

# City of Gainesville

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



## **Meeting Agenda**

**August 7, 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**[180247.](#)

**Historic Preservation Board Attendance Roster: December 6, 2017 through July 3, 2018 (B)**

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

[180247\\_HP6-month Attendance 2017-2018\\_20180807.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 - JULY 3, 2018**[180248.](#)

**Draft minutes of the July 3, 2018 Historic Preservation Board meeting (B)**

**RECOMMENDATION**

*Staff is requesting that the Historic Preservation Board review the draft minutes from the July 3, 2018 meeting and vote to approve the minutes.*

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

[180248\\_HP6 180703 Minutes draft.pdf](#)

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

[180246.](#)**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 existing 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. There is a 740 square foot carport on the north side of the house and a small entry on the front (west elevation) with a stone tile floor and two brick columns. The existing windows on the front include two six over six windows on the ground floor, with three paired two over one windows in the second floor dormer.*

*The proposed project will add a one-story addition to the side of the first floor and an addition in the rear on the second floor. 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. In addition to this, a door opening will be enveloped by the addition and slightly modified, a window on the front side of the house is to be removed, and the roof form of the structure will be modified with the additions.*

**RECOMMENDATION**

*Staff to the Historic Preservation Board:*

*Staff recommends approval of the application with the following conditions:*

- 1. Provide siding information.*
- 2. The HPB concurrently approve the Application for Administrative Modification reducing the north side yard setback from 7.5 feet to 1 foot.*
- 3. Notify staff of any changes during construction.*

[180246\\_Staff report w Exhibits 1-5\\_20180807.pdf](#)

[180243.](#)**Certificate of Appropriateness for the New Construction of a Single-Family House and an Application for Modification of the Rear Building Setback Line (B)**

**Petition HP-18-68. Eastwood Holdings I, LLC. Certificate of Appropriateness for the new construction of a single-family house and an**

**application for modification of the rear building setback line. Located at the southeast corner of NW 3rd Street and NW 7th Avenue. This building will be non-contributing to the Pleasant Street Historic District.**

*Explanation: Certificate of Appropriateness for the new construction of a single-family house and an application for modification of the rear building setback line.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Continue Petition PB-18-68 to the September 4, 2018 meeting of the Historic Preservation Board.*

[180243 Continue Staff Report 20180807.pdf](#)

[180245.](#)

**Renovation of a Single-Family Dwelling with a Part 1 Ad Valorem Tax Exemption Application (B)**

**Petition HP-18-69. Bruce and Michelle Hazen. Certificate of Appropriateness and an Ad Valorem Tax Exemption Part 1 review for the renovation of a single-family house. Located at 440 NE 9th Avenue. This building is contributing to the Northeast Residential Historic District.**

*Explanation: The existing house is a one-story, stucco covered Bungalow with a gable roof, shutters, port cochere, and an arched entry, built in approximately 1926. The house is made of terra cotta block with a stucco finish. The windows are 1 over 1 prairie style, with wood trim and rafter tails. The roof is a three tab shingle with a tar and gravel roof in the middle rear. The flat roof is in need of some repair. The garage is made of wood and stucco and is set on broken concrete blocks. The garage floor is dirt with a mix of broken concrete while the driveway is also cracked. The interior of the house has plaster walls and ceiling that are falling in. The house has one window unit, old plumbing and wiring. The bathroom is missing a tub and needs to be completely refurbished. The wood doors, trim and floors are in good shape. A small block mechanical room is in the back. The roof leaks and the doors are in bad shape. The exterior stucco needs repair and paint.*

*The proposal would involve the removal of the old mechanical room and replacing it with a new room that matches the existing roofline. It would be wrapped with stucco walls and new prairie wood windows would be installed. A door will be replaced and turned into an interior door allowing access to the mechanical/laundry room. The front porch will be partly enclosed with a wood and stucco wall. The front door will be turned to face the street (south) matching the other houses on the block. Two prairie style windows and an arch will mimic the rest of the east wall. The house will be completely rewired. A new bathtub, sinks and plumbing, as well as a new air conditioning and duct system will be installed. The bathroom will be updated, along with a new kitchen. Everything will be painted and the floors refurbished. The applicants will either live in the house or lease it to renters.*

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-18-69 with the finding that the property is an eligible property because it is a contributing structure.

[180245\\_Staff report w Exhibits1-5\\_20180807.pdf](#)

[180231.](#)

**Convert a Duplex into a Single-Family Dwelling (B)**

**Petition HP-18-73. Drew Kieszek, Kinetic Builders Inc., agent for Cornelia Holbrook. Certificate of Appropriateness for the replacement of the windows with wood-clad windows; replace the exterior doors; adding a new porch on the south side of the house; enclose an existing porch on the back; convert a carport into a sunroom; and reroof the house with architectural shingles as part of a conversion of a duplex into a single-family house. Located at 106 SE 6th Street. This building is contributing to the Southeast Residential Historic District. Related to Petition HP-18-74.**

*Explanation: The existing structure is a one-story, duplex cottage on brick piers, with wood framing, wood windows and trim, a multiple gabled roof, three screened porches and an open carport on the rear (west) elevation. The approximately 1,180 square foot duplex has separate entrances and appears to have been built in two stages and not originally built as a duplex. However, it shows up on the 1928 Sanborn maps as a duplex with the carport in the back. The existing roof has asphalt shingles.*

*The proposed work includes the conversion of the existing duplex into a single-family house with three bedrooms and three bathrooms. The project would convert an existing open carport on the west elevation into an enclosed sunroom; another porch in the back is also to be converted into an enclosed sunroom; a new porch and covered entry is proposed on the south elevation, where an existing window on the south side of the building will be replaced with the new covered entry and stairs; windows throughout the house will be replaced; and a reroof of the building is proposed with new roof decking and architectural shingles placed over the decking. A new roof is to be placed over the new entry to match the existing roof.*

*The project involves the replacement of windows throughout the house. The existing historic windows are 2 over 2 wood windows, some of which are paired. A smaller bathroom window on the south elevation will be filled in as well. The proposed windows throughout are the Pella Architect Series Reserve wood clad windows, double hung with pine wood interiors and aluminum clad exterior. They will match the existing window materials in location, color, configuration, and trim. The new windows on the proposed sunrooms are also to match the existing windows of the house.*

RECOMMENDATION

Staff to the Historic Preservation Board - Staff

*recommends approval of the application with the condition that the roof use architectural shingles that are to match similar work on the adjacent property at 114 SE 6th Street.*

[180231\\_Staff report w Exhibits 1-5\\_20180807.pdf](#)

[180232.](#)

**Convert a Single-Family Dwelling into a Duplex (B)**

**Petition HP-18-74. Drew Kieszek, Kinetic Builders Inc., agent for Cornelia Holbrook. Certificate of Appropriateness for the replacement of the windows with wood-clad windows; reroof the house from metal to shingle; replace the exterior doors; and rebuild the back porches and enclose as sunrooms as part of the conversion of a single-family house into a duplex. Located at 114 SE 6th Street. This building is contributing to the Southeast Residential Historic District. Related to Petition HP-18-73.**

*Explanation: The existing structure is a one-story, single-family bungalow cottage on piers, with wood framing, wood windows, a simple gabled roof with a shed roof over the porches, an open gable porch with exposed bracing and a turned balustrade in the front, two screened porches in the back that face a park, and a non-historic carport on the side (south) elevation. The approximately 894 square foot house with approximately 210 square feet of porch area has an existing metal 5V-Crimp roof.*

*The proposed work includes the conversion of the existing single-family house into a duplex with two separate dwelling units. All of the repairs to the building would be done to match the existing structure, including novelty siding and trim. The project would remove the existing non-historic carport. The front porch has an open gable with exposed bracing that is proposed to be enclosed with siding to match the existing siding and a wood gable vent. The two rear porches will be converted into two enclosed sunrooms, one for each unit. Windows throughout the house will be replaced and new window openings are proposed. A reroof of the building is proposed with new roof decking and architectural shingles placed over the decking to replace the existing metal roof. The shingles would match the roof shingles proposed next door at 106 SE 6th Street.*

*The project involves the replacement of windows throughout the house. The existing windows include 1 over 1 wood windows, a smaller sized bathroom window, several apparently non-historic windows on the back half of the house and on the rear elevation, and a pair of 2 over 2 square windows in the rear. The proposed windows throughout are the Pella Architect Series Reserve wood clad windows, double hung with pine wood interiors and aluminum clad exterior. They will match the existing window materials in location, color, configuration, and trim.*

*The project also includes creating new window openings on the north*

*elevation. The two proposed window openings on the north elevation would replace the window with the air conditioning unit. They would be placed on either side of the old window which will be filled in.*

RECOMMENDATION

*Staff to the Historic Preservation Board - Staff recommends approval of the application with the condition that the roof use architectural shingles that are to match similar work on the adjacent property at 106 SE 6th Street.*

[180232\\_Staff Report w Exhibits 1-5\\_20180807.pdf](#)

**Staff Approved Certificates of Appropriateness:**

**Petition HP-18-67. 410 SE 7th Street. Replace wooden porch flooring on front and back, install new historically-appropriate porch railing; rebuild wood window screens. This building is contributing to the Southeast Residential Historic District. Andrea & Keith Emrick, owners.**

**Petition HP-18-00070. 316 SE 6th Street. Reroof a single-family dwelling. This building is contributing to the Southeast Residential Historic District. Mark Martin, owner. Shane Smalley, Atlantic Roofing & Exteriors, agent.**

**Petition HP-18-00071. 716 NE 2nd Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Matt Whitehead, owner. Jeffrey Kyle, Kyle Roofing LLC, agent.**

**Petition HP-18-00072. 107 NE 8th Street. Reroof a multiple-family dwelling with a metal roof. This building is non-contributing to the Northeast Residential Historic District. FYG Real Estate LLC, owner. Randy Jordan, ACE Remodeling & Roofing LLC, agent.**

**Petition HP-18-00075. 727 NE 5th Avenue. Replace nine windows on a single-family dwelling. This building is non-contributing to the Northeast Residential Historic District. Don Neimann, owner. Arthur Wayne Francis, The Home Depot, agent.**

**Petition HP-18-00076. 8107 NE 4th Avenue. Replace a post and metal wire fence with a wooden picket fence in the front yard of a residential structure. This building is contributing to the Northeast Residential Historic District. Karl E. Miller, owner.**

**Petition HP-18-00077. 25 SE 2nd Place (the Hippodrome). Replace a steel door on the side rear of the building with a new steel door with new framing and vertical siding. This building is individually listed on the local and National Register of Historic Places. City of Gainesville, owner.**

**Petition HP-18-00078. 638 NE 8th Avenue. Reroof a single-family dwelling. This building is non-contributing to the Northeast Residential Historic District. Andrew Romero, owner. Gainesville Restoration & Remodeling, agent.**

**INFORMATION ITEM: N/A**

**BOARD MEMEBER COMMENTS**

**NEXT MEETING DATE - September 4, 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.**