

City of Gainesville

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



Meeting Agenda

May 3, 2016

5:30 PM

City Commission Auditorium

Historic Preservation Board

*Bill Warinner - Chair
Jay Reeves - Vice Chair
Betsy Albury - Member
Michelle Hazen - Member
Charlotte Lake - Member
Jason Straw - Member
Ann Stacey - Member
Scott Daniels - Member*

CALL TO ORDER**ROLL CALL**[150954.](#)

Historic Preservation Board Attendance Roster: November 3, 2015 through April 5, 2016 (B)

Explanation: City Plan Board attendance roster for Board Members to review.

[150954 HPB 6-month Attendance 2015_2016.pdf](#)

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 - March 1, 2016 & April 5, 2016[150953.](#)

Draft minutes of the March 1, 2016 & the April 5, 2016 Historic Preservation Board meetings (B)

Recommendation

Staff is requesting that the Historic Preservation Board review the draft minutes from the March 1, 2016 & the April 5, 2016 meetings and vote to approve the minutes.

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

[150953 HPB 160301 Minutes draft_201600503.pdf](#)

[150953 HPB 160405 minutes draf_20160503.pdf](#)

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

[150955.](#)**Replace chain link fence with a wooden fence up to 6 feet in height (B)**

Petition HP-16-33. Kim Marsh, owners. Replace existing perimeter chain link fence with a wooden fence up to 6 feet in height. Located at 633 NE 11th Avenue. This building is contributing to the Northeast Residential Historic District.

Explanation: The applicant is proposing to replace the existing perimeter chain link fence with a custom built wooden fence. The property is located at 633 NE 11th Avenue. The contributing structure was built in 1951, according to the Alachua County Property Appraisers Office. The property is zoned RSF-1 and is approximately 0.22 acres in size. The building is a contributing structure to the Northeast Residential Historic District and is constructed with concrete block. The property is a corner lot which has a highly visible side and rear yard.

The front half of the property is encircled by a 44-inch tall chain link fence while the rear half of the property is surrounded by a wooden 6 foot tall board on board privacy fence, which received a staff approved certificate of appropriateness (COA) in 2014. On the east and west side of the property, the board on board fence tapers down to a height of 4 feet where it meets the chain link fence. On the west side of the property, the owner would like to replace the remaining chain link fence with a 4 foot tall wooden board on board fence to run up to the front of the house. On the east side of the property, the existing chain link fence would be replaced with a 4 foot tall wooden board on board fence with to run up to the north fence line. On top of the new board on board fence would be a 2 foot tall section of framed square or diagonal lattice, for a total height of 6 feet.

Along the north side of the property, the existing chain link fence would be replaced with a board on board style fence with a 4 foot solid bottom and a 2 foot tall lattice top to provide some visibility, for a total height of 6 feet. The fence to be located in the section directly in front of the house will be 4 feet tall with no lattice but with pickets spaced to allow 50% light to pass through. There will be a walkthrough gate at the sidewalk to the front door of the house and a double drive-through gate at the driveway to replace the chain link gates.

The board on board fences will allow for more privacy in the highly visible side/rear yard. The proposed two foot lattice area is intended to provide some visibility above the four foot height. The fence will be custom built on the site. The existing fence line is several feet off of the property line on the north and east sides of the property, with the fence at 13.5 feet distance from NE 7th Street and the fence at a distance of approximately 28 feet from NE 11th Avenue. There is no sidewalk adjacent to the house on either street.

RECOMMENDATION

**Staff to the Historic Preservation Board - Approve
Petition HP-16-33 with the conditions that the**

wooden fence to be located in front of the side yard on the north side of the house shall be board on board for the 4 foot section of the fence; the fence shall have a height up to a maximum of 6-feet tall on the side and front, where the fence can be solid for 4 feet in height and then have a more open design for the remaining 2 feet of height; and finish, materials, and detailing must be compatible with the existing home architecture.

[150955 Staff report and Exhibit 1 - Exhibit 2 20160503.pdf](#)

[150956.](#)

Install a roof mounted photovoltaic solar system on an auxiliary building (B)

Petition HP-16-34. Elaine Jacobson, agent for Giovanna Holbrook Life Estate. Install a roof mounted photovoltaic solar system on the auxiliary building. Located at 608 NE 5th Avenue. This building is contributing to the Northeast Residential Historic District.

Explanation: The applicant is proposing to install a 5.2 kw roof mounted photovoltaic solar system on the south elevation of the auxiliary structure. The property is located at 608 NE 5th Avenue. The principal structure was apparently built in the 1910's, according to the Florida Master Site File for this property. The property is zoned RSF-3. The building is a contributing structure to the Northeast Residential Historic District. The house is a Colonial Revival (High) with lots of ornamental details including bay windows, Doric columns, and a roof with metal shingles. The contributing auxiliary structure was apparently built as a garage in conjunction with the main house. It has an existing standing seam metal roof.

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. A rooftop solar photovoltaic power system is a system that uses one or more photovoltaic panels installed on the surface of a roof, either parallel to a sloped roof/surface or rack-mounted on a flat roof, to convert sunlight into electricity and is ten kw or less for residential structures and 300 kw or less for nonresidential structures. The proposed power system will be placed on the auxiliary structure on the property. Both the principal structure and the auxiliary structure are considered contributing structures in the Northeast Residential Historic District. The system will be located in a location not affecting the primary roof facade elevations. The installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers; the installation will be reversible; the system will be flush to the roof or low profile, to the extent feasible; and the system will blend into the surrounding features of the historic resource.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve

Petition HP-16-34.

[150956 Staff report and Exhibit 1 - Exhibit 3 20160503.pdf](#)

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

Petition HP-16-29. 1013 NW 7th Avenue. Replace aluminum windows with wood clad windows that were approved for the rest of the building (HP-14-30). The building is a designated historically significant property. City of Gainesville, owner. Stephanie Seawright, agent.

Petition HP-16-30. 524 NE 4th Street. Replace windows on the rear elevation with reconfigured windows and a door. This building is contributing to the Northeast Residential Historic District. Angela Post, owner. Doug Nesbit, Atlantic Design and Construction, agent.

Petition HP-16-31. 633 NE 11th Avenue. Extend the existing six-foot privacy fence to the carport. This building is contributing to the Northeast Residential Historic District. Kim Marsh, owner and agent.

Petition HP-16-32. 307 SE 6th Street. Reroof a single-family structure. This building is contributing to the Southeast Gainesville Historic District. R.A. Freeman, owner. Donna McDavid, McDavid Roofing, Inc., agent.

INFORMATION ITEMS:

A. Dangerous Building

B. Demolition by Neglect – CDC recommendations

C. John Cowvins – Discussion of proposed rehabilitating building at 315 NW 4th Place.

[150959.](#)

Dangerous Building. Located at 414 NW 6th Avenue (B)

Information Item A: Dangerous Building. Robert Pratt, owner. Located at 414 NW 6th Avenue. This home is contributing to the Pleasant Street Historic District.

Explanation: The property is located at 414 NW 6th Avenue. The property is zoned RC. The parcel (14443-000-000) is approximately .06 acres in size and is located in the Pleasant Street Historic District.

The property was issued a Notice of Violation CE-15-00943 on 4/6/2016.

The property was found to be a dangerous building as set forth in Chapter 16 of the City of Gainesville Code of Ordinances. A Dangerous building is defined as

Those which have become or are so dilapidated, decayed, unsafe, unsanitary, or which so utterly fail to provide the amenities essential to the decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.

Creating, keeping, maintaining, allowing the existence of dangerous buildings or hazardous lands is a violation of Section 16-19 of the City of Gainesville Code of Ordinances.

Property owner was given until 5/17/2016 to remedy the violation.

The staff recommendation is based on the City of Gainesville, Code of Ordinances Ch. 30 Sec.112 d(4)g

Fiscal Note: None

RECOMMENDATION

Staff to Historic Preservation Board - Staff presents this item as informational only.

[150959 Info Item A Dangerous Bldg_20160503.pdf](#)

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.