

# City of Gainesville

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



## **Meeting Agenda**

**December 6, 2017**

**5:30 PM**

**City Commission Auditorium**

## **Historic Preservation Board**

*Jay Reeves - Chair  
Scott Daniels - Vice Chair  
Bill Warinner - Member  
Michelle Hazen - Member  
Danielle Masse - Member  
Eric Neiberger - Member  
Jordan Brown - Member  
David Enriquez - Student Appointee*

**CALL TO ORDER****ROLL CALL**[170617.](#)

**Historic Preservation Board Attendance Roster: May 2, 2017 through November 7, 2017 (B)**

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

[170617\\_HP6-month Attendance 2017\\_20171206.pdf](#)

**APPROVAL OF THE AGENDA**

**ANNOUNCEMENT: Section 30-3.5 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. 30-4.28G 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. 30-4.28G. of the Land Development Code.**

**APPROVAL OF MINUTES - NOVEMBER 7, 2017**[170616.](#)

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

**RECOMMENDATION**

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

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

[170616\\_HP6 17107 Minutes.draft\\_20171206.pdf](#)

**REQUEST TO ADDRESS THE BOARD****OLD BUSINESS**[170524.](#)

**Southeast Residential Historic District. Certificate of Appropriateness, Ad Valorem Tax Exemption (Part 1), and Zoning Modification Application for 716 SE 4th Ave (B)**

**Petition HP-17-51. Edie and Gerlach James, owners, Jay Reeves agent. Application for Certificate of Appropriateness, Ad Valorem Tax Exemption (Part 1) and Zoning Modification. Located at 716 SE 4th Ave. The work includes a master bedroom suite addition, a front porch, relocation of windows and doors, replacement of existing windows, a new carport and connector, a new chimney, a new courtyard wall and fencing. The zoning modification request is for 4'-0" at the side yard setback and for 9' at the rear setback. The property is contributing to the Southeast Residential Historic District.**

*Explanation: The property is located at 716 SE 4th Ave and is contributing to the Southeast Historic District. The parcel (12202-000-000) is .23 acres in size and is zoned RMF7/Urban 3. The existing house is a one-story ranch, constructed c. 1952 of concrete block with an asphalt shingle hip roof. The building is rectilinear in plan, facing south on a large lot (100'x100'), with a driveway and ramp to the right of the house (east side). There is a small, detached utility room and a covered deck off the rear of the building, an existing chain link fence separating the front yard from the back yard, as well as a privacy fence at the rear perimeters of the lot.*

*The proposed work includes removal of the existing utility room and deck on the rear of the house and the removal of the wood ramp and associated landings/ decks. New work includes additions for a master suite, a kitchen, a carport and front porch, as well as a rear courtyard wall, a new chimney for the house and a picket fence in the front yard. The applicant is also applying for a zoning modification of setback for the carport and a Part 1 tax credit exemption review.*

**RECOMMENDATION**

*Staff recommends approval of the zoning modification request and re-design/ re-submission of the COA application and postponement of the Part 1 tax exemption review. Staff has provided recommendations for the re-design and re-submission, as well as conditions for the Part 1 tax exemption review.*

[170524\\_Staff Report w Exhibits 1-2\\_20171107.pdf](#)

## **NEW BUSINESS**

[170614.](#)

**Northeast Residential Historic District. Certificate of Appropriateness for window and garage door replacement at 416 NE 10th Avenue.**

**Petition HP-17-64. Tyler Sterrett, owner. Application for Certificate of Appropriateness for window and garage door replacement. Located at 416 NE 10th Avenue. The property is contributing to the Northeast Residential Historic District.**

*Explanation: The existing house is a 1957 one-story masonry structure with hip roof.*

The lot (10318-000-000) is .24 acres in size and is zoned RSF-3, single-family residential. The existing windows are aluminum and jalousie, often ganged in twos or threes. The proposal is to replace the existing windows with vinyl and pvc fixed, casement and slider windows, to match the existing ganged configurations of the windows. The existing garage doors are metal and do not operate. The proposal is to replace with Haas 2410 segmented garage doors with windows.

Replacing jalousies and aluminum windows has become fairly standard due to the poor thermal performance of both elements. As the new windows aim to retain the ganged character of the existing windows, Staff finds the replacements appropriate. Staff does not find the existing garage doors to be a character-defining feature of the house. Staff finds the proposed doors a compatible contemporary design.

**RECOMMENDATION** Staff recommends approval of HP-17-64.

[170614\\_Staff Report w Exhibits 1 - 2\\_20171206.pdf](#)

[170615.](#)

**Northeast Residential Historic District. Certificate of Appropriateness for new chert wall at 1104 NE 3rd Street (B)**

**Petition HP-17-58. Jason Hessler Smith, owner. Joshua Shatkin, agent. Application for Certificate of Appropriateness for new chert wall. Located at 1104 NE 3rd Street. The property is contributing to the Northeast Residential Historic District.**

*Explanation: The existing house is a circa 1930 chert revival-style structure with gable roof, two dormer windows and an entry portico. The lot (10263-000-000) is .22 acres in size and is zoned RSF-3, single-family residential. The proposal is for a new wall between the house and the side property line, in order to give privacy for a new pool in the backyard. The wall will be setback from the front facade of the house approximately 15' and constructed of CMU with a chert veneer to match the existing house. The wall will be approximately 31.5' long and 5'-3" high. The wall will have 6'-3" tall chert piers and a metal and wood gate near the house. Both the wall and piers will have a precast concrete cap.*

Staff finds the proposed wall meets the Secretary of the Interior Standards. Staff finds the overall design of the gate and wall appropriate, as it uses materials compatible with the existing house and provides the vertical elements (piers) to provide rhythm to the wall. Staff also finds the height of the wall acceptable, as there are other walls of similar height in the neighborhood, and the wall itself is under 6'-0".

**RECOMMENDATION** Staff recommends approval of Petition HP-17-58

[170615\\_Staff Report w Exhibits A1 - Exhibit 2\\_20171206.pdf](#)

**CERTIFICATE OF APPROPRIATENESS:**

1. Petition HP-17-57. 804 NE 3rd Avenue. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Melanie Barr, owner. Tom Whitton, Whitton Roofing Company, agent.
2. Petition HP-17-59. 408 West University Avenue, Apartment 10-D. Window replacement at a multiple family unit within the Seagle Building. This building is listed on the National and Local Register of Historic Places. Alexander Boswell-Ebersole, owner.
3. Petition HP-17-60. 1210 NW 3rd Avenue. Reroof a single-family structure. This building is contributing to the University Heights Historic District – North. Quad Equities University Heights LLC, owner. Daryle Flesher, Custom Roofing and Coatings Inc., agent.
4. Petition HP-17-61. 724 NE 5th Terrace. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Dylan Klempner, owner. Jeffrey D. Kyle, Kyle Roofing, agent.
5. Petition HP-17-62. 207 NE 9th Avenue. Reroof a single-family structure. This building is contributing to the Northeast Residential Historic District. Charles Covell, owner. W. Keith Perry, Perry Roofing Contractors, agent.
6. Petition HP-17-65. 1111 NE 4th Street. Replace and install privacy fencing in the side yard of a single-family structure. This building is contributing to the Northeast Residential Historic District. Paul Avery, owner. Daniel Gil, Atlantic Design Homes, agent.
7. Petition HP-17-66. 540 NE 2nd Avenue. Reroof a multiple-family structure. This building is non-contributing to the Northeast Residential Historic District. Hidetsugu Kubota, owner. George McDavid, McDavid Roofing Inc., agent.
8. Petition HP-17-67. 810 NE 4th Avenue. Reroof garage accessory structure. This building is contributing to the Northeast Residential Historic District. Karl Miller, owner. Jerry D. Osteen, Mr. Roofer of Gainesville Inc., agent.

**INFORMATION ITEM: N/A**

**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.**