

HISTORIC PRESERVATION BOARD MINUTES

November 3, 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.	Chris Cooper
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: Charlotte Lake	Seconded By: Jason Straw
Moved To: Approve	Upon Vote: 6-0

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

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.

IV. Approval of Minutes: October 6, 2015

Motion By: Jason Straw	Seconded By: Sandra Lamme
Moved To: Approve	Upon Vote: 6-0

V. Requests to Address the Board

David Mitchell of Tallahassee spoke to the board about the property at 315 NE 8th Street.

VI. Old Business

VII. New Business

1. **Petition HP-15-68**

Planning Division staff recommends approval of Petition HP-15-68 with the conditions listed in the staff report.

Ricardo Cavallino, agent for SHD Development. Relocate a single-family dwelling located at 1109 SW 3rd Avenue to the northeastern portion of parcel #13096-000-000. Related to HP-15-69, HP-15-70, and HP-15-72. This building will remain a contributing structure to the University Heights Historic District – South.

Staff Report

- Exhibit 1 City of Gainesville Historic Preservation Rehabilitation and Design Guidelines: *Relocating Buildings*
- Exhibit 2 Application
- Exhibit 3 Florida Master Site File 8AL3104 (1109 SW 3rd Ave)
- Exhibit 4 Photos
- Exhibit 5 Site Plan/Elevations
- Exhibit 6 Sanborn Map (1961 Update)

Sal Cumella, Temporary Professional, gave the staff presentation. Ricardo Cavallino, agent for SHD Development, gave the presentation for the petitioner.

Motion By: Jason Straw	Seconded By: Michelle Hazen
Moved To: Approve with staff conditions.	Upon Vote: 6-0

Motion By: Jason Straw	Seconded By: Michelle Hazen
Moved To: Approve the modification of the front yard setback to six feet three inches.	Upon Vote: 6-0

2. **Petition HP-15-69**

Planning Division staff recommends approval of Petition PB-15-69 with the conditions listed in the staff report.

Ricardo Cavallino, agent for SHD Development. Relocate a single-family dwelling located at 1021 SW 3rd Avenue to the northern portion of parcel #13098-000-000. Related to HP-15-68, HP-15-70, and HP-15-72. This building will remain a contributing structure to the University Heights Historic District – South.

Staff Report

- Exhibit 1 City of Gainesville Historic Preservation Rehabilitation and Design Guidelines: *Relocating Buildings*
- Exhibit 2 Application
- Exhibit 3 Florida Master Site File 8AL1136 (1021 SW 3rd Avenue)
- Exhibit 4 Photos
- Exhibit 5 Site Plan/Elevations
- Exhibit 6 Sanborn Map (1961 Update)

Sal Cumella, Temporary Professional, gave the staff presentation. Ricardo Cavallino, agent for SHD Development, gave the presentation for the petitioner.

Motion By: Michelle Hazen	Seconded By: Jason Straw
Moved To: Approve with staff conditions.	Upon Vote: 5-0 (Lake had stepped out of the room)

Motion By: Michelle Hazen	Seconded By: Jason Straw
Moved To: Approve the modification of the front yard setback to six feet three inches and care to ensure that all character defining features are adequately protected.	Upon Vote: 5-0 (Lake had stepped out of the room)

3. **Petition HP-15-72** Ricardo Cavallino, agent for SHD Development. Demolish a contributing auxiliary structure. Located at 1021 SW 3rd Avenue. Related to HP-15-68, HP-15-69, and HP-15-70.
Planning Division staff recommends approval of Petition PB-15-72 with the conditions listed in the staff report.

Staff Report

- Exhibit 1 Photos
- Exhibit 2 Application
- Exhibit 3 Florida Master Site File 8AL1136 (1021 SW 3rd Avenue)
- Exhibit 4 Site Plan

Sal Cumella, Temporary Professional, gave the staff presentation. Ricardo Cavallino, agent for SHD Development, gave the presentation for the petitioner.

Motion By: Jason Straw	Seconded By: Sandra Lamme
Moved To: Approve with staff conditions.	Upon Vote: 6-0

4. **Petition HP-15-70** Ricardo Cavallino, agent for SHD Development. New construction of four multi-family apartment buildings. Located at 1109, 1029, and 1021 SW 3rd Avenue. Related to HP-15-68, HP-15-69, and HP-15-72. These buildings will be non-contributing to the University Heights Historic District – South.

Staff Report

- Exhibit 1 City of Gainesville Historic Preservation Rehabilitation and Design Guidelines: New Construction University Heights North and South
- Exhibit 2 Site Plan
- Exhibit 3 Photos
- Exhibit 4 Application

Sal Cumella, Temporary Professional, gave the staff presentation. Ricardo Cavallino, agent for SHD Development, gave the presentation for the petitioner. The board expressed concerns about the height of the new buildings adjacent to the historic structures and the lack of architectural treatment on the rear of the buildings, facing the alley.

Motion By: Jason Straw	Seconded By: Charlotte Lake
Moved To: Continue	Upon Vote: 6-0

5. **Petition HP-15-71**

Planning Division staff recommends approval of Petition PB-15-71 with the conditions listed in the staff report.

Howard McLean, agent for John Fleming. Rehabilitate a single-family dwelling after relocation to 514 SW 10th Street from the adjacent 508 SW 10th Street. This building is a contributing structure to the University Heights Historic District – South.

Staff Report

- Exhibit 1 City of Gainesville Historic Preservation Rehabilitation and Design Guidelines: Entries, Porches and Balconies; Doors and Entrances: and Roof and Roof Surface
- Exhibit 2 Application
- Exhibit 3 Florida Master Site File 8AL1143 (508 SW 10th Street)
- Exhibit 4 Architectural Drawings (Floor plans, elevations, site plan, photos)

Jason Simmons, Planner, gave the staff presentation. John Fleming spoke to the matter and Howard McLean, agent, presented the information.

Motion By: Michelle Hazen	Seconded By: Charlotte Lake
Moved To: Approve as presented by the petitioner and with staff conditions.	Upon Vote: 6-0

6. **Petition HP-12-23** Tim Dalrymple, owner. Part 2. Ad Valorem Tax Exemption for renovation for a single-family dwelling. Located at 1039 NE 3rd Street. This building is contributing to the Northeast Residential Historic District.
Planning Division staff recommends approval of Petition PB-12-23 for a "Part 2" ad valorem tax exemption.

Staff Report

- Exhibit 1 Part 1 Application and Backup Materials
- Exhibit 2 Renovation Costs and Amounts
- Exhibit 3 Photos
- Exhibit 4 Application

Jason Simmons, Planner, gave the staff presentation. Rebecca Darnell, owner, was present.

Motion By: Michelle Hazen	Seconded By: Jason Straw
Moved To: Approve	Upon Vote: 6-0

7. **Petition HP-14-54** Christine Overdevest, owner. Part 2. Ad Valorem Tax Exemption for construction of an accessory dwelling unit. Located at 825 NE 3rd Avenue. The principal building is a contributing structure to the Northeast Residential Historic District.
Planning Division staff recommends approval of Petition PB-14-54.

Staff Report

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

Jason Simmons, Planner, gave the staff presentation.

Motion By: Charlotte Lake	Seconded By: Jason Straw
Moved To: Approve	Upon Vote: 6-0

8. Waiver of 90 day 112 SW 8th Street

John Fleming explained the request to waive the remaining days on the 90-day demolition delay.

Motion By: Jason Straw	Seconded By: Charlotte Lake
Moved To: Approve the request to waive the 90-day delay on the demolition.	Upon Vote: 6-0

9. Waiver of 90 day 500 SE 4th Avenue
Lendel Lanier *8/12/3/15*

~~???~~ explained the request to waive the remaining days on the 90-day demolition delay.

Motion By: Jason Straw	Seconded By: Charlotte Lake
Moved To: Approve the request to waive the 90-day delay on the demolition.	Upon Vote: 6-0

Staff approved Certificates of Appropriateness:

Petition HP-15-66. 618 NE 4th Avenue. Install fence along front side of the property. The building is contributing to the Northeast Residential Historic District. Monica Douglas, Owner and Agent.

Petition HP-15-67. 217 SE 6th Street. Partial re-roof. This building is contributing to the Southeast Gainesville Historic District. Cornelia Holbrook, owner. Whitton Roofing Co., Agent.

Petition HP-15-73. 205 NE 6th Avenue. Interior finishing of existing garage. The building is contributing to the Northeast Residential Historic District. Augi Lye, Owner. Chris Fillie, Green Building Cooperative, Agent.

VIII. Information Items:

- A. Code Enforcement Update**
- B. Additional information from Architect**

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

2 Dec '15
Date



Staff Liaison, Historic Preservation Board
Jason Simmons

December 2, 2015
Date