

# City of Gainesville

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



## **Meeting Agenda**

**October 4, 2016**

**5:30 PM**

**City Commission Auditorium**

## **Historic Preservation Board**

*Bill Warinner - Chair  
Jay Reeves - Vice Chair  
Michelle Hazen - Member  
Ann Stacey - Member  
Jason Straw - Member  
Scott Daniels - Member  
Brian Smith - Member*

**CALL TO ORDER****ROLL CALL**[160403.](#)

**Historic Preservation Board Attendance Roster: March 1, 2016 through September 6, 2016 (B)**

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

[160403\\_HP6-month Attendance 20161004](#)

**APPROVAL OF THE 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 6, 2016**[160404.](#)

**Draft minutes of the September 6, 2016 Historic Preservation Board meeting (B)**

**RECOMMENDATION**

*Staff is requesting that the Historic Preservation Board review the draft minutes from the September 6, 2016 meeting and vote to approve the minutes.*

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

[160404\\_HP6 160906 Minutes draft\\_20161004](#)

**REQUEST TO ADDRESS THE BOARD****OLD BUSINESS**

**OB1. Petition HP-16-79. City of Gainesville, owner. City of Gainesville, owner. New exterior stair, ADA accessible ramp, handrail and guardrail at Thomas Center Building B entry. Removal of existing, non-historic stair and railings. Replacement of two non-historic, metal fire doors at the western breezeway with paneled, glass and metal doors to match existing main lobby doors on Building B. Located at NE 6th Avenue. This building is contributing to the Northeast Residential Historic District.**

[160335.](#)

**Demolish an Existing Accessory Structure and Construct a New Accessory Structure (B)**

**Petition HP-16-75. Linda Lombardino, owner. Demolish an existing accessory structure and construct a new accessory structure. Located at 560 NE 7th Avenue. This building is a non-contributing structure to the Northeast Residential Historic District.**

*Explanation: The property is located at 560 NE 7th Avenue. The principal building was built in 1930 according to the Alachua County Property Appraisers Office. The property is zoned RSF3 and is approximately 1,943 total square feet in size. The principal building is a contributing structure to the Northeast Historic District, while the new accessory structure will be considered a non-contributing structure to the district.*

**RECOMMENDATION**

Staff recommends approval of Petition HP-16-75.

[160335 Staff report and Exhibits 1-5 20160906](#)

[160335 Staff report 20161004](#)

## **NEW BUSINESS**

[160408.](#)

**ORDER OF THE CITY COMMISSION - APPEAL OF HISTORIC PRESERVATION BOARD'S DECISION IN PETITION HP-16-89 (B)**

*Explanation: The property is located at 301 NW 2nd Street and is zoned CCD (Central City District/ Mixed-use). The parcel (14754-000-000) is located in the Pleasant Street Historic District and is .07 acres. The property is contributing building to the historic district. The property is on the corner of NW 2nd Street and NW 3rd Avenue. The house faces west onto NW 2nd Street and has a small walkway to the front porch and a driveway to the north of the house.*

*The applicant has installed a 60" black aluminum fence, with slender, tapered pickets and square posts situated every 4'- 5' on center. A segment of fence runs along the north side of the driveway. A second segment runs between the driveway and the front walkway, on NW 2nd Street. A third segment continues south of the walkway, wraps the corner to NW 3rd Avenue and continues to about the midpoint of the property, where it abuts a tree. There are no gates. The fence is directly adjacent to the existing sidewalk on both streets.*

**RECOMMENDATION**

Staff recommends approval of Petition HP-16-89 with the following conditions:

1. Existing fence be cut-down to meet the height of the adjacent picket fence, 40”.

[160408 Staff report and Exh 1-4 20161004](#)

[160408A Staff report and Exh 1-4 20161201](#)

[160408B Approved COA and Appeal Letter 20161201](#)

[160408C Staff ppt 20161201](#)

[160408 Order 20161215.pdf](#)

[160408 petition 20161215](#)

[160413.](#)

**Exterior rehabilitation including replacement of front door and windows and removal of chimney.(B)**

**Petition HP-16-91. John Cowvins, owner. Exterior rehabilitation including replacement of front door and windows and removal of chimney. Located at 411 NW 4th Street. This building is contributing to the Pleasant Street Historic District.**

*Explanation: The property is located at 415 NW 4th Street and is zoned RSF-4. The parcel (14291-000-000) is located in the Pleasant Street Historic District, .25 acres and contains five buildings. Building number 411 is a contributing building to the historic district. The building has been vacant for numerous years and under the previous owner was on the code violations list as a “dangerous building.” The owner’s proposal is for rehabilitation of the house for single-family use. The existing building is a wood frame shotgun with a front porch covered by a shed roof and a rear porch that has long been enclosed by corrugated metal siding. This petition covers the proposed replacement of windows and the front door, the proposed removal of the chimney, and replacement of existing porch 2x4 “columns” with 4x4 posts with wood trim. Repair and replacement of wood siding, porch flooring, roofing and rear door are staff level reviews.*

**RECOMMENDATION**

Staff recommends approval of Petition HP-16-91 with the following conditions:

1. Replacement of wood windows to be insulated, wood double-hung sash with exterior simulated divided lites with a 1” square muntin profile to match the existing. The setback of the sash within the jamb shall match the existing. Glazing shall be non-reflective with a tint no more than 10%. A 6/6, 2/2, or 1/1 lite configuration is acceptable.

2. Approve the locations of window infill and new window installations as noted on the attached plans. The size of the new windows shall match

*the existing. The head and sill locations of the new windows shall match the existing.*

*3. Approve repair of existing door or wood door replacement with horizontal panels and smaller vision lites for security, but in dimensions to fit in existing opening. Submit an elevation drawing of the door for staff review.*

*4. Approve the repointing and repair of the chimney to include new roof flashing.*

*5. Approve the replacement of existing 2x4s with 4x4 painted wood posts. Approval of new trim and porch roofing beams is dependent upon an elevation drawings submitted for staff review.*

[160413 Staff report Exh 1-5 20161004](#)

[160414.](#)

**Exterior rehabilitation including replacement of front door and windows and removal of chimney (B)**

**Petition HP-16-92. John Cowvins, owner. Exterior rehabilitation including replacement of front door and windows and removal of chimney. Located at 415 NW 4th Street. This building is contributing to the Pleasant Street Historic District.**

*Explanation: The property is located at 415 NW 4th Street and is zoned RSF-4. The parcel (14291-000-000) is located in the Pleasant Street Historic District, .25 acres and contains five buildings. Building number 415 is a contributing building to the historic district. The building has been vacant for numerous years and under the previous owner was on the code violations list as a "dangerous building." The owner's proposal is for rehabilitation of the house for single-family use. The existing building is a wood frame shotgun with a front porch covered by a shed roof and a rear porch that has long been enclosed by corrugated metal siding. This petition covers the proposed replacement of windows and the front door, the proposed removal of the chimney, and replacement of existing porch 2x4 "columns" with 4x4 posts with wood trim. Repair and replacement of wood siding, porch flooring, roofing and rear door are staff level reviews.*

**RECOMMENDATION**

*Staff recommends approval of Petition HP-16-92 with the following conditions:*

*1. Replacement of wood windows to be insulated, wood double-hung sash with exterior simulated divided lites with a 1" square muntin profile to match the existing. The setback of the sash within the jamb shall match the existing. Glazing shall be non-reflective with a tint no more than 10%. A 6/6, 2/2, or 1/1 lite configuration is acceptable.*

2. Approve the locations of window infill and new window installations as noted on the attached plans. The size of the new windows shall match the existing. The head and sill locations of the new windows shall match the existing.

3. Approve repair of existing door or wood door replacement with horizontal panels and vision lites for security, but in dimensions to fit in existing opening. Submit an elevation drawing of the door for staff review.

4. Approve the removal of the chimney. In-kind infill replacement of the wall and roof is reviewable by staff.

5. Approve the replacement of exiting 2x4s with 4x4 painted wood posts. Approval of new trim and porch roofing beams is dependent upon an elevation drawings submitted for staff review.

[160414\\_Staff report and Exh 1-5\\_20161004](#)

[160410.](#)

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

**Petition HP-16-93. Howard Eckenrode, owner. Re-roof a single-family dwelling with a metal roof. Located at 216 NE 6th Street. This building is contributing to the Northeast Residential Historic District.**

*Explanation: The applicant is proposing to replace the existing shingle roof with a 5V Crimp metal roof composed of 26 gauge galvalume metal roofing panels with exposed fasteners on both the home and the attached garage. The property is located at 216 NE 6th 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 be standing seam or 5V Crimp and that the finish be Galvalume or a light to medium gray paint finish.*

#### **RECOMMENDATION**

*Staff to the Historic Preservation Board - Approve Petition HP-16-93 with the condition that the roof be standing seam or 5V Crimp and that the finish*

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

[160410 Staff report and Exh 1-3 20161004](#)

### Staff Approved Certificates of Appropriateness:

1. Petition HP-16-87. 403 SW 10th Street. In-kind roof asphalt shingle replacement. This building is contributing to the University Heights Historic District. Lelani Cook, Owner. Melvin Holt, Agent.
2. Petition HP-16-88. 111 NW 7th Avenue. Replace deteriorated wood porch flooring with Trex decking. Install white security door over existing side-rear door. This building is contributing to the Pleasant Street Historic District. City of Gainesville, Owner. James Southerland, Housing & Community Development, agent.
3. Petition HP-16-90. 630 NW 2nd Street. Install a low wood post and hanging chain barrier around the perimeter of an empty lot used for parking. The empty lot is in the Pleasant Street Historic District. Mt. Pleasant United Methodist Church, applicant.

### INFORMATION ITEM:

[160411.](#)

**Support the Nomination of the Devil's Millhopper to the National Register of Historic Places (B)**

**Information Item A. National Register Nomination: Devil's Millhopper Geological State Park. Located at 4732 NW 53rd Avenue/Millhopper Road. State of Florida, owner.**

*Explanation: The property, located at 4732 NW 53rd Avenue, has been nominated for inclusion on the National Register of Historic Places by the State of Florida, Division of Historical Resources. The nomination proposal will be reviewed by the Florida National Register Review Board in a public meeting later in October. If the Review Board finds that the property meets the criteria for listing established by the National register, a formal nomination will be submitted to the Keeper of the National Register in Washington D.C., who will make the final decision (see Exhibit A-1).*

*Inclusion on the National Register of Historic Places provides recognition that the property is deemed by the federal and state governments to be significant to our history at the national, state and/or local levels.*

#### RECOMMENDATION

*Staff recommends that the Historic Preservation Board support the nomination of this property to the National Register of Historic Places. In addition, the HPB may provide official comments to the Florida Bureau of Historic Preservation as to whether or not this property meets eligibility criteria for listing in the National Register of Historic Places.*

[160411 Information Item A 20161004](#)

[160412.](#)

**Discuss Membership into the National Alliance of Preservation Commissions (NAPC) (B)**

**Information Item B. Discussion concerning the City of Gainesville becoming a member of the National Alliance of Preservation Commissions (NAPC).**

**RECOMMENDATION**

*Staff recommends that the Historic Preservation Board review and discuss the information concerning membership in the National Alliance of Preservation Commissions.*

[160412 Information Item B 20161004](#)

**Discussion of the proposed windows for the new construction of a house at 423 NW 4th Avenue, Petition HP-16-50. The Certificate of Appropriateness was approved at the July 5, 2016 HPB meeting with the condition to bring the selected windows back for review.**

**BOARD MEMBER 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.**