

City of Gainesville

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



Meeting Agenda

June 7, 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**[160070.](#)

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

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

[160070_HP B 6-month Attendance 2015_2016](#)

ADOPTION OF THE AGENDA**ANNOUNCEMENT:****APPROVAL OF MINUTES - MAY 3, 2016**[160071.](#)

Draft minutes of the May 3, 2016 Historic Preservation Board meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the May 3, 2016 meeting and vote to approve the minutes.

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

[160071_HP B 160503 Minutes draft_20160607](#)

REQUEST TO ADDRESS BOARD**OLD BUSINESS****NEW BUSINESS**[160073.](#)

Northeast Residential Historic District - Thomas Center Rehabilitation. Located at 306 NE 6th Avenue (B)

Concept Review. City of Gainesville, owner. Thomas Center Rehabilitation. Located at 306 NE 6th Avenue. This Building is contributing to the Northeast Residential Historic District and is individually listed on the National Register of Historic Places.

Explanation: A presentation will be made by the Thomas Center B Physical Improvements Team describing the proposed work to be done to make

the Thomas Center a more citizen-centric facility.

Fiscal Note: None

RECOMMENDATION

Staff to Historic Preservation Board - Receive information about planned improvements to the Thomas Center and offer feedback.

[160073 Concept Review and Exhibit 1 20160607](#)

[160069.](#)

Demolition of an Auxiliary Structure (B)

Petition HP-16-45. Ricardo Cavallino, agent for Reid Fogler/WNC1114 LLC. Demolition of an auxiliary structure. Located at 1015 SW 5th Avenue. This building is contributing to the University Heights Historic District - South.

Explanation: This project involves the demolition of an accessory structure that is currently located at 1015 SW 5th Avenue. The accessory structure, as well as the contributing principal structure single-family dwelling, was built in 1937, according to the Alachua County Property Appraisers Office. The property is zoned RH-2 and is approximately 0.14 acres in size. The accessory structure is a contributing structure to the University Heights Historic District - South. The structure currently serves as a duplex, with a ground floor dwelling unit and a second floor dwelling unit. The proposal is to demolish the structure to allow space for a new residential building.

The two-story accessory structure is approximately 1,000 square feet in size. Each floor is 500 square feet, in a square configuration. The proposal would demolish the accessory structure to provide more space for the construction of a multiple family building. The proposed new construction would build a three story building, with a covered parking area on the ground level and two stories of apartments above that on that portion of the property where the accessory structure is currently located.

The applicant will have to go through the demolition delay process before the structure can be demolished. At that time the building will be offered for relocation. A sign offering the house as free if someone will pay to move it will be placed on the structure. If no one decides to try to move the building, the existing materials will be recycled.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-16-44 with the following condition: The owner/developer recycles salvageable material from the structure, to the extent feasible, for re-use elsewhere on the development site.

[160069 Staff report and Exhibits 1 - 4 20150007.pdf](#)

[160066.](#)**Demolition of an Auxiliary Structure (B)**

Petition HP-16-42. Ricardo Cavallino, agent for Reid Fogler/WNC1114 LLC. Demolition of an auxiliary structure. Located at 1025 SW 5th Avenue. This building is contributing to the University Heights Historic District - South.

Explanation: This project involves the demolition of an accessory structure that is currently located at 1025 SW 5th Avenue. The accessory structure was built in 1943, according to the Alachua County Property Appraisers Office. The property is zoned RH-2 and is approximately 0.14 acres in size. The accessory structure is a contributing structure to the University Heights Historic District - South. It appears to have been the garage for the main house, with a dwelling unit located on the second floor. The proposal is to demolish the structure to allow space for a new residential building.

The two-story accessory structure is approximately 576 square feet in size. Each floor is 288 square feet, with the dwelling unit on the second floor with a ground floor garage. The proposal would demolish the accessory structure to provide more space for the construction of a multiple family building. The proposed new construction would build a three story building, with a covered parking area on the ground level and two stories of apartments above that on that portion of the property where the accessory structure is currently located.

The applicant will have to go through the demolition delay process before the structure can be demolished. At that time the building will be offered for relocation. A sign offering the house as free if someone will pay to move it will be placed on the structure. If no one decides to try to move the building, the existing materials will be recycled.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-16-42 with the condition that the owner/developer recycles salvageable material from the structure, to the extent feasible, for re-use elsewhere on the development site.

[160066_Staff report and Exhibits 1 -4_20160607](#)

[160064.](#)**Demolition of a Chert Auxiliary Building (B)**

Petition HP-16-38. Ricardo Cavallino, agent for Reid Fogler/WNC1114 LLC. Demolition of a Chert auxiliary structure. Located at 517 SW 12th Street. This building is contributing to the University Heights Historic District - South.

Explanation: This project involves the demolition of the Chert accessory structure that is currently located at 517 SW 12th Street. The accessory structure was built in 1939, according to the Alachua County Property Appraisers Office. The property is zoned RH-2 and is approximately 0.27 acres in

size. The accessory structure is a contributing structure to the University Heights Historic District - South. It appears to have been the garage for the main house. The proposal is to demolish the structure to allow more space for a new residential building.

The one-story fieldstone and brick accessory structure is approximately 396 square feet in size. The accessory structure over time has been converted into a residential dwelling unit. The proposal would demolish the accessory structure to provide more space for the construction of a multiple family building. The proposed new construction would build a three story building, with a covered parking area on the ground level and two stories of apartments above that on that portion of the property where the accessory structure is currently located.

The applicant will have to go through the demolition delay process before the structure can be demolished. At that time the building will be offered for relocation. A sign offering the house as free if someone will pay to move it will be placed on the structure. If no one decides to try to move the building, the existing Chert materials will be recycled into the new buildings. Plans show new stone columns on the north side of the principal building to be built of recycled stones from the demolished structure.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-16-38 with the condition that the owner/developer recycles salvageable stone from the structure, to the extent feasible, for re-use elsewhere on the development site.

[160064 Staff report and Exhibits 1-5 20160607 001](#)

[160079.](#)

University Heights Historic District South - Relocation of a one-story structure. Located at 1025 SW 5th Avenue (B)

Petition HP-16-41. Ricardo Cavallino, agent for Reid Fogler/ WNC 114 LLC. Relocation of a one-story structure within the existing property. Located at 1025 SW 5th Ave. This home is contributing to the University Heights Historic District - South.

Explanation: The property is located at 1025 SW 5th Avenue. The property is zoned RH-2. The parcel (13147-000-000) is approximately .14 acres in size and is located in the University Heights Historic District - South.

The proposed project includes:

v Relocating the contributing structure forward on the parcel, so that it is sited closer to 5th Avenue

The staff recommendation is based on the City of Gainesville, Historic Preservation Rehabilitation and Design Guidelines - Relocation

Fiscal Note: None

RECOMMENDATION *Staff to Historic Preservation Board - Approve
Petition HP-16-41*

[160079 Staff report and Exhibits 1 - 5 20160607](#)

[160067.](#)

**Relocation of a One-story Structure within the Existing Property &
Demolition of Additions (B)**

Petition HP-16-43. Ricardo Cavallino, agent for Reid Fogler/WNC1114 LLC. Demolition of additions to, and relocation of a one-story structure within the existing property. Located at 1021 SW 5th Avenue. This building is contributing to the University Heights Historic District - South.

Explanation: This project involves the relocation of a duplex within its existing lot, as well as demolition of certain additions that are on the building. The structure is located at 1021 SW 5th Avenue. The structure was built in 1929, according to the Alachua County Property Appraisers Office. The property is zoned RH-2 and is approximately 0.13 acres in size. The building is a contributing structure to the University Heights South Historic District. The proposal is to move the structure to the front of the lot, with the porch to be set on the front property line. This project also involves removing a non-original addition in the rear and two doors and their associated decks. Relocating the duplex will allow for more space for the proposed multiple family development that would be built on the combined development site of 1015, 1021, and 1025 SW 5th Avenue.

The one story duplex is approximately 1,939 square feet in size. There is a Florida Master Site File available for the house. It was determined to be a compatible structure in the University Heights South Historic District. The duplex is a Period Revival brick structure with a gable roof; which has a surface composed of composition shingles. The Florida Master Site File describes the significance of the house, indicating that it is a brick period house with a dominant entry gable and facade-wall chimney. The plans for this project also involves the demolition of the non-original addition on the south side of the structure, which has lap siding, a shingled roof, and windows that match the main structure.

RECOMMENDATION *Staff to the Historic Preservation Board - Approve
Petition HP-16-43with the following condition: The
Historic Preservation Board concurrently approves
the Application for Modification of Existing Zoning
Requirements reducing the front setback from
15-25 feet to 0 feet.*

[160067 Staff report and Exhibits 1-3 20160607](#)

[160068.](#)

**Relocation of a Two-story Structure within the Existing Property &
Demolition of Additions (B)**

Petition HP-16-44. Ricardo Cavallino, agent for Reid Fogler/WNC1114

LLC. Demolition of additions to, and relocation of a two-story structure within the existing property. Located at 1015 SW 5th Avenue. This building is contributing to the University Heights Historic District - South.

Explanation: This project involves the relocation of a multiple-family building within its existing lot, as well as the demolition of a non-original addition that is on the south side of the building. The property is located at 1015 SW 5th Avenue. The structure was built in 1937, according to the Alachua County Property Appraisers Office. The property is zoned RH-2 and is approximately 0.14 acres in size. The building is a contributing structure to the University Heights South Historic District. The proposal is to move the structure to the front of the lot, with the porch to be set on the front property line. Relocating the building will allow for more space for the proposed multiple family development that would be built on the combined development site of 1015, 1021, and 1025 SW 5th Avenue.

The structure to be shifted is a two story multiple-family building that is approximately 2,192 square feet in size. There is a Florida Master Site File details sheet available for the house. It was determined to be a compatible structure in the University Heights South Historic District. The building is a Frame Vernacular structure with a brick and drop siding exterior and a gable roof; which has a surface composed of shingles. It is currently located on a property that is part of a proposed multiple-family development that includes the properties at 1015 and 1025 SW 5th Avenue. The plans for this project also involve the demolition of the non-original addition on the south side of the building, which has a brick and vertical siding exterior and a shingle roof.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-16-44 with the following condition: The Historic Preservation Board concurrently approves the Application for Modification of Existing Zoning Requirements reducing the front setback from 15-25 feet to 0 feet.

[160068 Staff report and Exhibit 1 - 4 20160607](#)

[160074.](#)

University Heights Historic District South - Demolition of additions on north and east elevations to an existing chert house. Located at 517 SW 12th Street (B)

Petition HP-16-37. Ricardo Cavallino. Agent for Reid Fogler/WNC1114 LLC. Demolition of additions on north and east elevations to an existing chert house. Located at 517 SW 12th Street. This building is contributing to the University Heights Historic District - South.

Explanation: The property is located at 517 SW 12th Street. The property is zoned RH-2. The parcel (13142-000-000) is approximately .28 acres in size and is located in the University Heights Historic District - South

The home was built in 1939, according to the Alachua County Property

Appraiser's office. The home is one of Gainesville's chert homes. The proposed exterior rehabilitation includes:

- v Removing additions to the east elevation of the home. The additions were added onto the chert walls of the home using non-compatible materials such as aluminum siding and windows.
- v Removal of the additions will expose the original chert exterior walls that were retained behind the addition. The original windows still exist in the gable ends and will be reused.
- v Removal of a non-original porch roof on the north elevation.

The staff recommendation is based on the City of Gainesville, Historic Preservation Rehabilitation and Design Guidelines - Demolition

Fiscal Note: None

RECOMMENDATION

Staff to Historic Preservation Board - Approve with the following conditions:

1. Damaged areas of chert wall be repaired or replaced to match original;
2. Two original gable wood windows be repaired or replaced in-kind

[160074_ Staff report and Exhibit 1 - 4_ 20160607](#)

[160075.](#)

University Heights Historic District South - Construction of a three-story apartment building. Located at 517 SW 12th Street (B)

Petition HP-16-39. Ricardo Cavallino. Agent for Reid Fogler/WNC1114 LLC. Construction of a three-story apartment building. Located at 517 SW 12th Street. This building will be non-contributing to the University Heights Historic District - South.

Explanation: The property is located at 517 SW 12th Street. The property is zoned RH-2. The parcel (13142-000-000) is approximately .28 acres in size and is located in the University Heights Historic District - South.

The property is currently used as parking for the contributing chert structure and contains a contributing chert auxiliary building that the petitioner is requesting to demolish (HP-16-38). Additionally, three non-contributing additions to the chert structure are being requested to be demolished to accommodate the new construction (HP-16-37).

The proposed new construction includes:

- v Construction of a new 3-story structure (2-story with covered parking below).
- v 15 units consisting of
 - o 8 - studio apartments
 - o 6 - 2 bedroom units
 - o 1 - 4 bedroom unit

- v Hardscaped spaces between buildings featuring seating, plantings, and fountains.
- v Chert entry feature in courtyard constructed of salvaged materials from the auxiliary structure being demolished.
- v Majority of structure will be sited behind the contributing chert structure with only the 4-bedroom unit fronting SW 12th Street.
- v Materials to be used include
 - o A combination of 8" horizontal siding and fish-scale siding;
 - o Aluminum windows;
 - o Brick trim;
 - o Chert salvaged from demolished auxiliary structure; and
 - o Architectural shingles.

The staff recommendation is based on the City of Gainesville, Historic Preservation Rehabilitation and Design Guidelines - DESIGN GUIDELINES FOR NEW CONSTRUCTION: University Heights North & University Heights South Historic Districts

Fiscal Note: None

RECOMMENDATION Staff to Historic Preservation Board - Approval

[160075 Staff report and Exhibit 1 - 3 20160607](#)

[160076.](#)

University Heights Historic District South - Construction of a duplex located in the parking lot at the intersection of SW 11th Drive and SW 5th Place (B)

Petition HP-16-40. Ricardo Cavallino. Agent for Reid Fogler/WNC1114 LLC. Construction of a duplex located in the parking lot at the intersection of SW 11th Drive and SW 5th Place. This building will be non-contributing to the University Heights Historic District - South.

Explanation: The property is located at the intersection of SW 11th Drive and SW 5th Place. The property is zoned RH-2. The parcel (13143-010-000) is approximately .23 acres in size and is located in the University Heights Historic District - South.

The property is currently used as parking and common area for Woodbury Row Phase I and contains an enclosed dumpster. The structure will be built on what is now common green space in the parking lot and is surrounded by buildings on all sides making it not visible from any roadways except the alleys (SW 11th Drive and SW 5th Place)

The proposed new construction includes:

- v Construction of a new 2-story structure
 - o 2 units consisting of studio apartments;
- v The upper unit will be accessible from an exterior stair on the west elevation;
- v 1st and 2nd floors will have entry porches;

- v *Materials to be used include*
 - o *8" horizontal Hardi-siding;*
 - o *Aluminum windows;*
 - o *Architectural shingles.*

The staff recommendation is based on the City of Gainesville, Historic Preservation Rehabilitation and Design Guidelines - DESIGN GUIDELINES FOR NEW CONSTRUCTION: University Heights North & University Heights South Historic Districts

Fiscal Note: None

RECOMMENDATION *Staff to Historic Preservation Board - Approve Petition HP-16-40*

[160076 Staff report and Exhibit 1 - 3_20160607](#)

[160077.](#)

University Heights Historic District South - Construction of a three-story apartment building. Located at 1025, 1021, & 1015 SW 5th Avenue (B)

Petition HP-16-46. Ricardo Cavallino. Agent for Reid Fogler/WNC1114 LLC. Construction of a three-story apartment building. Located at 1025, 1021, & 1015 SW 5th Avenue. This building will be non-contributing to the University Heights Historic District - South

Explanation: The property is located at 1025, 1021, and 1015 SW 5th Avenue. The property is zoned RH-2. The parcels (13147-000-000, 13149-000-000, and 13151-000-000) are, combined, approximately .42 acres in size and are located in the University Heights Historic District - South.

The properties contain three contributing structures and their contributing auxiliary buildings. In order to accommodate the new construction, petitioner has requested to demolish all contributing auxiliary structures and additions on two of the primary structures. The three primary contributing structures would then be relocated to the north portion of the parcels along SW 5th Avenue (HP-16-41, HP16-42, HP-16-43, HP-16-44, and HP-16-45).

The proposed new construction includes:

- v *Construction of a new 3-story structure (2-story apartments with covered parking below)*
 - v *23 units consisting of*
 - o *15- studio apartments*
 - o *8 - 2 bedroom units*
- v *Materials to be used include*
 - o *8" horizontal Hardiboard siding;*
 - o *Aluminum windows;*
 - o *Architectural shingles.*

The staff recommendation is based on the City of Gainesville, Historic

*Preservation Rehabilitation and Design Guidelines - DESIGN
GUIDELINES FOR NEW CONSTRUCTION: University Heights North &
University Heights South Historic Districts*

Fiscal Note: None

RECOMMENDATION

*Staff to Historic Preservation Board - Approval
with the condition:*

- 1. Building height be lowered to 2.5 stories
adjacent to the 1-story contributing structures to
comply with the height requirements for new
construction in University Heights.*

[160077_Staff report and Exhibits 1-3_20160607](#)

STAFF APPROVED APPROPRIATENESS:

Petition HP-16-35. 425 NE 7th Street. Partial re-roof a single-family structure. This building is contributing to the Northeast Residential Historic District. David and Joanne Auth, owners. W. Keith Perry, Perry Roofing Contractors, agent.

Petition HP-16-36. 1012 SW 3rd Avenue. Construct additions to a single-family structure and convert an auxiliary garage into an apartment. These buildings are contributing to the University Heights Historic District – South. Dan Feaster, owner. Juris Luzins, Juris Luzins Architect PLLC, agent.

INFORMATION ITEMS:

- A. Community Event & Resource Fair**
- B. Demolition by Neglect**

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.