved at the May 1, 2018 HPB meeting. Located at 636 NE 7th Street. This building is contributing to the Northeast Residential Historic District.

RECOMMENDATION

Staff recommends the board approve the proposed changes.

Jason Simmons, Planner, gave the staff presentation. Howard McLean, SVM Architects, answered questions from the board. Motion to Approve with staff recommendations. Motion made by Bill Warinner, seconded by Kyra Lucas. Motion passes following a 5-0 vote.

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, reintroduced the item to the board, which was continued from the May 7, 2019 Historic Preservation Board meeting. Andrew Coffey, agent for Eastwood Construction, LLC, gave a presentation about the changes made to the design of the house since the last meeting. Dotty Faibisy, resident of the Pleasant Street historic district, said that the redesign was an improvement over the first submittal. Sharon Andersen, resident of the Pleasant Street historic district, asked about the affordability of the homes now being constructed in the district. Motion to Approve with staff recommendations. Motion made by Eric Barkhurst, seconded by Bill Warinner. Motion passes following a 5-0 vote.

NEW BUSINESS:[190027.](#)**Construct an Addition to a Single-Family Dwelling (B)**

Petition HP-19-00052. Jill Sonke, owner. Certificate of Appropriateness for the construction of an addition to a single-family house. Located at 421 NE Boulevard. This building is a contributing structure to the Northeast Residential Historic District.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00052 with the following conditions:

- 1. The HPB approve the Application for Administrative Modification reducing the rear yard setback from 20 feet to 9 feet.*
- 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. Ben Jazewell, the designer of the project answered questions from the board concerning the proposed use of fiber cement stucco panel material for the siding of the addition. The board felt that the proposed material was incompatible with the stucco on the existing house, as it is a material that simulates stucco and is not a true match to the existing stucco. Motion to Approve petition with the change to a masonry stucco finish in character with the existing structure. Motion made by Bill Warinner, seconded by Kyra Lucas. Motion passes following a 5-0 vote.

[190028.](#)**Construct a New Single-Family Dwelling (B)**

Petition HP-19-00053. Daniel Cornwell, SVM Architects, agent for Britton Jones, Duration Properties. Certificate of Appropriateness for new construction of a single-family house. Located in the 400 block of NW 2nd Street, Lot 19. This building will be a non- contributing structure to the Pleasant Street Historic District.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00053 with the following conditions:

- 1. Windows shall utilize the Simulated Divided Light grilles for the chosen 6x1 grille pattern.*
- 2. Provide information sheets for the proposed windows and the architectural shingle roof system.*
- 3. Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation, which was a combination of the three petitions on the property, including this petition HP-19-53, HP-19-54, and HP-19-55. Howard McLean, SVM Architects, answered questions from the board. The roof pitch was seen as being less than the

typical roof pitch found in the neighborhood. Dotty Faibisy, resident of the Pleasant Street historic district, asked about the specific location of the property. Sharon Andersen, resident of the Pleasant Street neighborhood, discussed the parking situation in the area and how additional dwelling units will further stress the situation. Jason Straw, resident of the Pleasant Street neighborhood, talked about the tract house look of the houses because two of the structures have the same frontage elevation, all three houses have the same setback, and the roof line of the houses is less than may be typically found in the district. Britton Jones, the developer, spoke about the intent of the design of the houses to provide some affordability to the neighborhood and the placement of the buildings to meet code requirements. Motion made to Approve petition with staff recommendations as noted in the staff report. Motion made by Danielle Masse, seconded by Bill Warinner. Motion passes following a 5-0 vote.

190029.

Construct a New Single-Family Dwelling (B)

Petition HP-19-00054. Daniel Cornwell, SVM Architects, agent for Britton Jones, Duration Properties. Certificate of Appropriateness for new construction of a single-family house. Located in the 400 block of NW 2nd Street, Lot 20. This building will be a non- contributing structure to the Pleasant Street Historic District.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00054 with the following conditions:

- 1. Windows shall utilize the Simulated Divided Light grilles for the chosen 6x1 grille pattern.*
- 2. Provide information sheets for the proposed windows and the architectural shingle roof system.*
- 3. Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation, which was a combination of the three petitions on the property, including this petition HP-19-53, HP-19-54, and HP-19-55. Howard McLean, SVM Architects, answered questions from the board. The roof pitch was seen as being less than the typical roof pitch found in the neighborhood. Dotty Faibisy, resident of the Pleasant Street historic district, asked about the specific location of the property. Sharon Andersen, resident of the Pleasant Street neighborhood, discussed the parking situation in the area and how additional dwelling units will further stress the situation. Jason Straw, resident of the Pleasant Street neighborhood, talked about the tract house look of the houses because two of the structures have the same frontage elevation, all three houses have the same setback, and the roof line of the houses is less than may be typically found in the district. Britton Jones, the developer, spoke about the intent of the design of the houses to provide some affordability to the neighborhood and the placement of the buildings to meet code requirements. Motion made to Approve petition with the condition that the house be moved back one foot. Motion made by Danielle Masse, seconded by Bill Warinner. Motion passes following a 5-0 vote.

[190030.](#)**Construct a new single-family dwelling (B)**

Petition HP-19-00055. Daniel Cornwell, SVM Architects, agent for Britton Jones, Duration Properties. Certificate of Appropriateness for new construction of a single-family house. Located in the 400 block of NW 2nd Street, Lot 21. This building will be a non- contributing structure to the Pleasant Street Historic District.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00055 with the following conditions:

- 1. Windows shall utilize the Simulated Divided Light grilles for the chosen 6x1 grille pattern.*
- 2. Provide information sheets for the proposed windows and the architectural shingle roof system.*
- 3. Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation. Randall Wilhoit of Solar Impact, Inc., answered questions from the board. Motion made to Approve. Motion made by Kyra Lucas, seconded by Bill Warinner. Motion passes following a 5-0 vote.

[190031.](#)**Install a Roof Mounted Photovoltaic Solar System on a Principal Building (B)**

Petition HP-19-00056. Randall Wilhoit, Solar Impact, Inc., agent for Wesley Jones. Install a roof mounted photovoltaic solar system on a single-family house. Located at 1114 NE 6th Street. This building is contributing to the Northeast Residential Historic District.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00056 with the following conditions:

- 1. The solar panels and mounting systems should be compatible in color to the extent possible with the established roof material to limit visibility.*
- 2. Notify staff of any changes during installation.*

[190032.](#)**Request To Waive a 90-Day Demolition Delay (B)**

Waiver of 90-day demolition delay for a structure located at 714 SE 9th Street.

RECOMMENDATION

Staff recommends that the Historic Preservation Board support the waiver of the 90-day demolition delay.

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

Petition HP-19-00058. 407 SE 6th Terrace. Installation of solar panels on a non-contributing accessory structure. This building is non-contributing to the Southeast Residential Historic District. Daniel S. Lyons, owner. Pure Energy Solar, agent.

Petition HP-19-00059. 525 NW 4th Street. Reroof a single-family dwelling. This building is contributing to the Pleasant Street Historic District. Mary Butler, owner. Dana Johnson, Mac Johnson Roofing Inc., agent.

INFORMATION ITEM: N/A

BOARD MEMBER COMMENTS

NEXT MEETING DATE - JUNE 2, 2019

ADJOURNMENT