

HISTORIC PRESERVATION BOARD MINUTES

August 4, 2015 5:30 PM
 City Hall Auditorium
 200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Bill Warinner (Chair)		Jason Simmons
	Scott Gill (Vice-Chair)	Sal Cumella
Betsy Albury		Dean Mimms
Jay Reeves, Jr.		
Michelle Hazen		
Charlotte Lake		
Ann Stacy		
Jason Straw		
Sandra Lamme		

I. Roll Call

II. Approval of Agenda *(Note: order of business subject to change)*

Motion By: Jay Reeves, Jr.	Seconded By: Betsy Albury
Moved To: Approve	Upon Vote: 8-0

III. Announcements: Section 30-355 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. 30-112(d)(7) 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. 30-112(d)(7)i. of the Land Development Code.

BOARD MEMBERS

Chair: Bill Warinner Vice Chair: Scott Gill
 Jay Reeves, Betsy Albury, Michelle Hazen, Anne Stacy, Charlotte Lake, Jason Straw, Sandra Lamme
 Staff Liaison: Jason Simmons

IV. Approval of Minutes: [July 7, 2015](#)

Motion By: Charlotte Lake	Seconded By: Jay Reeves, Jr.
Moved To: Approve	Upon Vote: 8-0

V. Requests to Address the Board

Howard McLean of Skinner, Vignola, McLean, Inc., gave an update on proposed designs for a proposed multiple-family development at 504 and 508 SW 10th Street. Mr. McLean wanted feedback on some architectural renderings of the development.

VI. Old Business

VII. New Business

- Petition HP-15-39**
Planning Division staff recommends approval of Petition HP-15-39.

Aner & Sarit Sela, owners. Replace and extend an existing fence with a 6-ft. high wood privacy fence. Located at 405 NE 10th Avenue. This building is contributing to the Northeast Residential Historic District.

Staff Report

- Exhibit 1 Site Plan
- Exhibit 2 Photos of Property
- Exhibit 3 Application, survey, and photos of property and neighboring properties
- Exhibit 4 Examples of fence products

Citizen Comment

Jason Simmons, Planner, gave the staff presentation. Sarit Sela gave the owners presentation, indicating that they could meet staff conditions except for the condition about setting the fence back 5 feet from the sidewalk. The board discussed the setback issue and the style of fence appropriate along NE 4th Terrace. Aner Sela, owner, also spoke to the issue of where the six foot fence height would be measured from.

Motion By: Jason Straw	Seconded By: Jay Reeves, Jr.
Moved To: Approve, with the fence next to the sidewalk to be a 6-foot fence with up to 4 feet of the bottom part of the fence to be a board on board solid wood fence and the top 2 feet to be lattice work, with a 2 foot setback from the sidewalk.	Upon Vote: 8-0

2. **Petition HP-15-40**
Planning Division staff recommends approval of Petition HP-15-40.

Aner & Sarit Sela, owners. Ad Valorem Tax Exemption for conversion of a room into a master bathroom in a single-family dwelling. Located at 405 NE 10th Avenue. This building is contributing to the Northeast Residential Historic District.

Staff Report

- Exhibit 1 Application
- Exhibit 2 Photos and Elevations
- Exhibit 3 City of Gainesville Code of Ordinances Section 25-65
- Exhibit 4 Historic Preservation Rehabilitation and Design Guidelines

Jason Simmons, Planner, gave the staff presentation.

Motion By: Jay Reeves, Jr.	Seconded By: Michelle Hazen
Moved To: Approve	Upon Vote: 8-0

3. **Petition HP-15-41**
Planning Division staff recommends approval of Petition HP-15-41 with conditions.

Jon Rehfuss, agent for Jason Straw. New construction of a single-family house. Located at 619 NW 3rd Street. This building will be a non-contributing structure to the Pleasant Street Historic District.

Staff Report

- Exhibit 1 Photos of Site and Similar Architecture of Existing Contributing Structures
- Exhibit 2 Plans
- Exhibit 3 Specification Sheet
- Exhibit 4 Excerpts from City of Gainesville *Historic Preservation Rehabilitation and Design Guidelines*
- Exhibit 5 City of Gainesville Land Development Code Section 30-52 *Residential low Density Districts (RMF-5, and MH)*
- Exhibit 6 Application for Modification of Existing Zoning Requirements
- Exhibit 7 COA Application
- Exhibit 8 Form 8B Memorandum of Voting Conflict for Jason Straw

Sal Cumella, Temporary Professional, gave the staff presentation. Mr. Cumella indicated that the board would need to make two separate motions to approve the petition. One motion would be to approve the new construction COA for the proposed single-family house; the second motion would approve the modification of the required front setback from 20 feet to 15 feet.

Motion By: Michelle Hazen	Seconded By: Charlotte Lake
Moved To: Approve with the stipulation to use a wood-clad window of some variety that would mimic the proportions of a historic window.	Upon Vote: 7-0, with Jason Straw recusing himself

Motion By: Charlotte Lake	Seconded By: Jay Reeves, Jr.
Moved To: Approve the staff recommendation to allow a 15 foot front setback for the house.	Upon Vote: 7-0, with Jason Straw recusing himself

4. **Petition HP-13-27**
Planning Division staff recommends approval of Petition HP-13-27 for a "Part 2" ad valorem tax exemption.

Jay Reeves, agent for John and Susan Brennan. Request a Part II Ad Valorem Tax Exemption for the rehabilitation of the contributing principal building and construction of a new accessory structure. This building is contributing to the Northeast Residential Historic District. Located at 420 NE 5th Street.

Staff Report

- Exhibit 1 Part 1 Application and Backup Materials
- Exhibit 2 Rehabilitation Costs and Receipts
- Exhibit 3 Photos
- Exhibit 4 Application

Jason Simmons, Planner, gave the staff presentation.
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Motion By: Jason Straw	Seconded By: Betsy Albury
Moved To: Approve	Upon Vote: 7-0, with Jay Reeves recusing himself

5. **Petition HP-15-42**
Planning Division staff recommends approval of Petition HP-15-42 with conditions.

Barney Cuddington, owner. Replacement of an 8-foot wood privacy fence and gate with similar materials and design. Located at 408 SE 7th Street. The buildings are contributing to the Southeast Historic District.

Staff Report

- Exhibit 1 Photos of Property
- Exhibit 2 Site Plan
- Exhibit 3 All Florida Enterprises, Inc. Proposal
- Exhibit 4 FL Master Site File 8AL2100
- Exhibit 5 Application

Sal Cumella, Temporary Professional, gave the staff presentation. Barney Cuddington, owner of the property, spoke to questions from the board.

Motion By: Jason Straw	Seconded By: Jay Reeves, Jr.
Moved To: Approve 8-foot tall gate with the understanding that this action is not intended to set a precedent.	Upon Vote: 8-0

- 6. Waiver of 90-day 1316/1320 NW 4th Lane.
Demolition Delay 1316 NW 4th Place.

Tony Flegert of CHW gave a brief presentation about needing these properties as a staging area for, "The Standard," mixed-use development which will soon start construction.

Motion By: Jay Reeves, Jr.	Seconded By: Betsy Albury
Moved To: Approve	Upon Vote: 8-0

VIII. Information Items: N/A

IX. Board Member Comments


X. 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.


 Chair, Historic Preservation Board
 Bill Warinner

1 Sep '15
 Date


 Staff Liaison, Historic Preservation Board
 Jason Simmons

September 1, 2015
 Date