

City of Gainesville

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



Meeting Agenda

September 4, 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
Eric W. Barkhurst - Member
Jason Simmons - Staff Liaison*

CALL TO ORDER**ROLL CALL**[180319.](#)

Historic Preservation Board Attendance Roster: March 6, 2018 through August 7, 2018 (B)

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

[180319_HP6-month Attendance 2018_20180904.pdf](#)

APPROVAL OF 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: AUGUST 7, 2018[180320.](#)

Draft minutes of the August 7, 2018 Historic Preservation Board meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the August 7, 2018 meeting and vote to approve the minutes.

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

[180320_HP6-month Minutes draft_20180904.pdf](#)

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS: NONE****NEW BUSINESS:**[180321.](#)

Construct a New Single-Family Dwelling with Request to Modify the

Rear Setback (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 625 NW 3rd Avenue. This building will be non-contributing to the Pleasant Street Historic District.

Explanation: The property is located on property on the southeast corner of NW 3rd Street and NW 7th Avenue at 625 NW 3rd Avenue. The property is zoned RC. The parcel (14385-000-000) is located in the Pleasant Street Historic District and is approximately 0.20 acres in size. The proposed single-family dwelling will be a non-contributing structure to the Pleasant Street Historic District.

The project involves the construction of a new single-family residence. The house will be 3 bedrooms and 3 ½ bathrooms, with approximately 2,015 square feet of conditioned space, a 256 square foot front porch, and approximately 415 square feet for a side porch and an optional carport. It will be a 1 ½ -story structure that will be facing NW 3rd Street. The house will feature 3/1 double-hung vinyl windows, the Silver Line by Andersen V3 series. The exterior doors will be Therma-Tru Fiber-Classic and Smooth-Star fiberglass doors with glass insets and divided lites. The house will have a concrete block foundation, fiber cement board siding with Azek or Hardie trim details, and a roof composed of architectural shingles.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-18-68 with the following conditions:

- 1. Windows shall utilize the Simulate Divided Light grilles for the chosen 3x1 grille pattern.*
- 2. Provide information sheets for the proposed roof shingles.*
- 3. The HPB concurrently approve the Application for Administrative Modification reducing the rear (east) yard setback from 20 feet to 5 feet.*
- 4. Notify staff of any changes during construction.*

[180321_Staff Report w Exhibits 1-4_20180904.pdf](#)

180322.**Add an Addition to a Single-Family Dwelling with a Part 1 Ad Valorem Tax Exemption Application (B)**

Petition HP-18-85. Jay Reeves & Associates, Inc., agent for Peter J. van Blokland. Certificate of Appropriateness and an Ad Valorem Tax Exemption Part 1 review for an addition to a single-family house. Located at 310 NE 13th Avenue. This building is contributing to the Northeast Residential Historic District.

Explanation: The existing house is a one-story, wood frame vernacular house with ship lap siding, a brick foundation, a side gabled roof, and a brick chimney. It has two bedrooms, one bathroom and a one car garage. The existing roofing material is asbestos tile. There is a tripartite window just to the west of the primary front entry which is a screened side entry with a Craftsman-like screened door. The windows are wood double hung windows, primarily six over six, with aluminum awnings over the windows. There is a screened breezeway between the house and the garage. The garage is possibly an addition. All new construction is to match the existing structure with the exception of the roof, which will have the asbestos shingles replaced with a 5V-Crimp style metal roof.

The proposal involves the addition of a new master bath at the rear wing of the house not visible from the street and enclosing a screened breezeway (a former carport) with double-hung windows and glass doors. The existing master bedroom rear window will be removed and will replace a door located on the east elevation just off of the master bedroom. The small porch off of the door will be removed. A new wooden deck will be constructed on the west side of the master bedroom and new master bath, with an outdoor shower area that includes a six foot tall outdoor shower screen. A glass door in the addition will provide access to the deck and shower area. It will be a fiberglass single lite door because of the proximity to the shower area and the elements.

The roof line will be raised about 18 inches over the breezeway with the addition of a new gable roof to match the existing roof height of the house. A new front and rear porch will be added to the breezeway. Both porches will be concrete with a new shed roof over each porch. The shed roof on the rear porch will cover an existing low roofed shed located behind the garage. The floor in the breezeway will be raised to match the floor level of the house. The new porch on the south elevation will include two 8 inch by 8 inch square columns. Wood and glass French Doors will be used for the enclosure of the breezeway. Marvin Integrity wood-clad windows are to be used for the windows. The overall siding and trim are to match the existing. The asbestos shingles are to be removed and replaced with a 5V-Crimp style metal roof in silver. The aluminum awnings over the windows will be removed.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-18-85 with the conditions that product information is provided for the proposed front door and the 5V-Crimp metal roof and the finding that the property is an eligible property because it is a contributing structure.

[180322_Staff Report w Exhibits 1 - 6_20180904.pdf](#)

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

Petition HP-18-79. 240 SE 6th Street. Reroof a single-family dwelling. This building is contributing to the Southeast Residential Historic District. Steven Phelps, owner. W. Keith Perry, Perry Roofing Contractors, agent.

Petition HP-18-83. 15 SE 7th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Sweetwater Branch Properties, owner. James Whitton, Whitton Roofing Company, agent.

Petition HP-18-84. 815 NE 3rd Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Melanie Barr, owner. Whitton Roofing Company, agent.

Petition HP-18-86. 516 NE 4th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Judith C. Russell, owner. Clayton Crosier & Son Roofing Inc., agent.

Petition HP-18-87. 545 NE 10th Avenue. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Ted Sharpe, owner. McFall Residential Roofing, agent.

Petition HP-18-88. 116 NW 3rd Street. Reroof a single-family dwelling. This building is contributing to the Pleasant Street Historic District. Thomas H. Fay Heirs, owner. Shane Smalley, Atlantic Roofing & Exteriors, agent.

Petition HP-18-90. 1204 NE 3rd Street. Replace aluminum jalousie windows with wood clad casement windows on a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Richard and Caitlin Tyner, owners.

INFORMATION ITEM: N/A

BOARD MEMEBER COMMENTS:

NEXT BOARD MEETING: OCT 2, 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.

