

City of Gainesville

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



Meeting Agenda

November 7, 2017

5:30 PM

City Commission Auditorium

Historic Preservation Board

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

CALL TO ORDER**ROLL CALL****APPROVAL OF THE AGENDA**

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.

APPROVAL OF MINUTES - OCTOBER 3, 2017

[170511.](#)

Draft minutes of the October 3, 2017 Historic Preservation Board meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the October 3, 2017 meeting and vote to approve the minutes.

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

[170511_HP 171003 Minutes draft_20171107.pdf](#)

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS**

[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 - Staff recommends continuation of this petition in order for the petitioner to properly address board comments and gather additional information.

[170347_Staff report w Exhibits 1-5_20171003.pdf](#)

[170437_Staff report_20171107.pdf](#)

NEW BUSINESS

[170523.](#)

Northeast Residential Historic District. Certificate of Appropriateness and Ad Valorem Tax Exemption (Part 1) Application for Rehabilitation of 304 NE 9th Street (B)

Petition HP-17-50. Ian & Anca Flood, owners, Jay Reeves agent. Application for Certificate of Appropriateness and Ad Valorem Tax Exemption (Part 1) for rehabilitation. Located at 304 NE 9th Street. The work includes a rear addition to the house, two replacement windows, exterior wood siding repair and replacement, painting, interior renovations of the bathrooms and kitchen, new heat and air systems, new plumbing, new electrical and structural work to the foundation. The property is contributing to the Northeast Residential Historic District.

Explanation: The existing house is a 1870s residence with a substantial c. 1884 Italianate two-story addition and a classical-revival porch added c. 1905, multiple bays and rear additions, and minor 1970s interior remodeling. The house is a frame structure with an asphalt-shingled hip roof, wood siding, and wood 2/2 double-hung sash windows.

Several poorly designed and constructed additions have created water leaking and poor roof drainage, causing rear wall damage to the house. The project will rectify drainage problems at the rear by enclosing much of the rear additions into one new rear addition, with positive roof drainage on a roof that extends well beyond the rear wall of the house.

The proposed work consists of:

§ *Remove the breezeway porch floor, rear wall with French doors and rear stoop porch (all are non-original to the house)*

§ *Enclose a non-original breezeway to create a new bath and breakfast room. It will appear as an enclosed rear porch and will improve roof conditions. The new addition will have new wood novelty siding to match existing, new roofing to match existing architectural shingle, new fiberglass French doors to prevent future damage from weather exposure.*

§ *Reuse of bathroom window and rear hall door on the rear foyer and new bath.*

§ *Miscellaneous work includes: level the foundations, exterior paint, mechanical, electrical and plumbing replacement, siding and rear door damage repair, minor wood and trim repair. (Staff approved)*

§ *New trex deck and stairs (Staff approved)*

§ *Interior renovations consist of bathroom and kitchen (c. 1970s) replacement. (Part 1 review only)*

RECOMMENDATION

Staff recommends approval of Petition HP-17-50 for the COA and approval for the Part 1 tax exemption review with the condition that the applicant submit interior photos of the existing conditions and a finishes schedule for Staff review.

[170523_Staff Report w Exhibits 1-2_20171107.pdf](#)

[170524.](#)

Southeast Residential Historic District. Certificate of Appropriateness, Ad Valorem Tax Exemption (Part 1), and Zoning Modification Application for 716 SE 4th Ave (B)

Petition HP-17-51. Edie and Gerlach James, owners, Jay Reeves agent. Application for Certificate of Appropriateness, Ad Valorem Tax Exemption (Part 1) and Zoning Modification. Located at 716 SE 4th Ave. The work includes a master bedroom suite addition, a front porch, relocation of windows and doors, replacement of existing windows, a new carport and connector, a new chimney, a new courtyard wall and fencing. The zoning modification request is for 4'-0" at the side yard setback and for 9' at the rear setback. The property is contributing to the Southeast Residential Historic District.

Explanation: The property is located at 716 SE 4th Ave and is contributing to the Southeast Historic District. The parcel (12202-000-000) is .23 acres in size and is zoned RMF7/Urban 3. The existing house is a one-story ranch, constructed c. 1952 of concrete block with an asphalt shingle hip roof. The building is rectilinear in plan, facing south on a large lot (100'x100'), with a driveway and ramp to the right of the house (east side). There is a small, detached utility room and a covered deck off the rear of the building, an existing chain link fence separating the front yard from the back yard, as well as a privacy fence at the rear perimeters of the lot.

The proposed work includes removal of the existing utility room and deck on the rear of the house and the removal of the wood ramp and associated landings/ decks. New work includes additions for a master suite, a kitchen, a carport and front porch, as well as a rear courtyard wall, a new chimney for the house and a picket fence in the front yard. The applicant is also applying for a zoning modification of setback for the carport and a Part 1 tax credit exemption review.

RECOMMENDATION

Staff recommends approval of the zoning modification request and re-design/ re-submission of the COA application and postponement of the Part 1 tax exemption review. Staff has provided recommendations for the re-design and re-submission, as well as conditions for the Part 1 tax exemption review.

[170524_Staff Report w Exhibits 1-2_20171107.pdf](#)

[170521.](#)

Northeast Residential Historic District. Pt 12 Ad Valorem Tax Exemption application for 416 NE 2nd Avenue (B)

Petition HP-17-52. Stephen Roberts, owner. Application for Pt 2 Ad Valorem Tax Exemption for 416 NE 2nd Avenue. This building is contributing to the Northeast Residential Historic District.

Explanation: The property is located at 416 NE 2nd Avenue on the corner of NE 2nd Avenue and NE 5th Street. The 0.31 acre parcel (14747-000-000) is zoned RMF-5. The house was built c. 1909 and is two-and-a-half story Colonial Revival style with a cross-gable roof and front porch. The house

has a wood frame structure with wood drop siding and cornerboards and a brick chimney. The windows are a combination of original and replacement, including one-over-one double-hung sash and jalousies.

The house has been vacant for multiple years and has recently been purchased by Owners who intend to use the house for a single-family residence. In June of 2017, Staff and the Historic Preservation Board approved a COA and Part 1 application for wood picket fencing, wood privacy fencing, central air conditioning and electrical rewiring.

The Owner is seeking Historic Preservation Board approval of a Part 2 Ad Valorem Tax Exemption for all completed improvements.

RECOMMENDATION *Staff recommends approval of Part 1 of the Ad Valorem Tax Exemption.*

[170521_Staff report w Exhibits 1-3_20171107.pdf](#)

[170522.](#)

Southeast Residential Historic District. Pt 1 Ad Valorem Tax Exemption Application for 410 SE 7th Street (B)

Petition HP-17-53. Keith and Andrea Emrick, owners. Application for Pt 1 Ad Valorem Tax Exemption for interior renovation. Located at 410 SE 7th Street. This building is contributing to the Southeast Residential Historic District.

Explanation: The property is located at 410 SE 7th Street between SE 4th Avenue and SE 5th Avenue. The 0.14 acre parcel (12020-003-000) is zoned RMF-7/Urban 3. The house was built c. 1927 and is a one-story bungalow with a front porch.

The house has recently been purchased by Owners who intend to use the house for a single-family residence. They plan on renovating the house in two phases: the interior first, then the exterior. The Owners will be applying for the Ad Valorem tax exemption for all improvements. This application is for the Part 1 review of the proposed interior work.

RECOMMENDATION *Staff recommends conditional approval of Part 1 of the Ad Valorem Tax Exemption.*

[170522_Staff Report w Exhibits 1 - 3_20171107.pdf](#)

Staff Approved Certificates of Appropriateness:

1. Petition HP-17-45. 1002 W. University Avenue. Certificate of Appropriateness application for an in-kind shingle roof replacement. This building is contributing to the University Heights North Historic District. Paradigm Hall, LLC, owner. Mac Johnson Roofing, Inc., Agent.

2. Petition HP-17-49. 432 SE 7th Street. Certificate of Appropriateness application for an in-kind metal roof replacement. This building is contributing to the Southeast Residential Historic District. Michelle Dean, owner, Allen Roofing LLC, Agent.

3. Petition HP-17-54. 1111 NE 4th Street. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Paul Avery, owner. Christopher Tenney, Godwin Green Roofing, agent.

4. Petition HP-17-55. 406 NE 5th Avenue. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Joan Gowan, owner.

5. Petition HP-17-56. 408 West University Avenue, Apartment 10-C. Window replacement at a multiple family unit within the Seagle Building. This building is listed on the National and Local Register of Historic Places. Steve Robicsek, owner.

INFORMATION ITEM:

A. HPB Annual Report

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