



**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:	February 2, 2021
ITEM NO:	#10 under New Business
PROJECT NAME AND NUMBER:	HP-21-00006, 635 NE 1 st Street
APPLICATION TYPE:	Quasi-Judicial: Install fence
RECOMMENDATION:	Staff recommends approval of the application.
CITY PROJECT CONTACT:	Jason Simmons

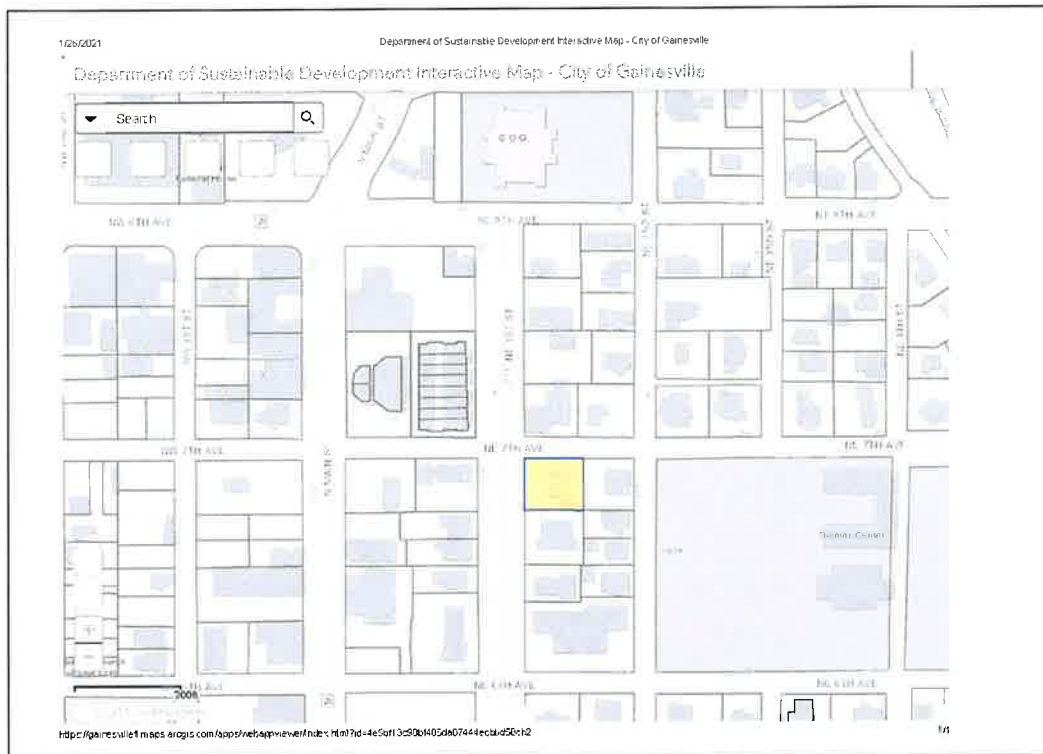


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Amie Kreppel & Zachary Selden
Property Owner(s): Amie Kreppel & Zachary Selden

SITE INFORMATION:

Address: 635 NE 1st Street
Parcel Number(s): 14117-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): Urban 4
Historic District Northeast Residential
Historic District Status: Contributing
Date of construction: 1932 ACPA,

PURPOSE AND DESCRIPTION:

Amie Kreppel & Zachary Selden, owners. Certificate of Appropriateness to install fencing around the property of an existing single-family dwelling. Located at 635 NE 1st Street. This building is a contributing structure to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing structure is a two-story brick building that has been undergoing renovation to convert the building from an office back to a single-family dwelling. It has approximately 3,073 square feet of total floor area, 2,968 square feet of heated area, on a 0.25 acre lot. The house was built in 1932 according to the Alachua County property appraiser. It is a contributing structure to the Northeast Residential Historic District.

PROPOSED

The applicant is proposing to fence the property since it has become necessary in recent months due to the unwelcome use of the property (including hoses, trash bins, and bushes) by a variety of people. The proposed fencing includes a four foot tall black metal fence along the front of the property adjacent to NE 1st Street, and partially along the side yard adjacent to NE 7th Avenue and partially along the side yard adjacent to the property on the south. The applicants are also proposing to install a six foot tall slip fence to run along the rear (east) property line, partially along the side yard adjacent to the property on the south, and partially along the side yard adjacent to NE

7th Avenue. The new fence will run behind a large tree at the northeast corner of the property and parallel to 7th Avenue across the old driveway that provided access to the parking spaces for the old office use. This area will now be the back yard with a pool for the residents. The fence will continue across a grass area and then turn south to the house at the mid length point of the structure and also tie in to the metal fence that will run up 7th Avenue. A grass area between the fence and the sidewalk would be landscaped by the owners to tie in with the landscaping of the front yard. The fence will be a vertical model slip fence made of wood and metal. (See Exhibit 2). The fences will include three gates as well.

REVIEW

The proposed four foot metal 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 metal is a black-coated aluminum material. The proposed new fence in the rear yard of the property meets the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines for fencing because it is in the rear yard, it is proposed to be made of wood and metal, and it would be no greater than six feet in height. However, for the proposed fence in the side yard of the property along the highly visible NE 7th Avenue, the petitioner is requesting a height that exceeds what is allowable through staff approval, and therefore requires approval of the Historic Preservation Board (HPB).

In the past the HPB has heard discussion about fencing on corner lots in the neighborhood. Design considerations at these times included consideration of a six foot fence that was solid for four feet in height and then more of an open design for the remaining two feet in height, and location of the fence relative to the sidewalk. The proposed six foot tall fence will be off of the sidewalk approximately four feet. The corner lot was the home of an office use for many years. Many office uses still exist on NE 1st Street, which gets vehicle traffic as well as pedestrian traffic and is a designated Storefront Street. The zoning map identifies a hierarchy of street types that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks. Street types include: Storefront, Principal, Thoroughfare, and Local Streets. Storefront streets are designed to encourage a high level of pedestrian activity. North Main Street is just one block to the west. The board should deliberate on the height issue of the fence proposed near the public sidewalk along NE 7th Avenue.

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.

RECOMMENDATION

Staff recommends approval of the application.

LIST OF EXHIBITS:

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines:*
Fences and Garden Walls**
- Exhibit 2** **COA Application with Survey, Site Plan & Fence Illustrations**
- Exhibit 3** **Pictures**

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.

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).

We are completing the process of renovating this property. As the interior is nearing completion we are now shifting to the property itself. A permit for a pool is in the approval process. We are seeking permission to fence the property itself. This has become increasingly necessary as we have had problems with unwelcome use of the property (including hoses, trash bins, and bushes) by a variety of people. Our proposed fencing will include a 4ft black metal fence (see attachment) along the front of the property (NE 1st) and partially along the sides (along 7th ave and between our property and our neighbor). In addition, we would like to install a 6ft slip fence (see attachment) on the southern side, the back and along the 7th ave. side of the house. This fence would run behind the large tree at the NE corner of the property and parallel to 7th ave. across the old driveway (into what is now our backyard). This 6ft fence would cut across the grass and run to the main house mid length of the building, tying in along 7th ave to the metal fence. This would leave a grassy area between the fence and the sidewalk which we would landscape to tie in with front yard

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing	slip fence	vertical model (6ft)	black/wood
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.

None

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.

We have already done a great deal to preserve this historic building, recovering and restoring much of its original interior (floors, fireplace tile, etc.) as well as replacing a fire door with the original window (2nd floor) and removing fire stair exit. We now wish to bring the external portion of the property to the same level.

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:

(select only those that apply)

	<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.

Amie Kreppel

Digitally signed by Amie Kreppel
Date: Saturday, January 9, 2021 at 1:28:12 PM Eastern Standard Time

7 January 2021

Applicant (Signature)

Date

Amie Kreppel

Applicant (Print)

i

Please submit this application and all required supporting materials via email to cogplanning@cityofgainesville.org.

Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-5022

TO BE COMPLETED BY CITY STAFF	Date Received <u>1/11/21</u>	Received By: <u>Jason Simmons</u>
HP 000 <u>21-00006</u>		<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 4</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 checked="" 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	

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

HISTORIC PRESERVATION BOARD (HPB)

Owner's Authorization for Agent Representation

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022

www.cityofgainesville.org
HPB@cityofgainesville.org

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Gainesville Department of Sustainable Development.

I /WE _____
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

to represent me/us in processing an application for: _____
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
 ss }
COUNTY OF ALACHUA }

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization,

this _____ day of _____, 20_____,

by _____.

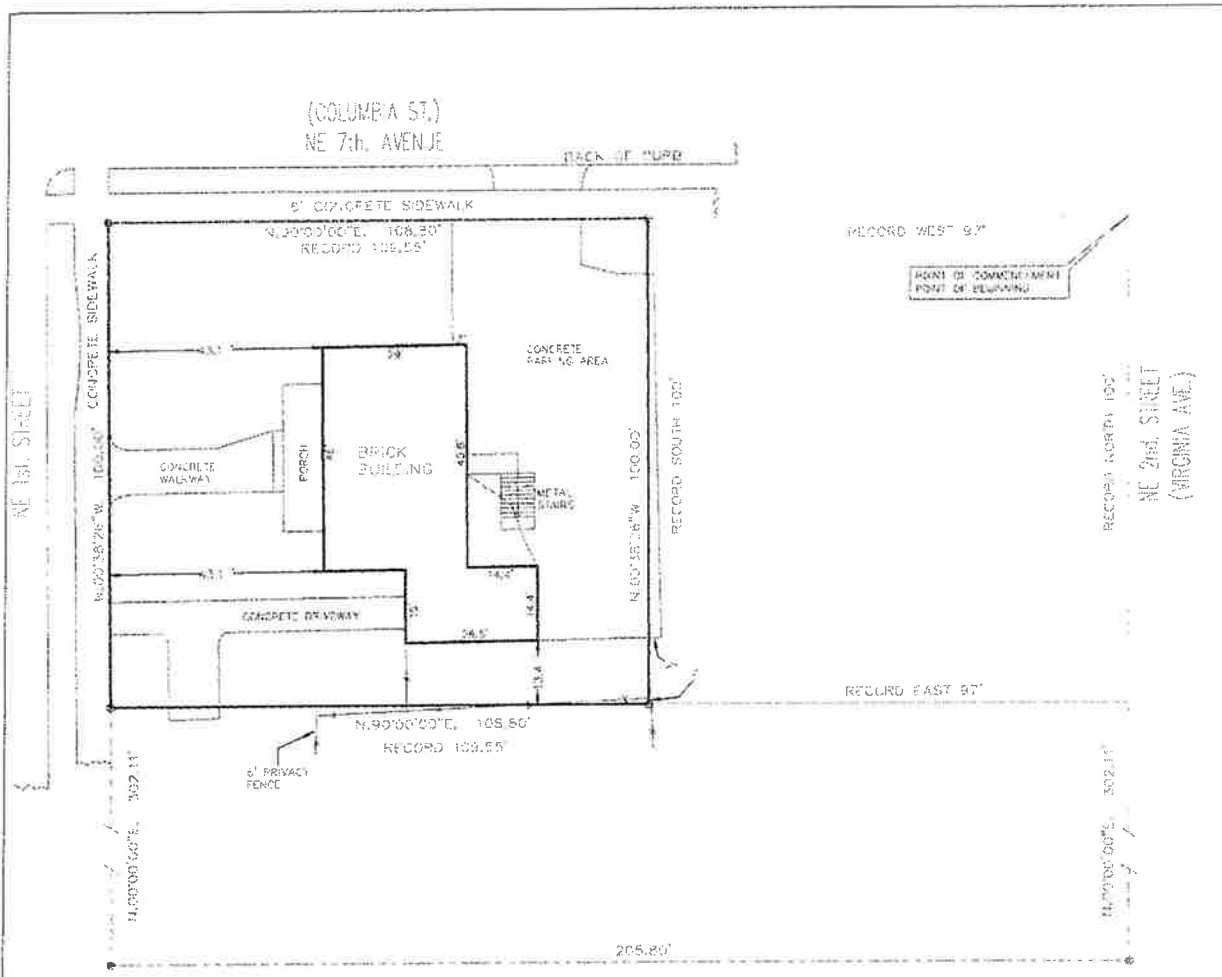
Notary Public

Printed Name

My Commission Expires

Personally Known
OR

Produced Identification ID Produced: _____



BOUNDARY SURVEY

Description:
 The North 100 feet of the West 105.55 feet of Block 5, Brush's Addition to the City of Gainesville as per plat thereof, recorded in Deed Book "C" at page 218 of the Public Records of Alachua County, Florida. Said property being also described as the North Half of the North Half (N 1/2 of N 1/2) of Block 5 of Brush's Addition to Gainesville, in Section 5, Township 10 South, Range 20 East saving and excepting therefrom the following described tract, to-wit: Commence at the Southwest corner of the intersection of Virginia Avenue (now NE second Street) and Columbia Street (now NE Seventh Avenue) in the City of Gainesville and run West along the South line of Columbia Street 97 feet; thence run South 100 feet; thence run East 97 feet to the West boundary of Virginia Avenue; thence run North along the West boundary of Virginia Avenue 100 feet to the point of beginning.



Address:
 635 NE 1st Street
 Gainesville, FL 32601

- LEGEND**
- = FOUND 3/4" IRON PIPE, NO IDENTIFICATION
 - ⊙ = FOUND NAIL AND DISK, DAREN
 - = SET 1/2" IRON ROD AND CAP, "PSM 5779"

- NOTES:**
- 1- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 2- NO ATTEMPT MADE TO LOCATE UTILITIES AND STRUCTURES OVER, UNDER OR UPON SUBJECT PROPERTY OTHER THAN THOSE SHOWN.
 - 3- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 - 4- LANDS DEPICTED HEREON MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OWNERSHIP OR OTHER CONDITIONS.
 - 5- BEARING BASE = EASTERLY RIGHT OF WAY LINE OF NE 1 STREET ASSUMED N.00°58'26"W.
 - 6- SURVEY DATE = 10-09-2019
 - 7- SUBJECT PROPERTY LIES WITHIN ZONE AS PER FLOOD INSURANCE RATE MAP # 12107C0417C, DATED 02-02-2012

certified to:
 Zachary Alan Selden and Amie Dale Kreppel
 Caliber Home Loans, Inc. ISAOA
 Fidelity National Title Insurance Company
 Bosshardt Title Insurance Agency, LLC

WOODROW K. JOHNSON, P.S.M.
 FLORIDA CERTIFICATE # 5779
 I hereby certify that this drawing is a true and correct representation of a Boundary Survey performed under my supervision and meets or exceeds minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 610-17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statute.
 MAP 19-234 JOB # 19-234
 KEITH JOHNSON
 PROFESSIONAL SURVEYOR
 AND MAPPER
 P.O. BOX 355
 8185 CASEMENT ROAD
 MELROSE, FLORIDA 32666
 PHONE: (352) 475-9690

Back and partial sides (6ft tall)



Front and partial sides



Gates

Backyard gate



Front gate (for front path)





635 NE 1st St

12/8/93

Untitled Map
Write a description for your map.

- Legend
- 635 NE 1st St
 - Gamesville
 - Gamesville Public Works Dept
 - Wesley United Methodist Church



Fence Installation
Write a description for your map.

Legend
695 NE 1st St



Fence Installation
Write a description for your map.

Legend
635 NE 1st St



Google Earth
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