

City of Gainesville

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



Meeting Agenda

March 5, 2019

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**[180789.](#)

Historic Preservation Board Attendance Roster: September 4, 2018 through February 5, 2019 (B)

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

[180789 HPB 6-month Attendance 2018-2019 20190305.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 - February 5, 2019[180790.](#)

Draft minutes of the February 5, 2019 Historic Preservation Board meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the February 5, 2019 meeting and vote to approve the minute.

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

[180790 HPB 190202 Minutes draft 20190305.pdf](#)

REQUEST TO ADDRESS THE BOARD

OLD BUSINESS: NONE

NEW BUSINESS:

[180803.](#)**Construct a Concrete Block Wall Adjacent to a Nonresidential Use (B)**

Petition HP-19-00014. Anthony Ackrill, owner. Certificate of Appropriateness for the construction of a ten foot high concrete block wall on the west property line adjacent to commercial property. Located at 717 NE 3rd Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Explanation: The property is located at 717 NE 3rd Avenue. The contributing structure was built in 1928 according to the Alachua County Property Appraisers Office. The property is zoned Urban 2 and is approximately 0.32 acres in size. The building is a contributing structure to the Northeast Residential Historic District. The existing house is an approximately 2,300 square foot, two-story house, located towards the front of the property on 3rd Avenue. The house, plus the recently constructed accessory structure in the back yard, are not part of this application since no work is proposed for these structures. There is currently a 6 foot tall wooden picket fence in the backyard.

The adjacent property to the west has been used in recent years as an assisted living facility, a non-conforming use in the Urban 2 zoning district. An assisted living facility is defined in Article II of the City of Gainesville Land Development Code as a facility that provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. It is considered a nonresidential use within the Land Development Code. The property also wraps around the rear (south) of the subject property for a distance of approximately 35 feet, and includes a parking lot.

The applicant is proposing to build a concrete block wall on the west property line beginning at a point approximately 50 feet from NW 3rd Avenue. According to the applicant only the first 25 feet will be slightly visible from the street. This 25 foot section will be 6 feet in height. From the 25 feet point of the west property line and on back to the rear property line for a distance of approximately 100 feet, the wall is proposed to be 10 feet tall. At the rear property line the wall will turn east and run for a distance of approximately 35 feet, with a height of 8 feet. The existing 6 foot tall wooden picket fence in these areas will be removed.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00014 with the condition that the wall has a stepped transition from 6 feet to 10 feet.

[180803_Staff Report w Exhibits 1-3_20190305.pdf](#)

[180791.](#)**University Heights Historic District - South. Demolition of an Auxiliary Structure. (B)**

Petition HP-19-00018. Ricardo Cavallino, agent for Rocky Point LLC.

Certificate of Appropriateness for the demolition of an auxiliary structure. Located at 315 SW 12th Street. This building is a contributing structure to the University Heights Historic District - South. Related to Petition HP-19-00019.

Explanation: The existing house is a one-story, Provincial Style Period cottage, typical of early 20th century university-related housing in Gainesville. The Provincial details of the house include picturesque massing and the round-arched entry porch. There is a Florida Master Site File for the house where it was determined to be a compatible structure in the University Heights Historic District - South. The contributing accessory structure is not described in the Florida Master Site file for the property. The house was built in 1940 according to the Alachua County Property Appraisers office. However, both structures are shown on the 1928 Sanborn Map, and the accessory structure is indicated as a garage. It currently serves as a storage building. Brick is the primary building material on both structures. The roof type of the house is intersecting gables with pressed metal and a brick chimney while the accessory structure has a metal roof.

This project involves the demolition of the accessory structure. It is a contributing structure to the University Heights Historic District - South and currently serves as a storage building. The proposal is to demolish the structure to allow space for a new residential building. As part of this request, if this petition is approved, the requirement for the 90-day demolition delay for the structure will be waived.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00018 with the following condition:

- 1. Salvage and re-use of historic materials that are in good condition.*

[180791_Staff Report w Exhibits 1-4_20190305.pdf](#)

[180792.](#)

University Heights Historic District - South. Construction of a Duplex (B)

Petition HP-19-00019. Ricardo Cavallino, agent for Rocky Point LLC. Certificate of Appropriateness for new construction of a duplex. Located at 315 SW 12th Street. This building will be a non-contributing structure to the University Heights Historic District - South. Related to Petition HP-19-00018.

Explanation: The existing accessory structure located on this site is a contributing structure to the University Heights Historic District - South and currently serves as a storage building. The proposal is to demolish the structure to allow space for a new residential building. This project involves the construction of a two-story duplex with Hardi-board siding and a 5V-Crimp metal roof. There will be an open porch on the first and second floor. A staircase will provide access to the second floor unit. The windows will be vinyl frame, double pane, with external mullions (if any) in

a one over one pattern. The elevations do not indicate any muntins or mullions. Both dwelling units will be studio type dwellings with a kitchen and a bathroom, 385 square feet per floor. The height of the new structure will be 23 feet, 6 inches to the top of the peak of the roof.

The project proposes demolition of the accessory structure with the salvage and reuse of the brick material in good condition. The recycled brick material will be used for the column pilasters and foundation wall. Additionally, due to the demolition of an existing contributing structure, the site will require a status change. The proposed new duplex to be built on the site of the accessory structure will be non-contributing to the historic district.

RECOMMENDATION

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following condition(s):

1. Re-use of historic materials that are in good condition
2. Provide information sheets for the proposed windows and roofing material.
3. Notify staff of any changes during construction.

[180792_Staff Report w Exhibits 1-4_20190305.pdf](#)

[180793.](#)

Construct an Addition to a Single-Family Dwelling (B)

Petition HP-19-00020. Kurt Strauss, K. Strauss Homes, agent for Conor & Juli Mitchell. Certificate of Appropriateness for the construction of an addition to a single-family house. Located at 113 NE 7th Street. This building is a contributing structure to the Northeast Residential Historic District.

Explanation: The existing house is a one-story, frame vernacular house in the "Cracker Style," with novelty siding, a brick pier foundation, a gable roof with composition shingles, and both 2/2 and 6/1 wood double hung windows. According to the Florida Master Site File, the house represents a typical Gainesville dwelling of the 1920's. The structure appears on the 1922 Sanborn map but has had several alterations and additions throughout the years, including repairs due to fire damage.

The applicant is proposing to add an addition to the rear of the house, including a covered porch. There will also be renovations done in large part to accommodate the addition. The addition will include an office and a laundry/mud room. An existing rear deck will be removed as needed. Ductwork will be extended from the house to the addition, along with new electrical circuits added to the existing electrical panel and new plumbing work to be added to existing water and drain-waste-vent (DWV) systems. The proposed exterior siding for the addition is to match the existing novelty siding. All exterior trim details are to match existing window trim and door trim. There will be repair or replacement of rotted siding and

trim on the existing house as needed. Windows at the front entry, kitchen, and bathrooms are to be removed along with a rear exterior door. New windows will replace those removed at the front entry room, kitchen rear wall, and bathrooms. New roofing for the addition will match the existing architectural style asphalt shingles.

RECOMMENDATION

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following conditions:

1. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 and 6x1 grille pattern.
2. Provide information sheets for the proposed windows and roofing material.
3. Notify staff of any changes during construction.

[180793_Staff Report w Exhibits 1-5_20190305.pdf](#)

[180801.](#)

Pleasant Street Historic District. Construction of a Single-Family Dwelling (B)

Petition HP-19-00022. Andrew Coffey, Eastwood Construction, LLC. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the side building setback line. Located at 506 NW 3rd Street. This building will be a non-contributing structure to the Pleasant Street Historic District. Related to Petition HP-19-00023.

Explanation: The existing residential structure located on this site is a contributing structure to the Pleasant Street Historic District and is currently vacant. The proposal is to demolish the structure and construct a new residential building. The project involves the construction of a new single-family residence. The house will be 3 bedrooms and 2 bathrooms, with approximately 1,326 square feet of conditioned space and a 120 square foot front porch. It will be a 1 story structure that will be facing NW 3rd Street. The house will feature primarily 2/2 double-hung vinyl windows and a few 1/2 windows which would match the existing front window on the current structure, the Silver Line by Andersen V3 series. The exterior door will be a Simpson wood exterior door. The foundation for the house will be a masonry stem wall with a concrete slab and the porch will have brick or brick veneer column bases. The proposed siding for the house includes Hardie lap siding on the side and rear elevations and wood novelty siding on the front elevation under the porch. The roof will be composed of architectural shingles.

This proposal is requesting a zoning modification for the side setback. The RC zone requires a 5 foot side setback while the proposal is requesting approximately 3 feet, 3 inches, on the north side of the house. As the proposed modification does encroach into the side yard setback that adjoins an existing lot, notice was provided to the adjacent property

owner. The proposed modification will improve the public safety, health, and welfare of abutting property owners and the historic district by enabling the development of a single-family house consistent with the traditional development pattern in the district. The requested modification is appropriate for the zoning district and the particular situation at this location.

RECOMMENDATION

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following condition(s):

1. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 and 1x2 grille pattern.
2. Provide information sheets for the proposed windows and roofing material.
3. The HPB concurrently approve the Application for Administrative Modification reducing the side yard setback(s) from 5 feet to no less than 3 feet.
3. Notify staff of any changes during construction.

[180801_Staff Report w Exhibits 1-3_20190305.pdf](#)

[180802.](#)

Pleasant Street Historic District. Demolition of an Auxiliary Structure (B)

Petition HP-19-00023. Andrew Coffey, Eastwood Construction, LLC. Certificate of Appropriateness for the demolition a single-family house Located at 506 NW 3rd Street. This building is a contributing structure to the Pleasant Street Historic District. Related to Petition HP-19-00022.

Explanation: The existing house is a one-story, frame vernacular, wood frame residence, with a steep pyramid roof and four paneled and molded square columns that rest on tall brick piers which are placed on the ground. There is a bay window on the north facade and a brick chimney. The roof has composition shingles and the windows are double-hung, two over two, wood windows. The structure is a contributing structure to the Pleasant Street Historic District, and the Florida Master Site file for the property indicates that the building contributes in scale and character to the Fifth Avenue neighborhood. The house was built in 1930 according to the Alachua County Property Appraisers office. However, the structure is shown on the 1913 Sanborn Map, and is estimated to have been built around 1911.

This project involves the demolition of the contributing structure that is currently located at 506 NW 3rd Street and is currently vacant. The demolition would allow space for the construction of a new residential building. The project proposes demolition of the structure with the exception of the fireplace, which is to be saved and a new house built around it.

RECOMMENDATION

*Staff to the Historic Preservation Board - Approve
Petition HP-19-00023 with the following condition:*

- 1. Salvage and re-use of historic materials that
are in good condition.*

[180802_Staff Report w Exhibits 1-4_20190305.pdf](#)

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS

Petition HP-19-00013. 707 NW 2nd Avenue. Reroof a multiple-family dwelling. This building is contributing to the University Heights Historic District - North. Kathryn Ann Stevens Trustee, owner. Ben Keeler, Keeler Roofing, agent.

Petition HP-19-00015. 116 NW 7th Terrace. Reroof a multiple-family dwelling from metal to shingle. This building is contributing to the University Heights Historic District - North. Gainesville 116 LLC, owner. Ben Keeler, Keeler Roofing, agent

Petition HP-19-00016. 560 NE 6th Avenue. Replace existing wood fencing in the side rear yard with new wooden fencing in the same location. This building is contributing to the Northeast Residential Historic District. Chris Gibson & Abigail Fagan, owners

Petition HP-19-00017. 1209 NE 4th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Peter Rudnytsky, owner

Petition HP-19-00021. 217 NE 10th Avenue. Partial reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Acord & Murray W/H, owners. Michael Bennett, Mac Johnson Roofing Inc., agent

Petition HP-19-00024. 236 NW 3rd Avenue. Replacement of non-historic aluminum awning windows with historically appropriate wood-clad windows on a single family dwelling. This building is contributing to the Pleasant Street Historic District. Nestor Perez, owner.

Petition HP-19-00025. 602 NW 2nd Street. Install 4 foot tall wood fencing in the side rear yard and 6 foot tall wood fencing in the rear yard. This building is non-contributing to the Pleasant Street Historic District. Thomas Hawkins & Sara Nash, owners.

Petition HP-19-00026. 924 SW 5th Avenue. Reroof two residential buildings on one parcel. These buildings are contributing to the University Heights Historic District - South. Dwight Westhead, National Construction Group, owner. Shane Smalley, Atlantic Roofing & Exteriors, agent

Petition HP-19-00027. 116 NW 7th Street. Reroof a single-family dwelling. This building is contributing to the University Heights Historic District - South. NW 2nd Avenue LLC, owner. James Whitton, Whitton Roofing, agent.

Petition HP-19-00028. 530 NE 10th Avenue. Reroof a garage structure. This building is contributing to the Northeast Residential Historic District. Randolph & Ondine Wells, owners. James Whitton, Whitton Roofing, agent

INFORMATION ITEM: NONE

BOARD MEMBER COMMENTS

ADJOURNMENT

NEXT MEETING DATE - APRIL 2, 2019

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