

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

November 10, 2020

5:30 PM

1st Tuesday; Auditorium, City Hall, 200 East University

Historic Preservation Board

Jay Reeves - Chair
Bill Warinner - Member
Michelle Hazen - Member
Danielle Masse - Member
Kyra N. Lucas - Member
Elizabeth Hausauer - Member
Nicole Nesberg - Member
Elizabeth Hauck - Member
Michael Hill - Member
Jason Simmons - Staff Liaison

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity 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 relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.

CALL TO ORDER**ROLL CALL****ADOPTION OF THE AGENDA****APPROVAL OF MINUTES**[200502.](#)**Draft Minutes of the August 3, September 1, and October 6, 2020
Historic Preservation Board Meetings (B)****RECOMMENDATION**

Staff is requesting that the Historic Preservation Board review the draft minutes from the August 3, 2020, September 1, 2020, and the October 6, 2020 meeting and vote to approve the minutes.

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

[200502_Minutes_AUG_20201110_draft.pdf](#)

[200502_Minutes_SEP_20201110_draft.pdf](#)

[200502_Minutes_OCT_20201110_draft.pdf](#)

ANNOUNCEMENT: 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 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. 30-4.28G. of the Land Development Code.

OLD BUSINESS:[200271.](#)**Reroof of a single-family dwelling (B).**

Petition HP-20-63. Whitton Roofing, agent for Anthony Ackrill, owner. Certificate of Appropriateness (COA) to replace an asphalt shingle roof with 5V crimp metal roofing. Located at 717 NE 3rd Avenue. This building is a contributing structure to the NE Residential Historic District.

Explanation: The applicant is seeking to replace the current asphalt shingle roof with 5V crimp metal roofing.

RECOMMENDATION

Staff finds that the requested action, as presented, is substantially consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.

Staff to the Historic Preservation Board - Approval of HP-20-63 with the condition:

1. *The metal roof be standing seam in design.*

[HP-20-63 Staff Report .pdf](#)

[200272.](#)

Reroof of a building (B)

Petition HP-20-65. Godwin Green Roofing, agent for Joseph Montalto Jr, owner. Certificate of Appropriateness (COA) to replace shingle and metal roof with Gulf-rib 26 gauge 5V crimp galvanized metal roofing. Located at 301 SE 7th Street (Magnolia Bed & Breakfast). This building is a contributing structure to the SE Historic District.

Explanation: The applicant is seeking to replace the current asphalt and metal roof with 5V crimp metal roofing.

RECOMMENDATION

Staff finds that the requested action, as presented, is substantially consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.

Staff to the Historic Preservation Board - Approval of HP-20-65 with the condition:

1. *The metal roof be standing seam in design.*

[HP-20-65 Staff Report .pdf](#)

[170343.](#)

Certificate of Appropriateness for rehabilitation of a structure located at 609 NE 6th Street.

Petition HP-17-39. Martin Vala, applicant for Steffen Vala, owner. Certificate of Appropriateness for rehabilitation of a structure at 609 NE 6th Street. The property is located within the Northeast Residential Historic District.

Explanation: This request was originally heard at the September 5, 2017, Historic Preservation Board meeting. The property is located at 609 NE 6th Street and is zoned RSF-3 and located in the Northeast Historic District.

The existing house consists of a one-and-a-half story frame structure on brick masonry piers, with "low Queen Anne Cottage" detailing, constructed circa 1913 (FMSF 8AL00639). The house has asbestos siding covering wood lap siding, a cross-gable roof with metal crimp

roofing and wood doors and multi-pane windows, most in a double--hung configuration. The house had a front porch that was altered with chirt hip walls and extended to cover a second front entry to a "mother-in-law" suite, not original to the house. The house also had a rear screened porch addition with a shed roof. The house was severely deteriorated, including foundation rot and termite infestation through to the attic.

An accessory structure was located at the rear of the lot. It had a gable-roof wood-frame and wood sided structure with a large garage-style opening on the front (west side). The accessory structure was also severely deteriorated.

The proposed work consists of: full rehabilitation of the house to create a single-family home, asbestos siding was removed and lead paint abatement, restoration of front elevation and porch to single entry, similar to the historic design, new wood lap siding, new bays on the new and south elevations, new wood 2/2 hung windows, new roof configuration with standing seam metal roof.

This application does not include the previously approved zoning modification request of 3.5' on the rear setback (required 7.5') for a new accessory structure and a Part 1 Ad Valorem tax exemption review for all work.

RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness.

[170343_Staff Report w Exhibits 1-5_20170905.pdf](#)

NEW BUSINESS:

[200488.](#)

Addition and window replacement on Masonic Lodge located at 215 N. Main Street (B)

Petition HP-20-101. Keith Perry & Luis D. Rodriguez, ESQ, owners. Certificate of Appropriateness to construct an addition and replace windows on the Masonic Lodge #41. Located at 215 N. Main Street. This building is listed on the National Register of Historic Places.

Explanation: The Masonic Lodge was built in 1908 in the Italian Renaissance style with a pediment hip roof and wide overhanging eaves and had been well preserved and remained mostly unaltered. The site is currently listed on the National Register of Historic Places and has been since 1998 and was continuously owned and operated as a Masonic Lodge since its construction until recently. There is an existing petition (HP-19-112) in process for placement on the local register of historic places. The applicant has done and is proposing extensive repairs to the interior and all facades, to include, new clay tile roof, new wood-clad Anderson windows, repair soffits, new downspouts, repointing and repairing all masonry and concrete as well as new mechanical, electrical and fire

alarm systems.

The proposed, two story addition will be located to the rear along NE 3rd Avenue and the exterior materials will be masonry and stucco. The addition will house the elevator, fire rated exit stairs and two handicap restrooms on both floors. The mechanical equipment will be mounted on the roof and concealed with a parapet wall. A new exterior exit and covered landing is proposed on the rear, east elevation.

RECOMMENDATION

Staff recommends that the board review the request for the proposed addition and window replacement for Petition HP-20-101.

[200488_StaffReport_HP-20-101_20201110.pdf](#)

[200484.](#)

Install a 4 foot tall metal fence in the front yard of a single-family dwelling (B)

Petition HP-20-93. Monica K. Douglas, owner. Certificate of Appropriateness to replace an existing front yard fence with a new fence for a single-family dwelling. Located at 618 NE 4th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Explanation: The existing house is a one-story wood frame, drop siding covered bungalow with a gable roof, a brick piers foundation, a brick chimney and a porch with brick columns. It has approximately 1,824 square feet of total floor area, 1,152 square feet of heated area, on a 0.17 acre lot. According to the Florida Master Site File, the house is a building that represents a typical Gainesville house of the 1920's. The house appears on the 1928 Sanborn map.

The applicant is proposing to replace an existing four foot tall front yard white picket fence with a new four foot tall front yard metal fence, which would be white and installed in the same location as the existing fence. The fence would run the width of the lot frontage. The existing fence has two gates, one for the walkway to the front door and the other for the driveway. The new fence will also have gates at the same locations. The fence will be aluminum and installed by Andrews Fence.

The existing wooden fence has gates that are currently sagging, making them hard to use. They do not open and close easily and sometimes they do not stay locked. With a picket fence, if the gates are the same wood as the existing gates, the material would be too heavy, making them sag and hard to open for the elderly homeowner. The proposed new fence in the front yard of the property is largely in compliance with the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines for fencing because it will be no greater than 48 inches tall as it is mostly open and will be metal. The aluminum will be lighter which should solve the issue of the sagging gates and help the ease of use.

RECOMMENDATION

Staff recommends approval of the application.

[HP-20-00093_Fence@618NE4thAve_StaffRprt.pdf](#)

[200483.](#)

Certificate of Appropriateness to construct a front porch and a rear deck onto an existing single-family dwelling. (B)

Petition HP-20-92. Curtis Cooper, owner. Certificate of Appropriateness to add a front porch and a rear deck onto an existing single-family dwelling. Located at 1218 NE 5th Street. This building is a contributing structure to the Northeast Residential Historic District.

Explanation: The contributing building was built in 1939 according to the Florida Master Site File. The property is zoned RSF-3 and is approximately 0.18 acres in size. The house is approximately 2,420 square feet in total area, with 1,806 square feet in heated area. The property is a corner lot with right-of-way frontage on NE 5th Street and NE 13th Avenue. The existing house is one story, with a bay window and a classical door surround with pilasters and entablature. At one time the house appeared to be covered with aluminum siding. The house has a wood frame: balloon structural system, a brick chimney, a continuous poured concrete foundation, and a gable roof.

The applicant is proposing to add a front porch, 8 feet, 4 inches wide by 4 feet of depth, with a gable roof design that is intended to extend the architectural features of the existing entry, allowing a view of the existing architectural features of the front door. The 4 feet of depth will bring the porch to 21 feet 4 inches of the front property line, which will meet the required 20 foot front yard setback. The materials are proposed to blend with the exterior of the house. Architectural shingles will be used on the new roofing over the porch. The porch base will be concrete with steps and posts similar to porch designs that are evident on adjacent homes. The posts will be 6 x 6 with a Hardie trim exterior. Also proposed is the construction of a 15 foot wide by 12 foot deep deck to be added to the rear of the house. The deck will be covered with a gabled roof that is intended to blend with the exterior of the house and use materials that will blend with the house. The deck material will be standard pressure treated decking.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- 1. Please provide a site plan showing the proposed deck with distance from property lines.*
- 2. Notify staff of any changes during construction.*

[HP-20-00092_CooperPorch@1218NE5thSt_StaffRprt.pdf](#)

[200510.](#)

Install a roof mounted photovoltaic solar system on a principal building (B)

Petition HP-20-80. Barry Jacobson, Solar Impact, agent for Masse &

Ross. Certificate of Appropriateness to install a roof mounted photovoltaic solar system on a single-family house. Located at 805 NE 5th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Explanation: The applicant is requesting approval of a 6.5kW solar photovoltaic system on the rear slope of the roof, with Tier 1 solar modules and a roof mounting system. The system will tie into the existing roofing structure with attachments. The twenty, black 325W Q. Cells modules are the flush mount type to be installed in the same plane as the roof. The contributing building was built in 1937 according to the Florida Master Site File and the Alachua County Property Appraiser records. The property is zoned RSF-2 and is approximately 0.48 acres in size. The house is approximately 3,606 square feet in total area, with 3,207 square feet of heated area. The property is a corner lot with right-of-way frontage on NE 5th Avenue and NE 8th Street. The house is a two story, masonry house that features a main entrance that projects from the house with an embellished door surround with a denticulated semi-elliptical arch resting on an architrave decorated with triglyphs and flanked by blinds. Above the front door is a shuttered window and a semi-circular vent that is located under the gable with returns. There are two wall dormers on the front and an enclosed one story sun porch located on the east side of the house, with a scalloped freize under a copper standing seam concave hip roof.

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. A rooftop solar photovoltaic power system is a system that uses one or more photovoltaic panels installed on the surface of a roof, either parallel to a sloped roof/surface or rack-mounted on a flat roof, to convert sunlight into electricity and is ten kw or less for residential structures and 300 kw or less for nonresidential structures. The subject power system has been placed on the principal structure on the property which is a single-family dwelling. The building is considered a contributing structure in the Northeast Residential Historic District.

The system is located on a secondary roof facade elevation. The installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers; the installation is reversible; the system is flush to the roof or low profile, to the extent feasible; and the system blends into the surrounding features of the historic resource to the extent possible.

RECOMMENDATION

Staff to the Historic Preservation Board: - Approve Petition HP-20-80.

[HP-20-00080_Solar@805NE5thAve_StaffRprt.pdf](#)

[200503.](#)

Reroof single-family dwelling with a metal roof (B)

Petition HP-20-87. Michael McFall, McFall Builders, Inc., agent for

Tom Benton, owner. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 106 NW 12th Terrace. This building is a contributing structure to the University Heights Historic District - North.

Explanation: The existing single-family dwelling is a two-story, frame house with novelty siding, a hip roof and symmetrical fenestration. The roof has composition shingles in a diamond pattern. The house is a contributing structure that was built in 1916 according to the Florida Master Site File. The property is zoned Urban 6 and is approximately 0.24 acres in size. The house is approximately 2,947 square feet in total area and 2,528 square feet in heated area. The proposal would replace the shingle roof with an exposed fastener metal roof. The proposed roofing is a 26 gauge 5V crimp style roof in Galvalume from GulfCoast Supply & Manufacturing.

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. The Historic Preservation Board discussed and adopted a policy on April 2, 2013 concerning styles of metal roofing which would be allowed within the historic districts. The Historic Preservation Board approves metal roofing on a case-by-case basis depending on the style and use of the building. Recommended metal roofing for most buildings in the historic district is a 5-V crimp or standing seam metal, as spacing of these roofs is more sympathetic with historic metal roofs, and exposed fasteners are not as numerous or visible. Noting the mix of roof types in the University Heights Historic District - North, the proposed metal roofing is compatible with the neighborhood.

RECOMMENDATION *Staff to the Historic Preservation Board - Approve Petition HP-20-87.*

[HP-20-00087_Reroof@106NW12thTerr_StaffRprt.pdf](#)

[200480.](#)

Reroof single-family dwelling with a metal roof (B)

Petition HP-20-89. Steven Winfrey, owner. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 524 SE 4th Avenue. This building is a contributing structure to the Southeast Residential Historic District.

Explanation: The existing single-family dwelling is a one-story frame house with a bungalow character, intersecting gables, and exposed rafters. There is a gable roof with composition shingles and a secondary roof structure for the gable porch, which is decorated with lattice and stickwork. The house is a contributing structure that was built in 1927 according to the Florida Master Site File. The property is zoned Urban 3 and is approximately 0.16 acres in size. The house is approximately 1,193 square feet in total area, 1,089 square feet in heated area.

The existing roof has leaks. The proposal would replace the existing

shingle roof with a new 26 gauge standing seam style roofing system, with a Galvalume finish from Tri County Metals (See Exhibit 5). The use of the lighter weight looking roofing system will allow the restoration of a thinner roof drip edge and will help expose the original roof rafter tails and give back the rhythm and interest to the edge of the simple roof system. The owner points out that the house is set off in the trees somewhat separate from nearby homes. The house on the corner of SE 4th Avenue and SE 6th Street is a contributing structure in the district that has a 5V crimp roof.

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. The Historic Preservation Board discussed and adopted a policy on April 2, 2013 concerning styles of metal roofing which would be allowed within the historic districts. The Historic Preservation Board approves metal roofing on a case-by-case basis depending on the style and use of the building. Recommended metal roofing for most buildings in the historic district is a 5-V crimp or standing seam metal, as spacing of these roofs is more sympathetic with historic metal roofs, and exposed fasteners are not as numerous or visible.

RECOMMENDATION Staff to the Historic Preservation Board - Approve Petition HP-20-89.

[HP-20-00089_Reroof@524SE4thAve_StaffRprt.pdf](#)

[200482.](#)

Reroof a non-contributing single-family dwelling with a metal roof (B)

Petition HP-20-91. Cooper & Mai Dean, owners. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 307 NE 4th Avenue. This building is a non-contributing structure to the Northeast Residential Historic District.

Explanation: The existing single-family dwelling is a two-story non-contributing structure that was built in 2000 according to the Alachua County Property Appraiser's data. The property is zoned Urban 2 and is approximately 0.31 acres in size. The house is approximately 4,880 square feet in total area, 3,557 square feet in heated area. The proposal is to install a Tri County Metals TCM-LOK ribbed standing seam metal roof over the existing single-layer shingle roof. This is a hidden fastener system that will have 24 gauge Galvalume panels.

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. The Historic Preservation Board discussed and adopted a policy on April 2, 2013 concerning styles of metal roofing which would be allowed within the historic districts. The Historic Preservation Board approves metal roofing on a case-by-case basis depending on the style and use of the building. Recommended metal roofing for most buildings in the historic district is a 5-V crimp or standing seam metal, as spacing of these roofs

is more sympathetic with historic metal roofs, and exposed fasteners are not as numerous or visible.

RECOMMENDATION *Staff to the Historic Preservation Board - Approve Petition HP-20-91.*

[HP-20-00091_Reroof307NE4thAve_StaffRprt.pdf](#)

[200481.](#)

Reroof a single-family dwelling with a metal roof and make various repairs with a Part 1 Ad Valorem tax exemption application (B)

Petition HP-20-90. Doug Ammerman, owner. Certificate of Appropriateness and an Ad Valorem Tax Exemption Part 1 review to reroof an existing single-family dwelling with a metal roof and repair windows, the front porch, and termite damage. Located at 730 NW 2nd Street. This building is a contributing structure to the Pleasant Street Historic District.

Explanation: The name of this property is the Metts / Perkins House. The existing single-family dwelling is a two-story Queen Anne style wood frame balloon house, with three large brick columns on the partially enclosed veranda which may have been added to update the style when bungalows were popular. The front door has applied carving and marginal flashed glass. There is a cross gable roof with asbestos composition shingles and a secondary shed roof structure for the porch. There are two brick chimneys, a continuous foundation of brick and brick piers, wood novelty siding with cornerboards, and 2/2 wood windows as well as metal awning windows. The porch on the east side has a one story veranda that wraps around a bay, with large brick columns. The north part of the veranda is enclosed. There is a balcony on the second floor above the porch. The house is a contributing structure that was built in 1891 according to the Alachua County Property Appraiser; a Florida Master Site File indicates the home was built circa 1905-1909. The first Sanborn map to show this location is the 1909 edition. The 1913 Sanborn map shows that the front porch was enlarged and a second story bay and porch were added, in addition to a rear porch. The property is zoned RC and is approximately 0.36 acres in size. The house is approximately 3,021 square feet in total area, 2,736 square feet in heated area. The house contributes in scale and character to the Fifth Avenue neighborhood. The applicant indicates that this house was the first bed and breakfast establishment in Gainesville.

The existing roof has asbestos and cannot be insured. The proposal would replace about 40 squares of asbestos roofing with 5V-Crimp metal roofing which the applicant feels is appropriate for the neighborhood. The proposed 5V-Crimp roofing material is Gulf Coast Supply and Manufacturing, and will have a mill finish. A variety of metal roof types are evident in the Pleasant Street neighborhood including rib style roofs, standing seam roofs, and 3-V Crimp style roofs. In addition the windows on the house are to be repaired and the broken glass replaced, as well as

repair of termite damage and painting. The staff recommendation is that the roof finish for the proposed metal roof be Galvalume or a medium to light gray paint finish, which is consistent with the finish/color recommendation adopted by the Historic Preservation Board on April 2, 2013.

Section 25-61 et seq of the City Code of Ordinances authorizes ad valorem tax exemptions for historic properties. As part of its review, the Historic Preservation Board must determine whether “the proposed improvement is consistent with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is therefore an eligible improvement.”

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-20-90 with the condition that the finish be Galvalume or a light to medium gray paint finish and make the finding that the property is an eligible property because it is a contributing structure and the proposed improvements are eligible improvements.

[HP-20-00090_730NW2ndSt_Reroof&Pt1Advlrm_StaffRprt.pdf](#)

[200486.](#)

Pleasant Street Historic District. Construction of a single-family dwelling. (B)

Petition HP-20-95. C. Webber, M. Atwater, & S. Stevenson, Pleasant Street 6th Avenue Land Trust, owners. Certificate of Appropriateness to construct a single-family dwelling on lot 21 with a zoning modification request to reduce the side setback from 5 feet to 4 feet. Located at 423 NW 6th Avenue. This building will be a non-contributing structure to the Pleasant Street Historic District. Related to Petition HP-20-94 and HP-20-96.

Explanation: The existing residential structure located on this site is a contributing structure to the Pleasant Street Historic District and is currently vacant. The project involves the construction of a new single-family residence. The house will be 3 bedrooms and 2 ½ bathrooms, with approximately 1,552 square feet of conditioned space and a 160 square foot front porch. It will be a 2 story structure that will be facing NW 6th Avenue. The house will feature primarily 9/1 with a few 4/1 double-hung vinyl windows, as well as five fixed windows. All of the windows will be the Silver Line by Andersen V3 vinyl series, with simulated divided lights (SDL) and full screens. The proposed exterior doors on the front and the east side will be a Therma-Tru Smooth-Star or better doors. The foundation for the house will be a stem wall with a smooth stucco finish and the porch will have stucco column bases. The proposed siding for the house is Hardie lap siding. The roof will be composed of architectural shingles.

This proposal is requesting a zoning modification for the side setback.

The RC zone requires a 5 foot side setback while the proposal is requesting a 4 foot side setback on the east side of the house. The proposed modification will improve the public safety, health, and welfare of abutting property owners and the historic district by enabling the development of a single-family house consistent with the traditional development pattern in the district. The requested modification is appropriate for the zoning district and the particular situation at this location.

RECOMMENDATION

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following condition(s):

1. Windows shall utilize the Simulated Divided Light grilles for the chosen 9x1 and 4x1 grille pattern.
2. Provide information sheets for the proposed windows and roofing material.
3. The HPB concurrently approve the request for the modification of existing zoning requirements reducing the side yard setback(s) from 5 feet to no less than 4 feet.
3. Notify staff of any changes during construction.

[HP-20-00095_NewCnstrctn@423NW6thAve_StaffRprt.pdf](#)

[200487.](#)

Pleasant Street Historic District. Construction of a single-family dwelling. (B)

Petition HP-20-96. C. Webber, M. Atwater, & S. Stevenson, Pleasant Street 6th Avenue Land Trust, owners. Certificate of Appropriateness to construct a single-family dwelling on lot 22 with a zoning modification request to reduce the side setback from 5 feet to 4 feet. Located at 423 NW 6th Avenue. This building will be a non-contributing structure to the Pleasant Street Historic District. Related to Petition HP-20-94 and HP-20-95.

Explanation: The existing residential structure located on this site is a contributing structure to the Pleasant Street Historic District and is currently vacant. The project involves the construction of a new single-family residence. The house will be 3 bedrooms and 2 ½ bathrooms, with approximately 1,669 square feet of conditioned space and a 160 square foot front porch. It will be a 2 story structure that will be facing NW 6th Avenue. The house will feature primarily 2/2 double-hung vinyl windows, as well as ten fixed windows, one casement window on the second floor, and a transom window above the front door. All of the windows will be the Silver Line by Andersen V3 vinyl series, with simulated divided lights (SDL) and full screens. The proposed exterior doors on the front and the east side will be a Therma-Tru Smooth-Star or better doors. The foundation for the house will be a stem wall with a smooth stucco finish. The proposed

siding for the house is Hardie lap siding.

This proposal is requesting a zoning modification for the side setback. The RC zone requires a 5 foot side setback while the proposal is requesting a 4 foot side setback on the west side of the house. The proposed modification will improve the public safety, health, and welfare of abutting property owners and the historic district by enabling the development of a single-family house consistent with the traditional development pattern in the district. The requested modification is appropriate for the zoning district and the particular situation at this location.

RECOMMENDATION

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following condition(s):

- 1. Windows shall utilize the Simulated Divided Light grilles for the chosen 2x2 grille pattern.*
- 2. Provide information sheets for the proposed windows and roofing material.*
- 3. The HPB concurrently approve the request for the modification of existing zoning requirements reducing the side yard setback(s) from 5 feet to no less than 4 feet.*
- 4. Notify staff of any changes during construction.*

[HP-20-00096_NewCnstrctn@423NW6thAve_StaffRprt.pdf](#)

[200485.](#)

Pleasant Street Historic District. Demolition of a single-family dwelling. (B)

Petition HP-20-94. C. Webber, M. Atwater, & S. Stevenson, Pleasant Street 6th Avenue Land Trust, owners. Certificate of Appropriateness to demolish a single-family dwelling located at 423 NW 6th Avenue. This building is a contributing structure to the Pleasant Street Historic District. Related to Petition HP-20-95 and HP-20-96.

Explanation: The existing house is a one-story, bungalow, wood frame balloon residence, with an enclosed porch, wood horizontal siding, a pier foundation, an intersecting gable roof with a secondary gable roofed porch structure, and awning metal windows. The structure is a contributing structure to the Pleasant Street Historic District, and the Florida Master Site file for the property indicates that the building contributes in scale and character to the Fifth Avenue neighborhood. The house was built in 1935 according to the Alachua County Property Appraisers office. However, the house has been on this site since 1909 according to the Sanborn Maps, and is estimated to have been built circa 1905.

This project involves the demolition of the contributing structure that is currently located at 423 NW 6th Avenue. It is a contributing structure to

the district and is currently vacant. The demolition would allow space for the construction of 2 new single-family buildings.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-20-00095 with the following condition:

- 1. Salvage and re-use of historic materials that are in good condition.*

[HP-20-00094_Demo@423NW6thAve_StaffRprt.pdf](#)

STAFF APPROVED CERTIFICATES OF APPROVAL

[200506.](#)

Certificates of Appropriateness - Staff Approved

[Oct_Staff Approvals.pdf](#)

MEMBER COMMENT

NEXT MEETING DATE

ADJOURNMENT