



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	November 10, 2020
ITEM NO:	#7 under New Business
PROJECT NAME AND NUMBER:	HP-20-00093, 618 NE 4 th Avenue
APPLICATION TYPE:	Quasi-Judicial: Replace front yard fence
RECOMMENDATION:	Staff recommends approval of the application.
CITY PROJECT CONTACT:	Jason Simmons

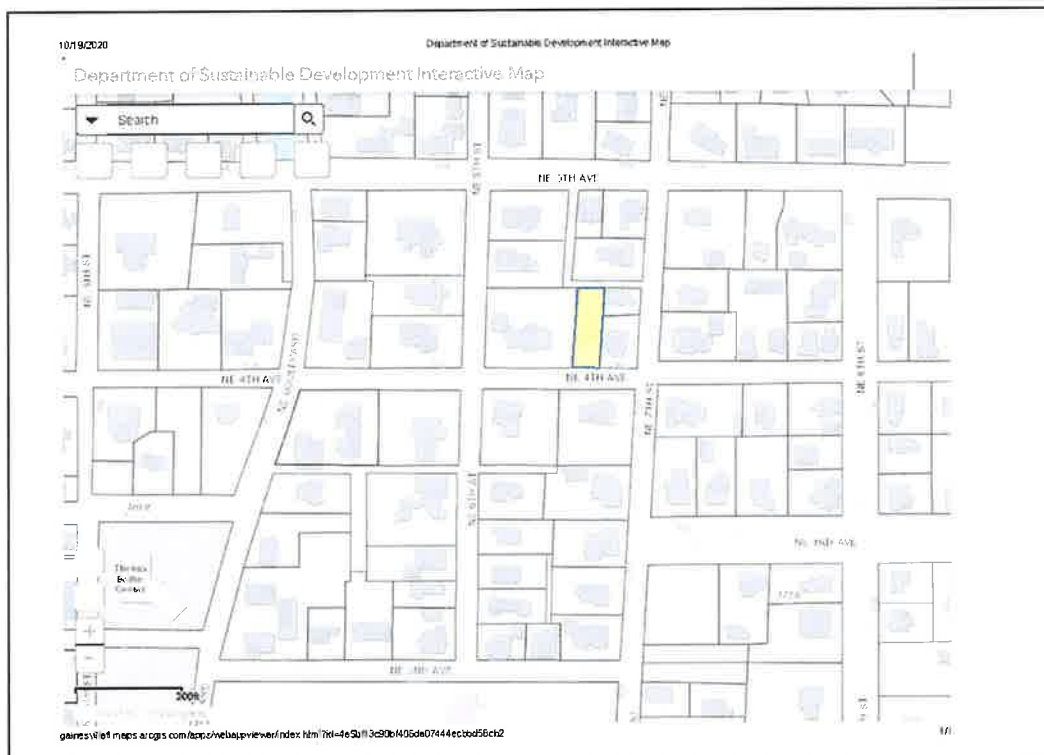


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Monica K. Douglas
Property Owner(s): Monica K. Douglas

SITE INFORMATION:

Address: 618 NE 4th Avenue
Parcel Number(s): 12365-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): Urban 2
Historic District Northeast Residential
Historic District Status: Contributing
Date of construction: 1926 ACPA, c. 1928 8AL00725

PURPOSE AND DESCRIPTION:

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.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

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.

PROPOSED

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 (see Exhibit 2).

REVIEW

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.

Basis for Approval – Secretary of the Interior's Standards for Rehabilitation

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

The ***Historic Preservation Rehabilitation and Design Guidelines***, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, list the following:

RECOMMENDATION

Staff recommends approval of the application.

LIST OF EXHIBITS:

- | | |
|-------------------------|---|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Fences and Garden Walls</i> |
| <u>Exhibit 2</u> | COA Application and Pictures |
| <u>Exhibit 3</u> | Florida Master Site File 8AL00725 |

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

THE *HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES*, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

Fences and Garden Walls

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Fences, walls and hedges can define the private landscape of personal property and make the spatial order of the district visible. Fences and walls designed in this manner combine personal expression with civic order.

The term “fence” generally applies to a lightweight construction of wood or metal whereas “wall” applies to a more substantial barrier constructed of stone or masonry. Hedges are lines of enclosure constructed of natural material such as shrubs or flowers. Trees may also be used to define space in the landscape.

Fences and walls that are designed to permit the passage of light and air are preferred over totally solid construction. Recommended fence and wall materials are wood, stone, masonry, and metal used separately or in combinations. Fences designed with more than two materials are not recommended. Owner designed solutions are recommended over pre-manufactured fences such as “stockade” fencing due to its ubiquitous use and lack of detailing. Vinyl and recycled prefabricated fence materials are also discouraged for the same reason. The board may approve selected use of these materials on a case-by-case basis. Finish, appropriate detail and compatibility with existing architecture are significant factors to be considered.

Grid wire fencing supported by metal, wood or masonry piers is acceptable if used as a support for plant materials.

Fences should be coordinated with landscaping elements. Taller fences should be placed adjacent to taller landscape elements.

Applicants who live on corner lots must design fences to comply with the City's intersection visibility requirements. The State of Florida's Department of Transportation and the City of Gainesville have adopted The American Association of State Highway and Transportation

Officials (AASHTO) guidelines for determining visibility at intersections. If you have any questions concerning the requirements, call the City of Gainesville's Public Works.

Recommended

1. Utilize custom-design fences or walls over pre-fabricated constructions.
2. Use design, scale and materials compatible with the context.
3. Design features such as vertical accent elements or tapering picket heights to offset repetition of fences.

Not Recommended

1. Use of stockade style fencing.
2. Use of chain link fencing.
3. Use of vinyl fencing.

Staff Approval Guidelines

Fences and walls extending in to the front yard beyond the front wall of the house or with a highly-visible side or rear yard must meet the following conditions:

Constructed of wrought iron, masonry, wood or stucco;

No greater than 48 inches tall if mostly open (i.e., 50% or more transparent);

No greater than 36 inches tall if mostly closed (i.e., 50% or more opaque);

Where the lot is higher than the sidewalk or street, the fence height should be reduced, where practical, by the difference between the height of the lot and the sidewalk;

Align with adjacent fences, if appropriate, in terms of height (where permissible) and materials;

Vertical elements which break up the repetition of the picket fence should be introduced for every ten feet of picket fence. This can be accomplished by tapering the height of the pickets or interjecting decorative posts at rhythmic intervals.

Comply with the AASHTO Standards.

New construction should include fence-lines/walls when adjacent to historic properties with fence-lines and walls.

Fences in backyards shall be no more than six feet in height and constructed of wood or masonry; and

Picket designs should draw inspiration from architectural elements of the historic structure.

Board Approval Guidelines

None required if all conditions are met.

HISTORIC PRESERVATION BOARD (HPB)
Certificate of Appropriateness (COA) Application

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.cityofgainesville.org
HPB@cityofgainesville.org

USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Board-level review or a Staff-level review.

FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee	EZ Fee
Certificate of Appropriateness (COA): Staff Review	FREE	FREE
Certificate of Appropriateness (COA): Board Review - Single Family Structure or its Accessory Structure	\$127.50	\$63.75
Certificate of Appropriateness (COA): Board Review - All Other Structures	\$638.25	\$319.13
After-the-Fact Certificate of Appropriateness (COA): if work begun prior to issuance of a COA	\$473.25 + above applicable fee	\$473.25 + above applicable fee

BASIS FOR REVIEW

All applications, whether Staff or Board review, are reviewed for consistency with the City of Gainesville Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

PROJECT TYPE:

- New Construction Addition Alteration Demolition Fence
 Relocation Repair Re-roof Sign Request to lift demolition delay
 Other: Replace existing fence Amendment to COA (HP ___ - ___)

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

- Staff Approval
 Board Approval: Conceptual or Final

PROPERTY INFORMATION: *Property information can be found at the [Alachua County Property Appraiser's Website](#)*

Historic District: Northeast (Duckpond) Southeast Pleasant Street
 University Heights (North) University Heights (South) Not in an HD
 Site Address 618 NE 4th Ave, Gainesville, FL 32601
 Parcel ID #(s) 12365-000-000

OWNER OF RECORD	As recorded with the Alachua County Property Appraiser	APPLICANT OR AGENT	<i>If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included</i>
Owner(s) Name Monica K. Douglas		Applicant Name Same	
Company (if applicable)		Company (if applicable)	
Street Address 618 NE 4th Ave		Street Address	
City State Zip Gainesville, FL 32601		City State Zip	
Telephone Number 352 213 8364		Telephone Number	
E-Mail Address monicakdouglas@yahoo.com		E-Mail Address	

Historic Preservation Board Meetings are held the 1st Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave.)

Application Deadline (12:30PM)	Dec 02 2019	Jan 06 2020	Feb 03 2020	Mar 02 2020	Apr 09 2020	May 04 2020	Jun 04 2020	Jul 06 2020	Aug 03 2020	Sep 07 2020	Oct 05 2020	Nov 02 2020
Meeting Date	Jan 07 2020	Feb 04 2020	Mar 03 2020	Apr 07 2020	May 05 2020	Jun 02 2020	Jul 07 2020	Aug 04 2020	Sep 01 2020	Oct 06 2020	Nov 03 2020	Dec 01 2020

IMPORTANT NOTES



PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).



CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.



APPLICATION REQUIREMENTS

- A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- Proof of Ownership (copy of deed or tax statement);
- A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- 1 digital set of elevations & plans (to scale);
- Photographs;
- Any additional backup materials, as necessary;
- If applying as an agent, [Owner's Authorization for Agent Representation](#) form must be signed/ notarized and submitted as part of the application;
- For window replacement, a [Window Survey](#) must be completed.

PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

48 inch aluminum fence with two gates - one for walkway and one for drive way. See attached picture on following page. This is fence except it will be white. The installer is Andrews Fence.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing		Aluminum	White
Driveways/Sidewalks			
Signage			
Other			

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.





DID YOU REMEMBER...

- Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- Review the applicable [Guidelines](#);
- Review the [Secretary of the Interior's Standards](#);
- A pre-application meeting is required before a final application for Board Review can be processed. Please call 352 393-8686 to schedule an appointment.



Please see the City of Gainesville Code of Ordinances for detailed information:

- Historic preservation/conservation overlay* - see Sec. 30-4.28.
- Historic Preservation Board*- see Sec. 30-3.5.
- Variances* - see Sec. 30-3.55.

The Code of Ordinances is available for review at

www.municode.com



APPEALS

Board Decisions - Persons with standing, as defined in Section 30-3.58(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 - *Appeals* of the land Development Code.

Administrative Decisions - Persons with standing, as defined in Section 30-3.57(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 - *Appeals* of the land Development Code.

DEMOLITIONS (If Applicable)

Please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object.

NA

Discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value.

NA

RELOCATIONS (If Applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.)

NA

Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

NA

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-4.28(D) of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the city manager or designee or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the development review board, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

The requested modification will change the following zoning or building requirement in this manner:

<i>(select only those that apply)</i>	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>
<input type="checkbox"/> <u>Front, Side, Or Rear Building Setback Line</u>			
<input type="checkbox"/> <u>Building Height</u>			
<input type="checkbox"/> <u>Building Separation</u>			
<input type="checkbox"/> <u>Floor Area Ration</u>			
<input type="checkbox"/> <u>Maximum Lot Coverage</u>			

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Sustainable Development to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).
6. I/We understand that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for **one (1) year** from issuance.

Monica K. Douglas

10/05/2020

Applicant (Signature)

Date

Monica K. Douglas

Applicant (Print)

<div style="text-align: center; font-size: 2em; font-weight: bold;">i</div> <p>Please submit this application and all required supporting materials via email to cogplanning@cityofgainesville.org.</p> <p>Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-5022</p>	TO BE COMPLETED BY CITY STAFF	Date Received <u>10/5/20</u>	Received By: <u>Jason Simmons</u>
	HP 20-00093		<input type="checkbox"/> Staff Approval – No Fee <input type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring Board approval <input type="checkbox"/> Ad Valorem Tax Exemption <input type="checkbox"/> After-The-Fact Certificate of Appropriateness <input type="checkbox"/> Account No. 001-660-6680-3405 <input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise–Credit)
	Zoning: <u>Urban 2</u>		
	Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Pre-Conference?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Enterprise Zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		



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BOB'S
CITY OF BOCA RATON

HISTORIC

ARCHITECT _____	872==
BUILDER _____	874==
STYLE AND/OR MODE _____ Bungalow	964==
PLAN TYPE _____ rectangular, irregular	966==
EXTERIOR FABRIC(S) _____ drop siding	854==
STRUCTURAL SYSTEM(S) _____ wood frame	856==
FOUNDATION: _____ brick piers	942==
ROOF TYPE: _____ gable	942==
SECONDARY ROOF STRUCTURE(S): _____	942==
CHIMNEY LOCATION: _____ interior, end	942==
WINDOW TYPE: _____ DHS 3/1	942==
CHIMNEY: _____ brick	882==
ROOF SURFACING: _____ composition	882==
INTERIOR WALLS: _____	882==
ORNAMENT INTERIOR: _____	882==
ORNAMENT EXTERIOR: porch with brick columns	882==
NO. OF CHIMNEYS _____ 1 _____ 952== NO. OF STORIES _____ 1	950==
OTHER (SPECIFY) _____	954==
Map Reference (incl. scale & date) _____ USGS GAINESVILLE EAST 7.5 1966	809==
Latitude and Longitude: _____	

LOCA

