

City of Gainesville

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



Meeting Agenda

April 4, 2017

5:30 PM

City Commission Auditorium

Historic Preservation Board

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

CALL TO ORDER**ROLL CALL**[160904.](#)

Historic Preservation Board Attendance Roster: September 6, 2016 through March 7, 2017 (B)

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

[160904_HP6-month Attendance 2015_2016_20170404](#)

APPROVAL OF THE AGENDA**APPROVAL OF MINUTES - MARCH 7, 2017**[160903.](#)

Draft minutes of the March 7, 2017 Historic Preservation Board meeting (B)

RECOMMENDATION

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

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

[160903_HP6-month Attendance 2015_2016_20170404](#)

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS**

OB1. 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.

NEW BUSINESS[160906.](#)

University Heights Historic District-South-Add Additions to the Principal Structure At 1012 SW 3rd Avenue (B)

Petition HB-17-09. Feaster Properties, LLC, owner. Juris Luzins, agent. Addition of approximately 400 s. f. of floor area for a bedroom and three bathrooms. Located at 1012 SW 3rd Avenue. This building is contributing to the University Heights Historic District - South.

Explanation: The property is located at 1012 SW 3rd Avenue. The 0.19 acre parcel is zoned RH-1. The principal structure was built in 1935 according to the Alachua County Property Appraisers Office, and is a contributing structure to the University Heights Historic District - South. The exterior fabric of the one-story building is brick veneer, with a brick chimney. The roof is an intersecting gable roof type with asphalt shingles. The building is elevated on a wood floor system with a crawl space. The existing windows, the fascia and the exposed rafter tails are wood. The three-bedroom, one bathroom house has a total of 1,376 square feet under roof.

The applicant is proposing to add one bedroom and three bathrooms to the house. The bedroom addition is proposed for the west side of the house with the associated bathroom on the north side of the bedroom addition. A second bathroom addition is proposed on the east side of the house to be located behind the existing screen porch. The third bathroom addition is to be located at the rear of the house on the east side, north of the second bathroom addition. The total new square footage is approximately 400 square feet, which is above the amount that can be approved by staff.

The additions will have a combination of brick veneer and lapped cement fiber siding and will be built on a wood floor system. The construction of the additions will involve some minor demolition involving the removal of six windows. Five of the six windows are double hung sash, 6 over 6, wood windows. The kitchen window to be removed is a 3 over 3 wood window. The new windows will be wood with aluminum exterior cladding. There will be 5 new windows to be installed. In two instances, the floor plans show existing windows to be removed and replaced with a niche.

Exterior features will be replicated on the additions. The elevations indicate that the roof type to be used over the additions will match the existing house with asphalt shingles. However, the owner would like the option of installing a metal roof as part of this petition.

Fiscal Note: None

RECOMMENDATION

Staff to Historic Preservation Board - Approve Petition HP-17-09 with the following conditions:

- Staff recommends approval of the request with the condition that the roof be standing seam or 5V Crimp and that the finish be Galvalume or a light to medium gray paint finish.*
- Staff recommends that the Historic Preservation Board discuss the alteration of the three existing windows to be replaced with a niche within the opening.*

[160906 Staff report and Exhibit 1-5 20170404](#)

Staff Approved Certificates of Appropriateness:

1. Petition HP-17-10. 210 SE 6th Street. Replace three aluminum windows on a garage with new vinyl windows. This building is non-contributing to the Southeast Gainesville Historic District. Blanche and Bruce Stokley, owners.

INFORMATION ITEMS:

A. Land Development Code update

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.