

City of Gainesville

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



Meeting Agenda

March 6, 2018

5:30 PM

Cancelled due to no Quorum - Meeting moved to March 20, 2018

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
Kyra N. Lucas - Member
David Enriquez - Student Appointee*

CALL TO ORDER**ROLL CALL**[170855.](#)

Historic Preservation Board Attendance Roster: July 5, 2017 through February 6, 2018 (B)

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

[170855_HP B 6-month Attendance 2017-2018_20180306.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 - January 2, 2018[170856.](#)

Draft minutes of the January 2, 2018 Historic Preservation Board meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the January 2, 2018 meeting and vote to approve the minutes.

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

[170856_HP B 180102 Minutes draft_20180306.pdf](#)

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS: N/A****NEW BUSINESS:**

[170861.](#)

Pleasant Street Historic District. Application for Certificate of Appropriateness for new construction of a single-family residential house on an empty parcel. Application for modification of front setback. Located at 602 NW 2nd Street (B)

Petition HP-18-01. Thomas Hawkins and Sara Nash, owners. Application for Certificate of Appropriateness for new construction of a single-family residential house on an empty parcel. Application for modification of front setback. Located at 602 NW 2nd Street. The property will be non-contributing to the Pleasant Street Historic District.

Explanation: The property is located at 602 NW 2nd Street in a newly formed "minor subdivision" in Pleasant Street, with four empty lots. The applicant owns Lots C & D (parcel #14308-000-000). Lot D is approximately .08 acres and is located on the corner of NW 6th Avenue and NW 2nd Street; Lot C is approximately .07 acres and is located north of Lot D and south of an existing house. The applicant proposes to build a single-family residence on Lot D and use Lot C as a side yard. The proposed single-family dwelling will be a non-contributing structure to the Pleasant Street Historic District.

The applicant is requesting to build a new two-story, four-square style house facing NW 2nd Street. The house will be approximately 2,300 square feet, not including a porch on the front and a screened porch on the rear. The house will have a concrete block foundation, fiber-cement siding, wood-clad windows with 3/1 simulated-divided lights, wood doors and architectural shingles on the hip roof.

The property is zoned RC (Residential Conservation); refer to Exhibit 2 for the required setback chart. Setbacks for the house on Lot D are proposed and required as follows: Street Side 8' (none required), Interior Side 5' (5' required), rear approximately 24' (20' required). The applicants are requesting a front setback/ porch encroachment modification of 2', where a 10' setback is required with an allowable porch encroachment of 5'.

RECOMMENDATION *Staff recommends approval of Petition HP-18-01.*

[170861_Staff Report w Exhibit 1 - Exhibit 7_20180306.pdf](#)

[170860.](#)

Northeast Residential Historic District -Replace Windows on Single-Family Dwelling at 640 NE 9th Avenue (B)

Petition HP-18-12. James Leary & Marcia Wiesel-Leary, owners. Replace existing wood windows with new vinyl windows on an existing single-family house. Located at 640 NE 9th Avenue. This building is contributing to the Northeast Residential Historic District.

Explanation: The property is located at 640 NE 9th Avenue. The contributing structure was built in 1938, according to the Alachua County Property Appraisers

Office. It is a one-story brick house, with a detached garage. The approximately 0.16 acre property is zoned RSF-3. The house is a contributing structure to the Northeast Residential Historic District.

The applicant is proposing to replace the existing wooden windows with new vinyl windows throughout the single-family structure. The existing windows are wood, 3 over 1 double-hung, single glazed windows. Of the 24 windows on the house, 21 have dimensions of 32 inches of width by 65.5 inches of height; 2 windows are 32 inches wide by 46.5 inches of height; and one window is 24 inches wide by 37.5 inches of height. The window frames are painted white and the top half of the sashes have been painted shut.

The project would replace the windows listed above with energy efficient, double-hung, double glazed windows with a low emissivity coating on two glazing surfaces. The windows would be the Conservation Windows by Regency Plus Inc. The U Factor (the overall coefficient of heat transfer) for these windows is 0.29 BTU/ (hr ft² F), while the Solar Heat Gain Factor of 0.19 (dimensionless). The white window frames would be a high density PVC - vinyl. A contoured white grid that simulates the three vertical grids on the current windows would be placed between the double-glazed window on the top sash.

The City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines indicate that character defining features should be preserved. This application gives no indication that the existing wood windows are in such bad condition that they need to be replaced and cannot feasibly be repaired. The proposed windows would match the existing windows in size and the 3/1 pattern. However, the muntin detailing would be different as the proposed muntins would be enclosed within the insulated glass unit of the window. The existing muntins are on the exterior of the window. Although there is an allowance for new windows to be constructed of non-historic materials, the guidelines state that matching the original materials and visual qualities is always preferable.

RECOMMENDATION

Staff to Historic Preservation Board - Deny Petition HP-18-12.

Staff finds that although increasing energy efficiency is a worthy goal for the homeowners, the subject property is a contributing structure within the Northeast Residential Historic District, and preservation of the historic features of the structures is paramount. As the existing wood windows still appear to be in reasonable shape for repair and augmentation with weather-stripping and adding storm windows, staff recommends denial of Petition HP-18-12.

[170860_Staff report w Exhibit 1-Exhibit 4_20180306.pdf](#)

[170858.](#)

Southeast Gainesville Historic District. Application for Certificate of Appropriateness for rear addition to a single-family residence. Located at 612 SE 4th Avenue (B)

Petition HP-18-15. Brent Warner, owner. Joshua Shatkin, Agent. Application for Certificate of Appropriateness for rear addition to a single-family residence. 612 SE 4th Avenue. The property is contributing to the Southeast Gainesville Historic District.

Explanation: The property is located at 612 SE 4th Avenue, (parcel # 12194-000-000) and is zoned Urban 3. The house was built c. 1927 and is one-story bungalow with a front porch.

The existing house has two small rear additions, under a shed roof, and a wood deck. The project proposes removing the rear additions and the existing deck, and creating a new addition, approximately 800 square feet, for new master and guest bedrooms and baths. The addition will have a rear deck, approximately 5' x 10'; a rear screen porch, approximately 10'x15'; and a side deck, approximately 9'x 12'. The addition will match the existing materials of the house, including wood novelty siding and 4" wood trim, as well as a standing seam metal roof. The addition will be raised on CMU piers with a brick veneer. New windows will be Marvin Integrity in a 1/1 configuration.

RECOMMENDATION

Staff recommends approval of Petition HP-18-15.

[170858 Staff Report w Exhibit 1-Exhibit 3 20180306.pdf](#)

STAFF APPROVED CERTIFICATES of APPROPRIATENESS:

Petition HP-16-95. Regina Lovings Morse, owner. Alteration of a single-family dwelling, including opening the existing front porch to original conditions, adding a new side porch to access existing metal stairs, renovation of a rear addition, removal of existing boiler chimney and interior renovations that will convert the single-family dwelling into a duplex. Located at 1125 SW 4th Avenue. The building is contributing to the University Heights Historic District- South. (Staff level renewal of expired COA; no change in scope of work. Conditions still apply.)

Petition HP-17-72. 410 and 418 SE 7th Street. Install wood, privacy fencing in the rear yard of two single-family structures. These buildings are contributing to the Southeast Gainesville Historic District. Louise Watson and Andrea Emrick, owners.

Petition HP-18-02. 538 NE 11th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Elizabeth A. Franks, owner. Whittle Roofing Company, agent.

Petition HP-18-03. 810 E. University Avenue. Repair and in-kind replacement of rotted wood architectural elements on accessory building (cottage). This building is contributing to the Northeast Residential Historic District. The Florida School of Traditional Midwifery, Susan Nelson, owner.

Petition HP-18-04. 521 NE 6th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Lauren Reveri, owner. W. Keith Perry, Perry Roofing Contractors, agent.

Petition HP-18-05. 532 SE 2nd Place. Reroof a single-family dwelling. This building is contributing to the Southeast Gainesville Historic District. Steven Winfrey, owner. Gainesville Roof and Company, Inc., agent.

Petition HP-18-06. 543 NE 8th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Delmar Roan, owner. Tracy Cantley, Tracy Cantley and Company, Inc., agent.

Petition HP-18-07. 608 SE 2nd Pl. Installation of 6'-0" wood fence and gate at rear of house. This building is contributing to the Southeast Gainesville Historic District. Sharon Carr, owner.

Petition HP-18-08. 1209 NE 4th Street. Replacement of non-original rear addition, less than 300 sf. This building is contributing to the Northeast Residential Historic District. Peter Rudnytsky, owner. Joshua Shatkin, Agent.

Petition HP-18-09. 525 NE Boulevard. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Dorothy Werner, owner. W. Keith Perry, Perry Roofing Contractors, agent

Petition HP-18-10. 424 NE 6th Street. Partial reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. John and Mark Barrow, co-trustees. Tom Whitton, Whitton Roofing Company, agent.

Petition HP-18-11. 425 NE 10th Avenue. Partial reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Randi H. Cameon, owner. Tom Whitton, Whitton Roofing Company, agent.

Petition HP-18-13. 730 NE 4th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Melanie V. Barr, owner. Tom Whitton, Whitton Roofing Company, agent.

Petition HP-18-14. 421 SE 6th Terrace. Roofing repair of a single-family dwelling. This building is contributing to the southeast Gainesville Historic District. Susan Gildersleeve, owner. Clayton Crosier, Crosier & Son Roofing, Inc., agent

Petition HP-18-20. 520 SW 10th Street. Certificate of Appropriateness for 6' wood privacy fence in backyard. This building is contributing to the University Heights Historic District – South. Peter McNiece, owner.

Petition HP-18-21. 710 NW 3rd Street. Certificate of Appropriateness for repairs and in-kind replacement of exterior fabric, including brick piers. Includes removal of non-historic concrete block chimney. Does not include replacement of exterior doors, windows or roofing. This building is contributing to the Pleasant Street Historic District. Chris Fillie, owner

NEXT MEETING DATE - APRIL 3, 2018

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.