

City of Gainesville

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



Meeting Agenda

December 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**[180585.](#)

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

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

[180585 HPB 6-month Attendance 2018 20181204.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 - NOVEMBER 6, 2018[180583.](#)

Draft minutes of the November 6, 2018 Historic Preservation Board meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the November 6, 2018 meeting and vote to approve the minute.

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

[180583 HPB 181106 Minutes draft 20181204.pdf](#)

REQUEST TO ADDRESS THE BOARD

OLD BUSINESS: NONE

NEW BUSINESS:

[180579.](#)

Demolish a Contributing Auxiliary Structure and Build a Two Story Auxiliary Structure for a Single-Family Dwelling (B)

Petition HP-18-119. Creed Greer, owner. Certificate of Appropriateness for demolition of a contributing auxiliary structure and construction of a two story auxiliary structure. Application for modification of the side and rear setback. Located at 630 NE 11th Avenue. This building will be non-contributing to the Northeast Residential Historic District. Related to Petition HP-15-80.

Explanation: The existing house is a one-story, gable front and wing structure comprised of Ocala block siding and has paired casement and picture windows which embody the Ranch style. The contributing garage was built along with the contributing home in 1950 according to the Alachua County Property Appraisers office. Ocala block is featured on both the home and garage. The roof type of the house is intersecting gables with asphalt shingles and a brick chimney.

As indicated in Petition HP-15-80, the original idea was to create a guest suite by adding a second floor to the existing garage. The suite would be approximately 450 square feet in size and would not change the footprint of the existing garage. The suite will be accessed by an exterior stair along the north elevation. This addition will not contain a kitchen and is not intended to be used as an additional unit for rental purposes. The materials used would match the existing structures. Vertical wood siding, similar to what is already on the gable ends, would be used on the second story. The windows will match the contributing structure in material and design. The roof will have the same pitch and will be shingled to match those of the contributing home. The chimney on the existing exterior fireplace located on the west elevation would also be extended to meet code requirements.

It was noted in the staff report for Petition HP-15-80 that the project proposed adding a second story to the existing contributing garage, but there was concern about the slab which is below grade and the CMU blocks that make up the walls of the garage were in poor shape. If it was not possible to retain this portion of the building, the applicant needed to return to the Historic Preservation Board to amend the petition to include demolition of the contributing garage and construction of a new garage with the guest suite on a second floor above it. Additionally, the Board would then need to vote on changing the auxiliary structure's contributing status.

RECOMMENDATION

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following conditions:

- 1. The HPB concurrently approve the Administrative Modification to reduce the side and rear setback from 7.5 feet to 5 feet.*
- 2. Provide slightly updated elevations to show the new wall materials for the first floor garage area.*

[180579 Staff Report w Exhibits 1-5_20181204.pdf](#)

[180594.](#)

Construct a Carport and Reroof a Non-Contributing Garage/Accessory Dwelling Unit (B)

Petition HP-18-120. Jay Reeves, agent for Rick and Jean Chance. Certificate of Appropriateness for the construction of a carport addition to an existing garage and the reroof of the garage/accessory dwelling unit structure. Located at 320 SE 7th Street. This building is non-contributing to the Southeast Residential Historic District.

Explanation: The existing contributing house is a one-story, wood frame vernacular house, which has a cross gable roof with a mitered arched vent. The structure has been altered over the years with asbestos shingle siding, a perma-stone foundation, and the removal of the original columns and windows. There is a non-contributing accessory structure on the property, which is a 1-story frame building with a dwelling unit and a garage that is attached, which has suffered damage due to a fallen tree on the south end of the structure.

The applicant is proposing to build a 600 square foot carport as an addition to an existing non-contributing two-car garage/guest house accessory structure that is located to the rear of the historic contributing house structure. The garage roof will be rebuilt and the gable roof extended 30 feet to the south to create the proposed carport. The new gable roof end will replicate the existing gable, and the columns will be wood. The siding will be wood novelty siding. The repair of the garage roof will be done in conjunction with the reroof of the entire accessory structure. The existing shingle roofing will be replaced with a 5V-Crimp metal roof.

The existing garage/guest room accessory structure is a non-contributing structure. However, the proposed size of the addition at 600 square feet requires the approval of the Historic Preservation Board. Staff finds that the proposed carport does not front of two or more streets. Although the property is a corner lot, the garage clearly fronts onto SE 4th Avenue. The garage and the proposed carport are not attached to the historic contributing structure on the site, does not exceed 1-story in height, and is located to the rear of the historic house. The proposed materials and textures are consistent with the existing garage with wood columns and wood novelty siding and the roof type and pitch will match the garage as the existing gable roof will be extended to the south.

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-18-120 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.

[180594_Staff Report w Exhibits 1-4_201812042.pdf](#)

[180580.](#)

Re-Roof a Single-Family Dwelling with a Metal Roof (B)

Petition HP-18-121. Drew Kieszek, Kinetic Builders Inc., agent for Cornelia Holbrook. Certificate of Appropriateness to reroof an existing duplex with a metal roof as part of the conversion of the duplex into a single-family dwelling. Located at 106 SE 6th Street. This building is contributing to the Southeast Residential Historic District. Related to Petition HP-18-73 and 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 it appears that the building may 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 roofing work will be part of the overall renovation that includes the conversion of the existing duplex into a single-family dwelling with three bedrooms and three bathrooms. This work received a Certificate of Appropriateness on August 7, 2018. At that time the roof was to be reroofed from the old existing shingles to new architectural shingles. The house at 114 SE 6th Street was to be reroofed from its existing 5V Crimp metal roof to architectural shingles, to match the residence at 106 SE 6th Street. However, after renovation work started at 114, it was apparent that the roof did not have the structural elements to support a shingle roof system without a new truss system being constructed. These cottages are part of a development with a common entry so the desire is for the roofs to match for the two structures. Therefore, this petition requests a reroof for 106 to now change the material from the existing shingles to 5V Crimp metal, with a color to match the color at 114.

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-18-121.*

[180580_Staff Report w Exhibits 1-2_20181204.pdf](#)

Staff Approved Certificates of Appropriateness:

Petition HP-18-00122. 110 and 130 NW 9th Terrace. Fencing for multiple-family dwellings. These buildings are non-contributing to the University Heights Historic District - North. Newell Fox, owner.

Petition HP-18-00123. 541 NE Boulevard. New windows and door on rear elevation. This building is contributing to the Northeast Residential Historic District. Ashok Srihari, owner. Lewis Colson, Leja Construction Inc., agent.

INFORMATION ITEM: NONE

BOARD MEMBER COMMENT

NEXT MEETING DATE - JANUARY 2, 2019

ADJOURNMENT

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.