

# City of Gainesville

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



## **Meeting Agenda**

**October 2, 2018**

**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  
Kyra N. Lucas - Member  
Jason Diven - Member  
Eric W. Barkhurst - Member  
Jason Simmons - Staff Liaison*

**CALL TO ORDER****ROLL CALL**[180407.](#)

**Historic Preservation Board Attendance Roster: April 3, 2018 through September 14, 2018 (B)**

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

[180407\\_HP6-month Attendance 2018\\_20181002.pdf](#)

**ADOPTION 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 - September 4, 2018 & September 14, 2018**[180408.](#)

**Draft minutes of the September 4, 2018 and September 14, 2018 Historic Preservation Board meetings (B)**

**RECOMMENDATION**

*Staff is requesting that the Historic Preservation Board review the draft minutes from the September 4, 2018 and September 14, 2018 meetings and vote to approve the minutes.*

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

[180408A\\_HP6180904 Minutes draft\\_20181002.pdf](#)

[180408B\\_HP6180914 Minutes draft\\_20181002.pdf](#)

**REQUEST TO ADDRESS THE BOARD****OLD BUSINESS: NONE****NEW BUSINESS**

[180420.](#)**New Construction of an Accessory Structure (B)**

**Petition HP-18-91. Gary Heil & Anna Heineman, owners. Certificate of Appropriateness for new construction of an accessory structure. Located at 504 NE 9th Avenue. This building will be non-contributing to the Northeast Residential Historic District.**

*Explanation: The property is located at 504 NE 9th Ave and is zoned RSF-3. The parcel (10351-000-000) is located in the Northeast Residential Historic District and contains an existing contributing structure with Prairie style architecture and a non-contributing shed.*

*The existing house is a two-story wood frame, Prairie style house, with a textured stucco exterior and a hip roof with 3 tab shingles. There is an existing screened-in porch with a flat roof on the east side of the house. Windows are 3 over 1 Craftsman style. There is wood trim with some Mediterranean influence in the architectural detail. The house has a rectangular plan type with a central hall, a balcony, and a stucco chimney. A CMU walled courtyard is located in the back of the house. There is no garage or permanent storage structure on the property. The only outdoor storage on the property is a plastic, pre-fab storage shed, which is approximately 80 square feet.*

*The applicant is proposing to build a detached accessory structure on the NE corner of the property on a slab foundation that would include 816 square feet under roof, which would include a 304 square foot shed and storage area for outdoor equipment, and a 411 square foot recreation room with a bathroom, and including a 101 square foot porch. The accessory structure would be framed construction with a stucco exterior finish to match the existing house. The windows would be vinyl but would match the 3 over 1 style of the existing house. The shed porch on the structure will have a roll-up style garage door facing NE 5th Terrace, and a sliding-style barn door that opens into the yard.*

**RECOMMENDATION**

*Staff recommends approval of the application with the following conditions:*

- 1. The accessory building cannot be used as an accessory dwelling unit, which is not an allowed use in the RSF-3 zoning district.*
- 2. No range, stove, or oven shall be installed in the accessory building.*

[180420 Staff Report w Exhibits 1-4 20181002.pdf](#)

[180409.](#)**Re-Roof a Single-Family Dwelling with a Metal Roof (B)**

**Petition HP-18-93. Ben Keeler, Keeler Roofing LLC, agent for Jason**

**Atkins Tufts. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 510 NW 3rd Street. This building is contributing to the Pleasant Street Historic District.**

*Explanation: The existing house is a one-story, wood frame house, with brick piers and a gable roof with composition shingles. According to the Florida Master Site File, the house contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid-nineteenth century. The gable-end of the roof is facing the street. The existing condition is a shingle roof over conventional framing.*

*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. Recommended metal roofing for most buildings in the historic district is a 5v crimp or standing seam metal, as spacing of these roofs is more sympathetic with historic metal roofs, and exposed fasteners are not as numerous or visible.*

*It should be noted that rib style metal roofing has not been found to be inappropriate for residential use. The three houses located across the street and to the south of the subject property at 505, 501, and 429 NW 3rd Street all have metal roofs. The house at 501 NW 3rd Street has a sheet metal, 3- V crimp roof. This is the historic roof surface according to the Florida Master Site File for this structure which was built circa 1930 according to the site file and the Alachua County Property Appraisers Office. Directly behind the subject property is 509 NW 4th Street, which currently has a house with a 5-V crimp metal roof. A variety of metal roof types are evident in the Pleasant Street neighborhood.*

**RECOMMENDATION**

*Staff to the Historic Preservation Board - Approve Petition HP-18-93 with the condition that the roof finish for the proposed metal roof be Galvalume or a medium to light gray paint finish, which is consistent with the finish/color recommendation adopted by the Historic Preservation Board on April 2, 2013.*

[180409\\_Staff Report w Exhibits 1-4\\_20181002.pdf](#)

[180412.](#)

**Request a Part II Ad Valorem Tax Exemption for an Addition (B)**

**Petition HP-15-50. Bruce and Michelle Hazen, owners. Part 2, Ad Valorem Tax Exemption for the construction of a bathroom addition to the west side of an existing single-family dwelling. Located at 430 NE 9th Avenue. This building is contributing to the Northeast Residential Historic District.**

*Explanation: The property is located at 430 NE 9th Avenue. The 0.17 acre parcel (10354-000-000) is zoned RSF-3. The house was built c. 1926 and is a one-story single-family dwelling with stucco on wood frame.*

*The addition is a bathroom and closet that was constructed on the west side of the property. The roof type and pitch, as well as the materials and textures are consistent with the principal building. This application is for the Part 2 review of the completed work.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff to Historic Preservation Board- Approve Petition HB-15-50 for Part 2 Tax Exemption.*

*Basis for Staff Recommendation*

*§ The property is eligible for the Ad Valorem Tax Exemption property because it is a contributing property to the Northeast Residential Historic District.*

*§ Section 25-65 et seq of the City Code of Ordinances (see Exhibit 3) authorizes ad valorem tax exemptions for historic properties. At the September 2015 board meeting, the Historic Preservation Board determined that "the proposed improvement is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is therefore an eligible improvement" and approved the Certificate of Appropriateness and the Part 1 Ad Valorem tax exemption application for the project.*

*§ The project complies with the previous approval.*

*The Historic Preservation Board approved a Certificate of Appropriateness application (HP-17-49) at the September 2015 board meeting. Historic Preservation Board vote: 5-0.*

*The Historic Preservation Board approved a Part 1 Ad Valorem tax exemption application (HP-17-50) at the September 2015 board meeting. Historic Preservation Board vote: 5-0.*

[180412 Staff Report w Exhibits 1-3 20181002.pdf](#)

**STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:**

**Petition HP-18-94. 404 NE 4th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Richard Drummond, owner. Whitton Roofing Company, agent.**

**Petition HP-18-00095. 517 NE 4th Street. Replace four aluminum awning windows on a single-family dwelling with white clad slider type windows on the rear elevation. This building is contributing to the Northeast Residential Historic District. Jensen and Perkins, owners. Windowman Installations, LLC, agent.**

**Petition HP-18-96. 501 NE 8th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Lana Sendzimir, owner. Jeffrey Kyle, Kyle Roofing LLC, agent.**

**Petition HP-18-00097. 535 NE 8th Avenue. Install a six-foot high wooden fence in the rear side and rear yard of a single-family dwelling. This building is non-contributing to the Northeast Residential Historic District. Sabrina and Rafael Diaz, owners.**

**Petition HP-18-00098. 522 & 528 NW 2nd Street and 533 NW 3rd Street. Install a six-foot high dog-eared wooden fence in the rear side yards of three residential parcels. These buildings are contributing to the Pleasant Street Historic District. Jason Straw, owner.**

**Petition HP-18-99. 1111 & 1113 SW 4th Avenue. Reroof a duplex dwelling. This building is contributing to the University Heights Historic District - South. B&D Rental Homes LLC, owner. W. Keith Perry, Perry Roofing Contractors, agent.**

**Petition HP-18-100. 900 NE Boulevard. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Elizabeth Camp, owner.**

**Petition HP-18-101. 517 NE 4th Street. Replace front steps for a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Larry Perkins and Norman Jensen, owners.**

**Petition HP-18-102. 1005 NE 6th Street. Replace front door on a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Jorge Ibanez & Wanda de Paz-Ibanez, owners**

**Petition HP-18-103. 217SE 6th Street. Reroof a single-family dwelling. This building is contributing to the Southeast Residential Historic District. Cornelia Holbrook, owner. Whitton Roofing, agent.**

**INFORMATION ITEM: N/A**

**BOARD MEMBER COMMENTS**

**NEXT MEETING DATE - NOVEMBER 6, 2018****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.