

# HISTORIC PRESERVATION BOARD MINUTES

February 7, 2017 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
Jay Reeves, Jr. (Vice Chair)		Andrew Persons
Michelle Hazen		Cleary Larkin
Ann Stacy		
	Jason Straw	
Scott Daniels		
Mark Stern		
	Danielle Masse	
David Enriquez		

- I. Roll Call
- II. Approval of Agenda *(Note: order of business subject to change)*

Motion By: Bill Warinner	Seconded By: Ann Stacy
Moved To: Approve	Upon Vote: 5-0

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.

<b>BOARD MEMBERS</b>	
Chair: Jay Reeves	Vice Chair: Ann Stacy
Michelle Hazen, Bill Warinner, Jason Straw, Scott Daniels, Brian Smith, Danielle Masse, Mark Stern, David Enriquez (Student Appointee)	
Staff Liaison: Jason Simmons	

**IV. Approval of Minutes:** January 3, 2017

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Michelle Hazen
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 5-0

**V. Requests to Address the Board**

**VI. Old Business**

OB1. **Petition HP-16-5** Jason Cytacki, agent for Rafael Diaz. New construction of a single-family dwelling. Located at 535 NE 8<sup>th</sup> Avenue. This home will be non-contributing to the Northeast Residential Historic District.

Cleary Larkin, Planner, gave the staff presentation. Jason Cytacki, agent for the owner, and Rafael Diaz, owner spoke to the matter about the windows that are proposed.

<b>Motion By:</b> Bill Warinner	<b>Seconded By</b> Scott Daniels
<b>Moved To:</b> Approve the use of the Pella 350 Series vinyl windows with the staff condition that the window is recessed ½ inch for additional depth.	<b>Upon Vote:</b> 6-0

OB2. **Petition HP-16-66** Anthony Ackrill, owner. Zoning modification request for side setback of new accessory structure from 7.5' to 5.5'. Located at 717 NE 3rd Avenue. The new structure will be non-contributing to the Northeast Residential Historic District.

Cleary Larkin, Planner, gave the staff presentation. Anthony Ackrill, owner, spoke to the matter.

<b>Motion By:</b> Bill Warinner	<b>Seconded By</b> Michelle Hazen
<b>Moved To:</b> Approve the zoning modification of the side setback from 7.5 feet to 5.5 feet.	<b>Upon Vote:</b> 6-0

**VII. New Business: N/A**

**Staff Approved Certificates of Appropriateness:**

1. **Petition HP-17-01.** 630 NE 8<sup>th</sup> Avenue. Replacement of garage door. This building is is non-contributing to the Northeast Historic District. Lori and Irvin Nachman, owner. Dennis Taylor, Stewart Smith Contractors, agent.

2. **Petition HP-16-112.** 313 NW 11<sup>th</sup> Street. Reroof a single-family structure. This building is contributing to the University Heights Historic District – North. Eric Wild, owner. Thomas Robertson, Allegiance Roof Systems, agent.
3. **Petition HP-16-113.** 727 NW 3<sup>rd</sup> Street. Reroof a single-family structure. This building is contributing to the Pleasant Street Historic District. Abiola Adewole, owner. Fred Collier, Collier Roofing Co., agent.
4. **Petition HP-16-116.** 627 SW 12<sup>th</sup> Street. Partial reroof a single-family structure. This building is contributing to the University Heights Historic District – South. Donna Hunt, owner. Melvin Holt, Holt Professional Inc., agent.
5. **Petition HP-17-2.** 810 E. University Avenue. Repair and restore wood windows, stairs, and siding on an office structure. This building is contributing to the Northeast Residential Historic District. Florida School of Traditional Midwifery, / Susan Nelson E.D., owner. Florida School of Traditional Midwifery, / Veronica Stehouwer, agent.
6. **Petition HP-17-05.** Celtic Property Investments, LLC, owner. Screened enclosure of front porch to approximate original porch enclosure. Located at 406 SE 6<sup>th</sup> Terrace. This building is contributing to the Southeast Residential Historic District.

#### VIII. Information Items:

- A. John Fleming, Trimark Properties, discussion of First Baptist Church, 425 W. University Avenue

Cleary Larkin, Planner, presented some background information concerning the property. John Fleming, Trimark Properties, discussed the efforts to renovate the building and find a new purpose for the building, particularly the interior spaces. They want to keep the exterior the way it is. The sloped floors in the old auditorium area will need to be replaced unless some type of auditorium use is found that can be financially feasible. They are thinking that the ground floor could be commercial, office, and maybe an eating place, with residential above. The board expressed support for the idea of renovating and saving the building. Anthony Ackrill, resident at 717 NE 3rd Avenue, spoke about being pleased that the building will be preserved, especially the exterior. He expressed a wish that the space could be used for a modest-sized performance center.

- B. Discussion of Guidelines updates: Windows

Cleary Larkin, Planner, presented information about the grant that the City of Gainesville has received to survey neighborhoods that were built in the 1940s to 1970s range, to address the mid-century modern style buildings. Part of the grant will be used to update the Guidelines to address mid-century modern materials. Staff is contacting window representatives to build a library of materials concerning the wide range of window types so that we can better inform the public and make informed decisions about new and replacement windows.

Andrew Persons, Planner, asked the board if they would be open to having an extra meeting during a month as needed by the demand for board review. Bill Warinner said it would be good to have

another meeting night scheduled that can be used in case the petitioners need to bring back information for the board to consider before making a voting decision. Chair Reeves indicated a procedure needs to be in place so that the extra meeting does not become something that occurs every month.

**IX. Board Member Comments**

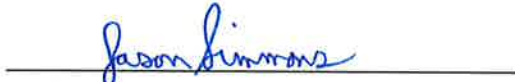
**X. Adjournment**

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  
Jay Reeves, Jr.

3-7-17  
Date

  
Staff Liaison, Historic Preservation Board  
Jason Simmons

3/7/17  
Date