

City of Gainesville

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



Meeting Agenda

July 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
Jason Diven - Member
Jason Simmons - Staff Liaison*

CALL TO ORDER**ROLL CALL**[180132.](#)

Historic Preservation Board Attendance Roster: December 6, 2017 through June 5, 2018 (B)

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

[180132_HP6-month Attendance 2017-2018_20180703.pdf](#)

ADOPTION 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 - JUNE 5, 2018[180133.](#)

Draft minutes of the June 5, 2018 Historic Preservation Board meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the June 5, 2018 meeting and vote to approve the minutes.

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

[180133_HP6 180605 Minutes draft_20180703.pdf](#)

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

[180131.](#)**Re-Roof a Single-Family Dwelling with a Metal Roof (B)**

Petition HP-18-55. Ben Stone, Straight Line Construction, agent for Anna Wright. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 702 NW 2nd Avenue. This building is contributing to the University Heights Historic District - North.

Explanation: The original proposal from the applicant was to roof-over the existing asbestos diamond shaped composition shingle roof with a Gulfrib 26-guage metal panel roofing system from GulfCoast Supply. The proposal would install purlins over the shingle roof and then metal panels over the purlins. However after discussions with staff the applicants have proposed to install a 5V Crimp 26-guage metal panel roofing system from GulfCoast Supply.

The property is located at 702 NW 2nd Avenue. The contributing structure was built in 1927, according to the Alachua County Property Appraisers Office. The property is zoned Urban 6. The building is a contributing structure to the University Heights Historic District - North.

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. Recommended metal roofing for most buildings in the historic district is a 5v crimp or standing seam metal, as spacing of these roofs is more sympathetic with historic metal roofs, and exposed fasteners are not as numerous or visible.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-18-55 with the condition that the roof shall be standing seam or 5V Crimp and that the finish shall be Galvalume or a light to medium gray paint finish.

[180131_Staff Report w Exhibits 1-4_20180703.pdf](#)

[180134.](#)**Certificate of Appropriateness to Construct an Addition to a Single-Family Dwelling (B)**

Petition HP-18-60. Amelia Tanner, Straight Line Construction, agent for Peter Adams. Certificate of Appropriateness to construct an addition to an existing single-family dwelling and an application for modification of the north side yard setback. Located at 621 NE 5th Street. This building is contributing to the Northeast Residential Historic District.

Explanation: The property is the James Davis house, which is located at 621 NE 5th

Street. The c. 1930 house is a two-story wood frame Bungalow on piers, with conventional framing and a gable/hip roof with asphalt shingles as the roof material. The square footage of the structure is 1,504 on the first floor with 459 square feet on the second floor for a total of 1,963 square feet of heated space. The proposed project will add a one-story addition to the side of the first floor and an addition to the second floor in the rear. The proposed first floor addition is approximately 213 square feet and will accommodate a new kitchen while the existing kitchen will be converted into a dining room. The second floor addition will be approximately 134 square feet in area and will be part of the work to expand an existing bedroom, add a new bathroom, and add two new walk-in closets on the second floor. The total square footage for the additions is 347 square feet, which is greater than the 300 square feet that staff can approve.

Fiscal Note: None.

RECOMMENDATION *Continue Petition PB-18-60 to the August 7, 2018 meeting of the Historic Preservation Board.*

[180134 Staff Report Continuation 20180703.pdf](#)

[180127.](#)

Southeast Residential Historic District. Demolition of two contributing houses. Certificate of Appropriateness for two new residential constructions. Zoning modification request for side setbacks. Status change of parcel from contributing to non-contributing (B)

Petition HP-18-56. Jay Reeves, agent for Sweetwater Branch Properties. Demolition of two contributing houses. Certificate of Appropriateness for two new residential constructions. Zoning modification request for side setbacks. Status change of parcel from contributing to non-contributing. Located at 623 & 627 SE 1st Ave, currently contributing to the Southeast Residential Historic District.

Explanation: The property is located at 623 & 627 SE 1st Ave and is zoned U3. The parcel (12694-001-000) is located in the Southeast Residential Historic District and contains two existing contributing houses, a contributing outbuilding and a non-contributing shed.

The existing property is a through-lot that sits between SE 1st Avenue and S E 2nd Avenue between SE 6th Street and SE 7th Street. The lot is approximately 153'x70'. The property contains two houses on the north end of the lot, which are the subject of the demolition application. The existing houses were constructed c. 1890s and are nearly identical in their construction.

The project proposes the demolition of both houses and the non-contributing shed. Termite damage is considerable throughout the existing houses and the buildings are in such a deteriorated state that it is not economically feasible for the Owner to do a restoration as originally intended. Salvage and re-use of existing materials in good condition is part of the proposal. Two new houses will be built in the approximate

location of the existing, with the front part of the houses designed to be an approximate replica of the existing, and the rear part intended to appear as a two-story addition.

The two new houses will be built in the approximate location of the existing, which requires a modification of side setbacks. The new construction will be non-contributing, requiring a status change of the buildings on the historic district map.

RECOMMENDATION Staff recommends approval of the application with conditions.

[180127_Staff Report w Exhibits 1-4_20180703.pdf](#)

[180128.](#)

Southeast Residential Historic District. Certificate of Appropriateness for new construction of an accessory structure, to be non-contributing (B)

Petition HP-18-57. Jay Reeves, agent for Sweetwater Branch Properties. Certificate of Appropriateness for new construction of an accessory structure, to be non-contributing. Request for modification of side and rear setbacks. Located at 624 SE 1st Ave. This parcel is contributing to the Southeast Residential Historic District.

Explanation: The property is located at 624 SE 1st Ave and is zoned U3. The parcel (12678-000-000) is located in the Southeast Residential Historic District and contains an existing contributing bungalow cottage and a non-contributing shed.

The proposal is for the existing shed to be removed and a new one-and-a-half-story accessory structure to be constructed at the rear of the lot for use as a caretaker cottage and accessory functions for the Sweetwater Inn collection. The accessory structure is approximately 2,000 square foot with a square plan on the first floor, a smaller second floor plan, and gable roof lines, with a shed roof dormer and a covered porch on the second floor. Materials are pine novelty siding on the first floor, Hardi-board cedar shingles on the second floor and gable ends, Hardi-trim, architectural shingles on the main higher-sloped roofs, and 5-v crimp metal roofing on the low-slope first floor porch roofs. Windows will be vinyl 1/1 hung, recessed into the walls to provide depth.

The site plan proposes side setbacks of 5'-0" to the east and 2.5' to the west and a 7.75' setback to the rear (north). The two setbacks not in compliance with the zoning abut adjacent property owned by the Owner (to the west) and in the lot merger process (to the north).

RECOMMENDATION Staff recommends approval of the application with conditions.

[180128_Staff Report w Exhibits 1-3_20180703.pdf](#)

Staff Approved Certificates of Appropriateness:

Petition HP-18-53. 411 NE 7th Street. Replace wooden French doors at the rear of a single-family dwelling with wooden French doors of same style. This building is contributing to the Northeast Residential Historic District. Francis Lane, owner. Charles W. Dolsak, Charles W. Dolsak LLC, agent.

Petition HP-18-54. 719 NE 5th Street. Partial demolition of a tree-damaged garage. This building is contributing to the Northeast Residential Historic District. Eric Topp, owner.

Petition HP-18-58. 406 NE 7th Street. Install a custom-built wood fence in the front and side yards of a residential structure. This building is contributing to the Northeast Residential Historic District. Laura Reynolds and A. J. Maher, owners.

Petition HP-18-61. 1015 SW 3rd Avenue. Shingle reroof a single-family dwelling. This building is contributing to the University Heights South Historic District. Michael Perdomo and Andrew Brown, owners

Petition HP-18-62. 1028 NE 6th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Debra Anderson, owner. Emily Wheeler, Perry Roofing Contractors, agent.

Petition HP-18-63. 517 NE 4th Street. Install a custom-built wood fence in the side and rear yard of a residential structure. This building is contributing to the Northeast Residential Historic District. Larry Perkins and Norman Jensen, owners.

Petition HP-18-64. 550 NE 6th Avenue. Minor alteration to front porch, rear addition less than 300 sf, shingle-shingle re-roof. This building is contributing to the Northeast Residential Historic District. Steve and Elizabeth Nichtberger, owners. Joshua Shatkin, agent.

Petition HP-18-65. 16 NE 8th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Karl Schults, owner. Shane Smalley, Atlantic Roofing & Exteriors, agent.

INFORMATION ITEM: N/A

BOARD MEMBER COMMENTS

ADJOURNMENT

NEXT MEETING DATE: AUGUST 7, 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.