

City of Gainesville

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



Meeting Agenda

April 3, 2018

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

CALL TO ORDER**ROLL CALL**[170943.](#)

Historic Preservation Board Attendance Roster: September 5, 2017 through March 6, 2018 (B)

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

[170493_HP6-month Attendance 2017-2018_20180403.pdf](#)

APPROVAL OF THE AGENDA (Note: order of business subject to change)

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 - March 20, 2018[170942.](#)

Draft minutes of the March 20, 2018 Historic Preservation Board meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the March 20, 2018 meeting and vote to approve the minutes.

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

[170942_HP6-month Attendance 2017-2018_20180403.pdf](#)

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

[170946.](#)**Review of Revised Parking Garage Elevations in Historic District (B)**

Petition HP-13-81. eda engineers-surveyors-planners, inc., agent for Richard Birdoff, owner. New construction in the University Heights Historic District - North. Located at 1226 NW 3rd Avenue and 1227 NW 4th Avenue.

The applicants are proposing revisions to the approved parking structure on two lots in the University Heights Historic District - North. The proposal includes:

- **Reduced size and scale of the structure to reduce the visual impact of the structure;**
- **Scale of architectural feature reduced to reflect the residential nature;**
- **Material pallet has been revised to better reflect the surround materials and character;**
- **Vines grown up the building and buffering landscaping added to further shield and soften the visual impact of the building.**

Explanation: The applicant is proposing new construction on two lots in the University Heights Historic District - North that is part of a larger project that includes a mixed-use building with a parking garage. The primary frontage of the development will face NW 13th Street, while the parking garage would be constructed largely on the two currently vacant subject parcels. The house at 1226 NW 3rd Avenue was a chert house that was moved to another property within the district. The contributing structure that was located at 1227 NW 4th Avenue was demolished.

Both properties are currently zoned PD (Planned Development), with a PUD (Planned Use District) land use, and are a part of the larger Hub at Gainesville 2 project, that also includes the two parcels that lie to the west.

On October 24, 2013, the NW 13th Street Mixed-Use project (Plan Board Petitions PB-13-86 LUC and PB-13-85 PDA) was heard by the City Plan Board. Concerns were expressed by the board members and impacted property owners about the adjacency to the historic district, scale of the building, design of the parking garage, and the addition of traffic and parking. The City Plan Board's motion included a requirement to revise all three elevations of the parking garage structure and incorporate landscape elements to minimize lighting impacts on adjacent residential properties and create a facade that more closely resembles a building rather than open levels of a parking garage.

Petition HP-13-81 originally came before the Historic Preservation Board on January 7, 2014, with elevations of the parking garage. At that time the contributing structures were still present on their respective lots. The board moved to approve the petition with conditions. The conditions included:

To deter unauthorized access to the 15 foot landscape buffer area along the site's eastern boundary;

Taper down the proposed sidewalks along NW 3rd Avenue and NW 4th Avenue to a residential scale as they approach the adjacent neighborhood (along the garage portion of the project) & extend into the neighborhood where feasible (6 feet wide) in consultation and accordance with the Community Redevelopment Agency streetscape standards;

Utilize a textured (brushed) finish on the garage floors to reduce tire noise; and

Prohibit further intrusion/expansion into the adjacent University Heights Historic District - North.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-13-81 with staff recommendations.

- Staff recommends that the applicants provide the dimensions for the existing and the proposed elevations to ensure that the maximum height shown is no more than 36 feet.*
- Staff recommends that the applicant identify the mesh grill detail material.*

[170946_Staff report w Exhibits 1-4_20180403.pdf](#)

[170941.](#)

Re-Roof the Bailey House with a Metal Roof (B)

Petition HP-16-51. Kehua Hu, owner. Renewal of a previously approved petition to re-roof the Bailey House with a metal roof. Located at 1121 NW 6th Street. This building is individually listed on the Local and National Register of Historic Places.

Explanation: The applicant is proposing to replace the existing 25-30 year old shingle roof with a standing seam or other sheet metal roofing system. The proposed metal roof is the same type as the metal roofs on three other buildings on the property. The original proposed color for the metal roof was "Light Stone," which would match the color of the metal roofs on the three other buildings as well.

The property is located at 1121 NW 6th Street. The Bailey House is a contributing structure that is one of the oldest houses in Gainesville, with construction beginning in 1848, according to the Florida Master Site File for the property. The building was built in 1854, according to the Alachua County Property Appraisers Office, and is individually listed on the Local and National Register of Historic Places. The property is zoned PD, Planned Development. The Bailey House is not located within a historic district. At the time the nomination form for the National Register was completed (May 1958), the roofing was sheet metal. The survey form

noted that alterations on the house included the replacement of the shingle roof with tin.

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. The Historic Preservation Board discussed and adopted a policy on April 2, 2013 concerning styles of metal roofing which would be allowed within the historic districts. The Historic Preservation Board approves metal roofing on a case-by-case basis depending on the style and use of the building.

The Historic Preservation Board voted to approve the petition, 7-0, at the July 5, 2016 HPB meeting, with the condition that the roof shall be a standing seam metal roof in a light to medium light gray color.

RECOMMENDATION Staff to the Historic Preservation Board - Approve Petition HP-16-51 with the condition that the roof shall be a standing seam metal roof and that the finish is a light to medium light gray color.

[170941_Staff Report w Exhibits 1-5_20180403.pdf](#)

[170948.](#)

Southeast Residential Historic District. Certificate of Appropriateness for Installation of New Metal Roofing (B)

Petition HP-18-28. JEH Associates, owner. Crosier & Sons Roofing, Inc., applicant. Replace existing modified roofing material with metal roofing. Located at 26 SE 9th Street. This building is contributing to the Southeast Residential Historic District.

Explanation: The property is located at 26 SE 9th Street and is zoned Urban 3. The parcel (12640-001-000) is located in the Southeast Residential Historic District and contains an existing contributing house.

The existing house is a one-story, wood-sided vernacular cottage, with minimal architectural detailing. The gable-end of the roof is facing the street. The existing roofing is non-historic, architectural shingle, with an existing modified overlay roofing on top.

The applicant is proposing to move the existing roof and update the decking per code requirements. The applicant proposes a new synthetic underlayment and 1x4 purlins at 24" o.c. The proposed roofing is a Gulfrub 26-gauge metal panel roofing System from GulfCoast Supply; panels are ¾ inch ribs every nine inches.

RECOMMENDATION Staff recommends approval of the application 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.

[170948_Staff Report w Exhibits 1-3_20180403.pdf](#)

Staff Approved Certificates of Appropriateness:

Petition HP-18-16. 205 NE 10th Avenue. Install a custom-built wood fence in the front and side yard of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. James Bush and Bambi Arnold-Bush, owners.

Petition HP-18-18. 1120 NE 9th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Paula Ebling, owner. Shane Smalley, Atlantic Roofing, agent.

Petition HP-18-19. 420 NE 5th Terrace. Replace existing windows on a non-contributing addition with new wood clad windows with vinyl covering on an existing single-family dwelling. The original building is contributing to the Northeast Residential Historic District, the addition is non-contributing to the district. Bernard & Mary Whiting, owners. Michael Lewis Custom Carpentry, Inc., agent.

Petition HP-18-26. 326 SW 12th Street. Reroof a single-family dwelling. This building is contributing to the University Heights Historic District - South. James Griffin, owner. Melvin L. Holt, Holt Professional, Inc., agent.

Petition HP-18-29. 1026 NE 3rd Street. Replace a garage door in the rear and existing aluminum windows in the back and on a rear side with wood clad windows with aluminum covering on a single-family dwelling. This building is contributing to the Northeast Residential Historic District. David Menet and Amanda Bliss, owners.

Petition HP-18-31. 1121 NW 6th Street. Re-roof the Bailey House with a shingle roof and replace the handicap accessibility ramp. This building is individually listed on the Local and National Register of Historic Places. Serene Way, LLC, owner.

Petition HP-18-32. 1045 NE 4th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Margaret S. Posey, owner. Clayton Crosier, Crosier & Son Roofing, Inc., agent.

Petition HP-18-33. 555 NE 7th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Constance Bell, owner. W. Keith Perry, Perry Roofing Contractors, agent.

INFORMATION ITEM:

A. Renewal of annual Florida Trust membership

BOARD MEMBER COMMENTS

NEXT MEETING DATE - MAY 1, 2018**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.