

# City of Gainesville

*City Hall  
200 East University Avenue  
Gainesville, Florida 32601*



## **Meeting Agenda**

**October 3, 2017**

**5:30 PM**

**City Commission Auditorium**

## **Historic Preservation Board**

*Jay Reeves - Chair  
Ann Stacy - Vice Chair  
Bill Warinner - Member  
Michelle Hazen - Member  
Scott Daniels - Member  
Danielle Masse - Member  
Eric Neiberger - Member  
Jordan Brown - Member  
David Enriquez - Student Appointee*

**CALL TO ORDER****ROLL CALL**[170440.](#)

**Historic Preservation Board Attendance Roster: March 7, 2017 through September 5, 2017 (B)**

*Explanation: Historic Preservation Board attendance roster for Board Members to review.*

[170440\\_HP6-month Attendance 2017\\_20171003.pdf](#)

**APPROVAL OF AGENDA**

**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.**

**APPROVAL OF MINUTES - September 5, 2017**[170439.](#)

**Draft minutes of the September 5, 2017 Historic Preservation Board meeting (B)**

**RECOMMENDATION**

*Staff is requesting that the Historic Preservation Board review the draft minutes from the September 5, 2017 meeting and vote to approve the minutes.*

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

[170439\\_HP6-month Minutes draft\\_20171003.pdf](#)

**REQUEST TO ADDRESS THE BOARD****OLD BUSINESS**[170337.](#)

**Re-roof a Residential Building with a Metal Roof (B)**

**Petition HP-17-38. Shane Smalley, Atlantic Roofing, agent for Perry**

**Properties, owners. Certificate of Appropriateness for installation of metal roofing. Located at 205 NE 3rd Street. This building is contributing to the Northeast Residential Historic District.**

*Explanation: The applicant is proposing to reroof the existing shingle roof with a 26 gauge Galvalume 5-V Crimp metal roof system. This will involve the installation of a self-adhered base sheet and a new galvanized drip edge and ridge cap for the metal roof chimney flashing.*

*The property is located at 205 NE 3rd Street. The contributing structure was built in 1940, according to the Alachua County Property Appraisers Office. The property is zoned RMF-5. The building is a contributing structure to the Northeast Residential Historic District.*

*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. Staff recommends approval of the petition based on the condition that the roof shall be 5V Crimp and that the finish shall be Galvalume or a light to medium gray paint finish.*

**RECOMMENDATION**

*Staff to the Historic Preservation Board - Approve Petition HP-17-38 with the condition that the roof shall be 5V Crimp and that the finish shall be Galvalume or a light to medium gray paint finish.*

[170337\\_Staff report w Exhibits 1-3\\_20170905.pdf](#)

[170337\\_Staff report w Exhibits 1-3\\_20171003.pdf](#)

[170339.](#)

**Re-roof a Single-Family Dwelling with a Metal Roof (B)**

**Petition HP-17-35. Ron Thomas and Denise Guerin, owners. Certificate of Appropriateness to re-roof a single-family dwelling with a metal roof. Located at 824 NE 4th Avenue. This building is contributing to the Northeast Residential Historic District.**

*Explanation: The applicant is proposing to roof-over the existing asbestos shingle roof with a Galvalume 5-V Crimp metal roof system. The back porch area is not included in the new roof-over as it has a 5-V Crimp metal roof that was approved by the Historic Preservation Board in 2013 as part of a Certificate of Appropriateness for a laundry room and a rear porch addition.*

*The property is located at 824 NE 4th Avenue. The contributing structure was built in 1934, according to the Alachua County Property Appraisers Office. The property is zoned RMF-5. The building is a contributing structure to the Northeast Residential Historic District.*

*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. Staff recommends approval of the petition based on the condition that the roof shall be 5V Crimp and that the finish shall be Galvalume or a light to medium gray paint finish.*

**RECOMMENDATION**

*Staff to the Historic Preservation Board - Approve Petition HP-17-35 with the condition that the roof shall be 5V Crimp and that the finish shall be Galvalume or a light to medium gray paint finish.*

[170339\\_Staff Report w Exhibits 1-3\\_20170905.pdf](#)

[170339\\_Staff Report w Exhibits 1-3\\_20171003.pdf](#)

## NEW BUSINESS

[170436.](#)

### **Re-Roof a Single-Family Dwelling with a Metal Roof (B)**

**Petition HP-17-44. Hickman Metal Roofing, agent for Maura K. Brady. Re-roof a single-family dwelling with a metal roof. Located at 526 NE 6th Street. This building is contributing to the Northeast Residential Historic District.**

*Explanation: The applicant is proposing to remove the existing asphalt 3 tab shingles and the underlayment with a 26 gauge, Galvalume standing seam metal roof.*

*The property is located at 526 NE 6th Street. The contributing structure was built in 1927, according to the Alachua County Property Appraisers Office. The property is zoned RSF-3. The building is a contributing structure to the Northeast Residential Historic District.*

*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. Staff recommends approval of the petition based on the condition that the roof shall be standing seam and that the finish is Galvalume or a light to medium gray paint finish.*

**RECOMMENDATION**

*Staff to the Historic Preservation Board - Approve Petition HP-17-44 with the condition that the roof shall be standing seam and that the finish is*

*Galvalume or a light to medium gray paint finish.*

[170436\\_Staff report w Exhibits 1-4\\_20171003.pdf](#)

[170437.](#)

**Northeast Residential Historic District -Replace Windows and Doors on Single-Family Dwelling at 425 NE 10th Avenue (B)**

**Petition HP-17-47. Carol F. Barron, agent for Randi H. Cameon. Replacement of windows and doors on a single-family dwelling. Located at 425 NE 10th Avenue. This building is contributing to the Northeast Residential Historic District.**

*Explanation: The property is located at 425 NE 10th Avenue. The contributing structure was built in 1920, according to the Alachua County Property Appraisers Office. The property is zoned RSF-3 and the building is a contributing structure to the Northeast Residential Historic District. The house is a one-story Tudor Revival building with a wood frame and stucco over wood construction.*

*Original features to the house include 11 windows that are on the perimeter of the house and 4 doors. The exterior windows and doors are painted with lead-based paint. A majority of the windows are 6/6 double hung with broken sashes. The remaining windows are 8-12 pane casement windows in poor working condition. Most of the window frames suffer deterioration. There is significant wood rot on the sills and possibly in the adjacent areas that are stuccoed to the extent of the window trim. Repair of the existing windows is not considered feasible. The front entrance door is solid wood and the two sets of French doors are single pane 1-lite wooden doors. There is a utility room door on the south elevation of the house that is a half-lite with 3 panel door. The front entrance door and the French doors have screen doors that are aluminum.*

*The applicant is proposing to remove the 11 windows that are original to the house and replace them with windows that will have the same architectural detail but will be made of vinyl, a non-historic material. The original windows are to be replaced with Norandex Extreme vinyl windows that are actually made by Atrium. This includes the casement windows which are from the Atrium Series 700. There are existing jalousie windows for the third bedroom/study and the main bathroom. The windows for the bedroom/study will be replaced with egress windows while the bathroom window will be replaced with a casement window. The other windows used to replace the 6/6 double hung windows will be from the Norandex Extreme 3000 series, which are also made by Atrium.*

*The four doors are proposed to be replaced as well, including the existing entrance door to be replaced with a cypress V-Groove door; the French doors to be replaced with a cypress full-lite French door; the utility room door on the south elevation will be replaced with a cypress door; and the aluminum screen doors will be replaced with cypress screen doors. The*

doors will be custom built.

**RECOMMENDATION**

Staff to Historic Preservation Board - Approve Petition HP-17-47 with the following condition:

- That the window replacements be wood or wood clad windows and be a match to the style of the existing windows, which includes reflective quality of the glass, and the muntin and mullion profile configuration, including the simulated divided lite style with the 5/8 inch contoured grid.

[170347 Staff report w Exhibits 1-5 20171003.pdf](#)

[170438.](#)

**Ad Valorem Tax Exemption Part 2 for Interior and Exterior Rehabilitation (B)**

**Petition HP-17-46. John Cowvins, owner. Ad Valorem Tax Exemption (Part 2) for interior and exterior rehabilitation. Located at 415 NW 4th Street. This building is contributing to the Pleasant Street Historic District.**

*Explanation: The Certificate of Appropriateness for the rehabilitation was approved by the Historic Preservation Board at the October 3, 2016 board meeting under Petition HP-16-92 and the Part 1 Ad Valorem Tax Exemption application was approved at the December 2016 Historic Preservation Board meeting under Petition HP-16-104. The applicant is now applying for Part 2 of the Ad Valorem Tax Exemption for the project.*

**RECOMMENDATION**

Staff recommends approval of the Ad Valorem Tax Exemption Part 2.

[170438 Staff Report 20171003.pdf](#)

**Staff Approved Certificates of Appropriateness:**

1. Petition HP-17-36. 524 NW 1st Street. Installation of custom shade structures over play area at Rosa B. Williams-Union Academy. This building is non-contributing to the Pleasant Street Historic District. City of Gainesville, owner.
2. Petition HP-17-41. 400 block of NE 2nd Street. Installation of custom shade structures over play area at Roper Park. This facility is located in the Northeast Residential Historic District. City of Gainesville, owner.
3. Petition HP-17-42. 1011-1013 NW 3rd Avenue. Repair existing metal roof due to fire damage. This building is contributing to the University Heights Historic District - North. Alachua Imaging Center, owner. Daryle Flesher, Custom Roofing and Coatings, agent.
4. Petition HP-17-43. 524 NE 4th Street. Installation of privacy wooden fencing and metal fencing in the rear and side yard of an existing single-family dwelling. This building is contributing to the Northeast Residential Historic District. Angela Post, owner. Shannon Dunn, agent.
5. Petition HP-17-48. 101-B NE 7th Street. Reroof an accessory structure. This building is non-contributing to the Northeast Residential Historic District. Walter Marshall, owner. Tom Whitton, Whitton Roofing Company, agent

**INFORMATION ITEM:**

[170342.](#)

**Review of a Dangerous Building Designation for a Single-Family Structure (B)**

**Information Item A. Dangerous building designation by Code Enforcement for a principle structure located at 507 NW 2nd Street.**

*Explanation: The subject building is a single-family structure located on tax parcel 14186-000-000 at 507 NW 2nd Street. The house is currently shown as a contributing structure to the Pleasant Street Historic District. The property is zoned CCD (Central City District). The building is a one-story frame vernacular single-family house that was built in 1930 according to the Alachua County Property Appraisers Office.*

**RECOMMENDATION**

*Staff recommends that the Historic Preservation Board support the Code Enforcement designation of a dangerous building.*

[170342\\_Info Item A\\_20171003.pdf](#)

**BOARD COMMENTS**

## **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.**