

City of Gainesville

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



Meeting Agenda

May 2, 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**[160984.](#)**Historic Preservation Board Attendance Roster: October 4, 2016 through April 4, 2017 (B)**

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

[HPB 6-month Attendance 2015_2016_20170502](#)

ADOPTION 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 - APRIL 4, 2017[160985.](#)**Draft minutes of the April 7, 2017 Historic Preservation Board meeting (B)****RECOMMENDATION**

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

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

[160985_HP B 170404 Minutes draft_20170502](#)

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS: N/A****NEW BUSINESS**[161004.](#)**Review of Application for Ad valorem Tax Exemption Part 1 (B)**

Petition HB-17-13a. Mark and Jill Matson, owners. Ad valorem tax exemption Part 1 for the rehabilitation of a single-family dwelling and add an addition. Located at 811 NW 3rd Avenue. This home is contributing to the University Heights Historic District - North.

Explanation: This wood frame, single-family home was constructed around 1913, according to the Florida Master Site File (8AL1546). It is zoned RH-1. The project received a Certificate of Appropriateness at the January 5, 2016 Historic Preservation Board meeting. The home had significant deterioration to the pier and beam foundation, as well as the wood novelty siding and roofing. Some of the novelty siding had been replaced with T-111 siding. The original windows were replaced with a variety of sizes and styles of aluminum windows. There was evidence that the original window openings were altered to accommodate the replacement windows. The front porch was in need of extensive repairs and the petitioner indicated that it was demolished and reconstructed. This project included a full rehabilitation of the contributing structure and the addition of a 726 square foot addition to the rear of the home. A 150 square foot addition on the rear of the home was removed due to its poor condition. The rehabilitation also included a 510 square foot storage area that can potentially be converted to an additional two bedrooms and one bath at a future time. Scope of proposed work included: fortification and leveling of pier and beam foundation; replacement of all siding with novelty wood siding; replacement of all roofing materials with asphalt shingles; replacement of all electrical, plumbing and HVAC systems; and replacement of wood lattice around the foundation. The front door was replaced with a four-panel wooden exterior door. As no original windows existed on the house, exact sizes and mullion styles was uncertain. Petitioner had received permission from the HPB to install Pella vinyl windows with a 2 over 2 pattern that has the muntin profile that is both on the inside and outside of the glass.

The petitioner also received a modification of an existing zoning requirement to reduce the required rear setback from 20 feet to 15.5 feet.

Fiscal Note: None

RECOMMENDATION

**Staff to Historic Preservation Board - Approve
Petition HP-17-13a.**

Basis for Staff Recommendation

- *The property is eligible for the Ad Valorem Tax Exemption property because it is a contributing property to the University Heights Historic District - North.*
- *Section 25-65 et seq of the City Code of Ordinances (see Exhibit 4) authorizes ad valorem tax exemptions for historic properties. The Historic Preservation Board must determine whether “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."

· At the January 5, 2016 board meeting, the Board determined that the project met with Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and approved the Certificate of Appropriateness for the project. (see Exhibit 2)

· The improvements are eligible.

[161004_Staff report w Exhibits 1-4_20170502](#)

[161005.](#)

Review of application for Ad valorem Tax Exemption Part 2 (B)

Petition HB-17-13b. Mark and Jill Matson, owners. Ad valorem tax exemption Part 2 for the rehabilitation of a single-family dwelling and add an addition. Located at 811 NW 3rd Avenue. This home is contributing to the University Heights Historic District - North.

Explanation: This wood frame, single-family home was constructed around 1913, according to the Florida Master Site File (8AL1546). It is zoned RH-1. The project received a Certificate of Appropriateness at the January 5, 2016 Historic Preservation Board meeting. The home had significant deterioration to the pier and beam foundation, as well as the wood novelty siding and roofing. Some of the novelty siding had been replaced with T-111 siding. The original windows were replaced with a variety of sizes and styles of aluminum windows. There was evidence that the original window openings were altered to accommodate the replacement windows. The front porch was in need of extensive repairs and the petitioner indicated that it was demolished and reconstructed. This project included a full rehabilitation of the contributing structure and the addition of a 726 square foot addition to the rear of the home. A 150 square foot addition on the rear of the home was removed due to its poor condition. The rehabilitation also included a 510 square foot storage area that can potentially be converted to an additional two bedrooms and one bath at a future time. Scope of proposed work included: fortification and leveling of pier and beam foundation; replacement of all siding with novelty wood siding; replacement of all roofing materials with asphalt shingles; replacement of all electrical, plumbing and HVAC systems; and replacement of wood lattice around the foundation. The front door was replaced with a four-panel wooden exterior door. As no original windows existed on the house, exact sizes and mullion styles was uncertain. Petitioner had received permission from the HPB to install Pella vinyl windows with a 2 over 2 pattern that has the muntin profile that is both on the inside and outside of the glass.

The petitioner also received a modification of an existing zoning requirement to reduce the required rear setback from 20 feet to 15.5

feet.

Fiscal Note: None

RECOMMENDATION

Staff to Historic Preservation Board - Approve Petition HP-17-13a.

Basis for Staff Recommendation

- *The property is eligible for the Ad Valorem Tax Exemption property because it is a contributing property to the University Heights Historic District - North.*
- *Section 25-65 et seq of the City Code of Ordinances (see Exhibit 4) authorizes ad valorem tax exemptions for historic properties. The Historic Preservation Board must determine whether “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.”*
- *At the January 5, 2016 board meeting, the Board determined that the project met with Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and approved the Certificate of Appropriateness for the project. (see Exhibit 2)*
- *The improvements are eligible.*

[161005_Staff report w Exhibits 1-3_20170502](#)

Staff Approved Certificates of Appropriateness:

- 1. Petition HP-17-11. 103 SW 12th Street. Replacement of exterior egress stair. This building is contributing to the University Heights South Historic District. Kinetic Properties, Inc., owner.**
- 2. Petition HP-17-12. 111 and 113 NE 7th Street. Construction of a 10 ft. by 15 ft. storage shed. These buildings are contributing to the Northeast Residential Historic District. Conor and Julianna Mitchell, and Andrew and Beth Anne Kulick, owners.**
- 3. Petition HP-17-14. 644 NE 10th Place. Replace and construct a four-foot tall fence in the front yard and a six-foot tall fence in the side and rear yard of an existing single-family dwelling. This building is contributing to the Northeast Residential Historic District. Mona Rippe, owner.**
- 4. Petition HP-17-16. 541 NE Boulevard. Partial reroof of a single-family structure. This building is contributing to the Northeast Residential Historic District. Caroline Shrihari, owner. Melvin Holt, Holt Professional Inc., agent.**

5. Petition HP-17-17. 109 NW 10th Street. Reroof a single-family structure. This building is contributing to the University Heights Historic District – North. Robert Tucker, owner. Leonard Moore, Renovations Plus Moore, LLC, agent.

INFORMATION ITEM:

A. Land Development Code update

B. Renewal of annual Florida Trust membership

BOARD MEMBER COMMENTS

ADJOURNMENT