

City of Gainesville

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



Meeting Agenda

March 7, 2017

5:30 PM

City Commission Auditorium

Historic Preservation Board

*Jay Reeves - Chair
Ann Stacy - Vice Chair
Bill Warinner - Member
Michelle Hazen - Member
Jason Straw - Member
Scott Daniels - Member
Mark Stern - Member
Danielle Masse - Member
David Enriquez - Student Appointee*

CALL TO ORDER**ROLL CALL**[160800.](#)**Historic Preservation Board Attendance Roster: August 2, 2016 through February 7, 2017 (B)**

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

[160800_HP6-month Attendance 2016_2017_20170307](#)

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 - FEBRUARY 7, 2017[160801.](#)**Draft minutes of the February 7, 2017 Historic Preservation Board meeting (B)****RECOMMENDATION**

Staff is requesting that the Historic Preservation Board review the draft minutes from the February 7, 2017 meeting and vote to approve the minutes.

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

[160801_HP6 170207 Minutes draft](#)

REQUESTS TO ADDRESS THE BOARD**OLD BUSINESS****NEW BUSINESS**[160806.](#)**Review of Application for Certificate of Appropriateness for Porch Enclosures. (B)**

Petition HB-17-07. Bonita & Paul Seide, owners. Enclosure of a front corner porch and rear corner porch. Located at 1119 NW 4th Avenue. The building is contributing to the University Heights Historic District- North.

Explanation: The property is located at 1119 NW 4th Avenue. The parcel (13944-000-000) is zoned RMF-5. The structure was built in 1948 and is a contributing structure to the University Heights- North Historic District. The existing house is a one-story brick structure with three covered porches, a front porch and two side screened porches. The applicant is proposing to enclose the two screened porches on the east side of the building.

The porch enclosures will follow the City's Historic Preservation Rehabilitation & Design Guidelines. The porch enclosures will be undertaken in a manner so that if the enclosures are removed in the future, the form and integrity of the historic property will not be compromised.

RECOMMENDATION

Staff recommends an approval of a Certificate of Appropriateness under the following conditions:

- Recess new exterior partitions 3-4" from exterior face of the brick walls. Construct new partitions on top of existing porch floor, so that existing brick sill remains visible, and that the existing wood beams are retained.*
- Existing exterior brick walls on enclosed porches to remain as-is, without installation of sheetrock or paint.*
- Interior grilles on new rear window should attempt to follow proportion and size of panes of existing rear façade windows.*
- Construction documents will be reviewed by Historic Preservation Staff once submitted for permitting.*

[160806_Staff Report and Exhibits 1-5_20170307](#)

[160802.](#)

Rehabilitation of a Non-Contributing House With Intent for Status Change to a Contributing Structure to the Northeast Residential Historic District (B)

Petition HP-17-06a. Kurt & Renee Strauss, owners. Certificate of Appropriateness for exterior rehabilitation of single-family house. Work includes replacement of vinyl siding with stucco, replacement of doors and windows, replacement of structurally deficient chimney and rear bedroom addition, installation of exterior fencing, replacement of existing accessory structure, and a zoning modification request for accessory structure setbacks. Located at 1216 NE 4th Street. This building is non-contributing to the Northeast Residential Historic District.

Explanation: The property is located at 1216 NE 4th Street. The property is zoned

RSF-3. The parcel (10274-000-000) is approximately .12 acres in size and is located in the Northeast Residential Historic District. The building was constructed circa 1925 and is currently non-contributing to the historic district, possibly due to its altered condition when it was designated in the historic district expansion in 1997.

The existing house is a one-story structure with a flat roof and “canales” (clay tile waterspouts), green vinyl siding, non-original aluminum windows and doors, and a rear screened porch addition. The yard is enclosed with chain link fencing and a dilapidated accessory structure, used as a carport, exists on the southwest corner of the property with a driveway onto NE 13th Avenue.

The proposal is to rehabilitate the house, including reinstalling exterior stucco, new wood windows and doors, rebuilding of existing fireplace and master bedroom addition, removal of existing screen porch addition and replacement with laundry room and bathroom addition. Site work involves removal of chain link fencing for installation of a new wrought iron fence, installation of a new privacy wall on the side property line, removal of an accessory structure and construction of a new accessory structure. The proposal requests side and rear setback modifications for the new accessory structure.

RECOMMENDATION *Staff recommends approval of Petition HB-17-06a with conditions.*

[160802 Staff Report and Exhibits 1-4 20170307](#)

[160803.](#)

Review of Application for Status Change of a Non-Contributing Structure to a Contributing Structure to the Northeast Residential Historic District (B)

Petition HP-17-06b. Kurt & Renee Strauss, owners. Review of proposed rehabilitation work for determination of meeting criteria for a contributing structure, and review of status change of the property from non-contributing to contributing to the Northeast Residential Historic District. Located at 1216 NE 4th Street.

Project Description

The property is located at 1216 NE 4th Street. The property is zoned RSF-3. The parcel (10274-000-000) is approximately .12 acres in size and is located in the Northeast Residential Historic District. The building was constructed circa 1925 and is currently non-contributing to the historic district, possibly due to its altered condition when it was designated in the historic district expansion in 1997.

The existing house is a one-story structure with a flat roof and “canales” (clay tile waterspouts), green vinyl siding, non-original aluminum windows and doors, and a rear screened porch addition. The yard is enclosed with

chain link fencing and a dilapidated accessory structure, used as a carport, exists on the southwest corner of the property with a driveway onto NE 13th Avenue.

The house is currently empty and will be rehabilitated per the City's Guidelines for Rehabilitation (Petition HP-17-06a).

RECOMMENDATION Staff recommends approval of Petition HB-17-06b with conditions.

[160803 Staff Report 20170307](#)

[160804.](#)

Review of Application for Ad Valorem Tax Exemption Part 1 (B)

Petition HP-17-06c. Kurt & Renee Strauss, owners. Ad Valorem Tax Exemption Part 1 review for exterior and interior rehabilitation of single-family dwelling. Located at 1216 NE 4th Street in the Northeast Residential Historic District.

Explanation: The property is located at 1216 NE 4th Street. The property is zoned RSF-3. The parcel (10274-000-000) is approximately .12 acres in size and is located in the Northeast Residential Historic District. The building was constructed circa 1925 and is currently non-contributing to the historic district, possibly due to its altered condition when it was designated in the historic district expansion in 1997.

The existing house is a one-story structure with a flat roof and "canales" (clay tile waterspouts), green vinyl siding, non-original aluminum windows and doors, and a rear screened porch addition. The yard is enclosed with chain link fencing and a dilapidated accessory structure, used as a carport, exists on the southwest corner of the property with a driveway onto NE 13th Avenue.

The house is currently empty and will be rehabilitated per the City's Guidelines for Rehabilitation. The interior of the house retains enough historic material to be restored and replicated as needed. The Part 1 review is dependent upon the HPB approval of scope of work in Petition HP-17-06a for the exterior rehabilitation, denoting that the proposed improvements on the exterior are eligible for the tax exemption and the HPB finding of the house's contributing status per HPB 17-06b, denoting that the property is eligible for the tax exemption.

RECOMMENDATION Staff recommends a continuance of Petition HB-17-06c for a Part 1 ad valorem tax exemption to allow Owner an opportunity to revise drawings and supply interior materials documentation and proposals as required for review.

[160804 Staff Report Ad Valorem Pt 1 20170307](#)

[160808.](#)**Request to Waive a 90-Day Demolition Delay (B)**

Waiver of 90-day demolition delay for a structure located at 805 West University Avenue.

Explanation: Planning staff has placed a 90-day demolition delay on the structure located outside of the historic districts at 805 West University Avenue. The delay was imposed because the structure is older than 45 years of age and is located within a historic neighborhood as identified by the ERLA Survey, the University Related Residential Thematic Area. The property is zoned UMU-2. The building is a one-story commercial building that was built in 1927 according to the Alachua County Property Appraisers Office. The 90-day delay period ends on May 10, 2017. The petitioners plan to attend the March 7, 2017 HPB meeting to ask for a waiver of the remaining number of days on the 90-day delay.

RECOMMENDATION

Staff recommends that the Historic Preservation Board support the waiver of the 90-day demolition delay.

[160808_805 W University_90 day demo waiver_20170307](#)

[160809.](#)**Request to Waive a 90-Day Demolition Delay (B)**

Waiver of 90-day demolition delay for a structure located at 819 West University Avenue.

Explanation: Planning staff has placed a 90-day demolition delay on the structures located outside of the historic districts at 819 West University Avenue. The delay was imposed because the structures are located within a historic neighborhood as identified by the ERLA Survey, the University Related Residential Thematic Area. The property is zoned UMU-2. One of the buildings is a one-story commercial building that was built in 1927 according to the Alachua County Property Appraisers Office. Another building on the site is a two story duplex that was built in 1938 according to the property appraiser. The 90-day delay period ends on May 10, 2017. The petitioners plan to attend the March 7, 2017 HPB meeting to ask for a waiver of the remaining number of days on the 90-day delay.

RECOMMENDATION

Staff recommends that the Historic Preservation Board support the waiver of the 90-day demolition delay.

[160809_819 W University_90 day demo waiver_20170307](#)

[160810.](#)**Request to Waive a 90-Day Demolition Delay (B)**

Waiver of 90-day demolition delay for a structure located at 810 SW 1st Avenue.

Explanation: Planning staff has placed a 90-day demolition delay on the house

located outside of the historic districts at 810 SW 1st Avenue. The delay was imposed because the structure has a Florida master site file and is located within a historic neighborhood as identified by the ERLA Survey, the University Related Residential Thematic Area. The property is zoned UMU-2. The building is a two-story residential building that was built in 1925 according to the Alachua County Property Appraisers Office. The 90-day delay period ends on May 10, 2017. The petitioners plan to attend the March 7, 2017 HPB meeting to ask for a waiver of the remaining number of days on the 90-day delay.

A sign has been placed on the house indicating that it is free to anyone who would like to move it to another location (with the owner's consent). If there are any interested parties they can call the Planning department, where we have contact information concerning the owner.

RECOMMENDATION

Staff recommends that the Historic Preservation Board support the waiver of the 90-day demolition delay.

[160810_810 SW 1st Ave_90 day demo waiver_20170307](#)

Staff Approved Certificates of Appropriateness:

1. Petition HP-17-8. 818 SE 1st Avenue. Installation of a pre-manufactured shed. This building will be non-contributing to the Southeast Gainesville Historic District. Gregory Allard and Glaucia Lima, owners.

VIII. INFORMATION ITEMS: N/A

IX. 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.