

HISTORIC PRESERVATION BOARD MINUTES

December 2, 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	
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: Charlotte Lake	Seconded By: Jay Reeves, Jr.
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. Announcement: 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: November 3, 2015

Motion By: Charlotte Lake	Seconded By: Jay Reeves, Jr.
Moved To: Approve	Upon Vote: 6-0

V. Requests to Address the Board

VI. Old Business

OB1. **Petition HP-15-70**

Planning Division staff recommends approval of 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 Site Plan/Elevations

Exhibit 2 Photos

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

Motion By: Jay Reeves, Jr.	Seconded By: Charlotte Lake
Moved To: Approve with the recommendation that the one smaller window on the north elevation of building 1 be made the same size as the other windows.	Upon Vote: 6-0

OB2. Petition HP-15-61

Planning Division staff recommends approval of the revised elevations that update the previously approved petition.

Howard Mclean, SVM, agent for Juan Carlos Hernandez. Construct a multiple-family development at 504 and 508 SW 10th Street. These properties are within the University Heights South Historic District. Related to HP-15-60.

Staff Report

Exhibit 1 Architectural Drawings (floor plans, elevations, site plan)

Sal Cumella, Temporary Professional, gave the staff presentation. Howard Mclean, agent for Juan Carlos Hernandez, gave the presentation for the petitioner.

Motion By: Charlotte Lake	Seconded By: Jay Reeves, Jr.
Moved To: Approve	Upon Vote: 6-0

VII. New Business

1. **Petition HP-15-74**

Planning Division staff recommends approval of Petition HP-15-74.

Jack Davis and Sonya Rudenstine, owners. Modify an existing flat roof to create a gable roof on a 2006 addition of a single-family dwelling. Located at 1221 NE 3rd Street. This building is contributing to the Northeast Historic Residential District.

Staff Report

- Exhibit 1 City of Gainesville Historic Preservation Rehabilitation and Design Guidelines: Roof and Roof Surface
- Exhibit 2 Elevations and Roof Plan
- Exhibit 3 Photos
- Exhibit 4 Florida Master Site File 8AL3446 (1221 NE 3rd Street)
- Exhibit 5 Application

Sal Cumella, Temporary Professional, gave the staff presentation. Jack Davis spoke to the matter.

Motion By: Scott Gill	Seconded By: Charlotte Lake
Moved To: Approve	Upon Vote: 6-0

2. **Concept Review**

Doug Nesbit, agent for Dylan Klempner, Rehabilitation of an auxiliary structure. Located at 724 NE 5th Terrace. This building is contributing to the Northeast Residential Historic District.

Staff Report

- Exhibit 1 Photos of Existing Conditions
- Exhibit 2 Conceptual Plans

Sal Cumella, Temporary Professional, gave the staff presentation. Doug Nesbit, agent, gave the presentation for the petitioner.

Motion By:	Not applicable	Seconded By:
Moved To:		Upon Vote:

Staff approved Certificates of Appropriateness:

Petition HP-15-75. 614 NE 10th Avenue. Re-roof single-family house and detached garage. The house is contributing to the Northeast Residential Historic District. Freeman and Reeves, owner. Mike Bennett, Mac Johnson Roofing Inc., Agent.

Petition HP-15-76. 215 NE 9th Avenue. Re-roof detached garage. The building is contributing to the Northeast Residential Historic District. Bill Tilson, owner. Thomas Whitton, Whitton Roofing Co., Agent.

VIII. Information Items:

A. Dangerous Building Report

IX. Board Member Comments

Michelle Hazen spoke to the matter of demolition by neglect, indicating that she was concerned about buildings declared dangerous by Code Enforcement could ultimately be torn down without coming back to the Historic Preservation Board (HPB) for their input. Chair Warinner expressed his observation of the properties at 516 and 520 NW 1st Street as examples of demolition by neglect, with out-of-town owners and a lack of stewardship. The HPB expressed interest in another step in the process to get buildings out of the hands of owners who cannot or will not take care of the property. Fines were mentioned as a possible way to get these properties back on the open market to buyers who would be willing to keep and salvage the buildings. Ms. Hazen suggested that there should be a hold on any demolition of a dangerous building until it is determined what process there should be to ensure the HPB gets a second chance to look at these dangerous buildings before they are gone. Chair Warinner requested that Code Enforcement and Legal attend the January board meeting to discuss these issues.

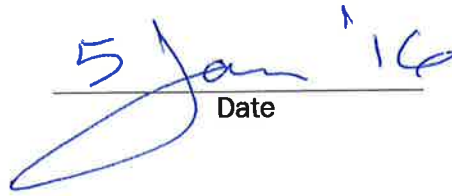
X. Adjournment

For further information, please call 334-5022.

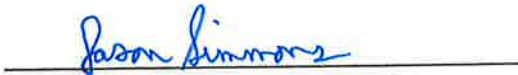
If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes 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.



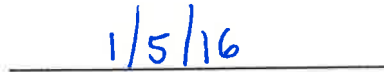
Chair, Historic Preservation Board
Bill Warinner



Date



Staff Liaison, Historic Preservation Board
Jason Simmons



Date

