

# City of Gainesville

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



## **Minutes - Final**

**February 1, 2022**

**5:30 PM**

**City Hall Auditorium, 200 East University Avenue**

## **Historic Preservation Board**

*Jay Reeves - Chair  
Bill Warinner - Member  
Michelle Hazen - Member  
Elizabeth Hauck - Member  
Michael Hill - Member  
Nathaniel Courtney - Member  
Philip Haight - Member  
Rachel Iannelli - Member  
Azza Kamal - Member  
Bridgette Murphy - Student Seat  
Kathleen Kauffman - Staff Liaison*

*If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equity and Inclusion at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.*

## CALL TO ORDER

The meeting was called to order by Chair Reeves at 5:32 p.m.

## ROLL CALL

**Members Present:** Bill Warinner, Jay Reeves, Bridget Murphy, Dr. Azza Kamal, Michael Hill, Michelle Hazen, Nathaniel Courtney

**Staff Present:** Kathleen Kauffman

## APPROVAL OF MINUTES

[210770.](#)

### **Draft Minutes of the December 7, 2021 Historic Preservation Board Meeting (B)**

**RECOMMENDATION**

*Staff is requesting that the Historic Preservation Board review the draft minutes from the December 7, 2021 meeting and vote to approve the minutes.*

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

**Motion to approve the minutes.**

**Motion by:** Bill Warinner

**Seconded by:** Michael Hill

**Motion passes following a 6-0 vote**

## PUBLIC COMMENT

The new Executive Director of the Matheson History Museum, Kaitlyn Hof-Mahoney, was introduced, and the Board said they looked forward to working with her and the Museum in the future

## PUBLIC HEARING:

[210880.](#)

### **Petition HP 22-00003.(B)**

**RECOMMENDATION**

*Staff recommends approval due to the close proximity to University Avenue and backing up to an alleyway, and the documented history of criminal activity at the property reported by the owner.*

**Motion to approve, based on the evidence of criminal activity provided by the applicant and proximity of property to commercial parcels/University Avenue.**

**Motion by:** Michelle Hazen

**Seconded by:** Michael Hill

**Motion passes following a 6-0 vote**

[210881.](#)**Petition HP 22-00004 (B)**

**A Certificate of Appropriateness for alterations to an existing Florida Room and the construction of a new veranda and sun deck.**

**RECOMMENDATION**

*Staff is recommending approval with the following conditions:*

*Condition 1: The design of the one-story Florida room on the east side shall be retained. New single-pane windows shall be allowed for UV protection and insulation purposes but shall retain the original size and configuration. The original design of the rooftop balustrade shall be retained and repaired as necessary.*

*Condition 2: A site plan shall be provided to Staff for confirmation that the addition does not encroach on required setbacks.*

*Condition 3: Final design of the new balustrade on top of the proposed western veranda shall be of a complimentary design to the original on the east side, and applicant shall provide final balustrade design to Staff for approval.*

*Condition 4: Existing significant trees on the west side of the property shall not be negatively impacted. If trees need to be pruned for construction, it shall be done by a certified arborist with pre-approval from Staff.*

*Condition 5: The 3D model renderings and elevations shall all match for consistency (railing design and window configuration,) and shall be resubmitted to Staff before an approved COA can be provided.*

**Motion to approve with the following conditions:**

**Condition 1: The design of the one-story Florida room on the east side shall be retained. New single-pane windows shall be allowed for UV protection and insulation purposes but shall retain the original size and configuration. The original design of the rooftop balustrade shall be retained and repaired as necessary.**

**Condition 2: A site plan shall be provided to Staff for confirmation that the addition does not encroach on required setbacks.**

**Condition 3: Final design of the new balustrade on top of the proposed western veranda shall be of a complimentary design to the original on the east side, and applicant shall provide final balustrade design to Staff for approval.**

**Condition 4: Existing significant trees on the west side of the property shall not be negatively impacted. If trees need to be pruned for construction, it shall be done by a certified arborist with pre-approval from Staff.**

**Condition 5: The 3D model renderings and elevations shall all match for consistency (railing design and window configuration,) and shall be resubmitted to Staff before an approved COA can be provided.**

Condition 6: There shall be no “wagon-wheel” or half-moon window doors. All new doors shall be consistent with the historic character of the property. Final door selections to be approved by Staff.

Condition 7: The historic railing on the roof of the existing Florida Room shall be replicated to maintain the same design and height as the original, including the replication of existing elements such as the caps, rails, and balusters.

Condition 8: For the wall of the kitchen on the west façade, two sets of tall windows in a consistent size shall be used instead of the proposed three windows of various sizes, with no shutters to be used. Windows shall have projecting muntin grids on the inside and outside of windows.

Condition 9: The floor height for the new second floor deck shall be reduced in height to be closer to the deck height of the existing one on the opposite side of the house, and a small lip or pent roof shall be introduced to divert water away from the structure.

Condition 10: Move the front façade of the new addition back at least 6” – 12” from the existing façade so that it does not read as one continuous façade.

Motion by: Michelle Hazen

Seconded by: Dr. Kamal

Motion passes following a 7-0 vote

#### **INFORMATION ITEMS:**

The Certified Local Government (CLG) Annual Report was provided to the Board.

#### **MEMBER COMMENT**

Two more new board members were introduced, Mr. Nathaniel Courtney and Ms. Rachel Iannelli.

**NEXT MEETING DATE: March 1, 2022**

#### **ADJOURNMENT**

Chair Reeves adjourned the meeting at 7:23 p.m.

**DECORUM:** Public decorum is required of all persons present at this meeting. Impertinent or slanderous remarks, clapping, heckling, or verbal outbursts of any kind, in support or opposition to a speaker’s remarks, shall not be permitted. Individuals acting in a disorderly or disruptive manner shall be required to leave.

**AUTHORITY OF THE BOARD:** 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 Hearing Officer and must be filed within 30 calendar days of the effective date of the board decision at issue. The appeal procedure is specified in Sec. 30-3.58C. of the Land Development Code.