

City of Gainesville

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



Meeting Agenda

April 2, 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
Kyra N. Lucas - Member
Eric W. Barkhurst - Member
Jason Simmons - Staff Liaison*

CALL TO ORDER**ROLL CALL**[180874.](#)

Historic Preservation Board Attendance Roster: October 2, 2018 through March 5, 2019 (B)

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

[180874_HP6-month Attendance 2018_20190404.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 - MARCH 5, 2019[180876.](#)

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

RECOMMENDATION

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

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

[180876_HP6 20190305 Minutes draft 20190404.pdf](#)

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS: NONE****NEW BUSINESS:**

[180878.](#)

Northeast Residential Historic District. Request to Amend Window Details for an Approved Certificate of Appropriateness (B)

Petition HP-18-39. Amelia Tanner, Straight Line Construction, agent for Richard Pusateri. Request to amend the window details that were part of the work proposed in Petition HP-18-39, that was approved at the May 1, 2018 HPB meeting. Located at 636 NE 7th Street. This building is contributing to the Northeast Residential Historic District.

Explanation: The property is located in the Northeast Residential Historic District and is zoned RSF-3. It sits on the corner of NE 7th Avenue and NE 7th Street, facing NE 7th Avenue with a large side yard on the corner. The c. 1913 house is a one-story wood Queen Anne cottage with simple detailing. The house is raised on brick piers, has wood drop siding, and cross-gabled roof with metal roofing. The original windows are still extant. The house has an L-shaped enclosed porch that wraps around the front and east side of the house. It is unknown if the entire porch was original to the house, but the enclosure is a later modification.

On May 1, 2018, Petition HP-18-39 received a Certificate of Appropriateness when it was approved with conditions by the Historic Preservation Board. One of the conditions was the submission of new window drawings, showing elevations, dimensions, materials and details of the new window sashes and casing, when completed. The original scope of work included custom-made windows to match the existing windows in wood detailing and diamond-pane transom. Staff found at the time that the proposed scope of new custom-made windows was appropriate for new windows, and recommended that the carpenter follow the criteria for compatibility of new windows.

The petitioner has submitted cost estimates for the project comparing the JELD-WEN Sitrine Wood Casement windows with the Mi vinyl picture windows and casement windows. The existing approval calls for wood windows to be installed on the north and east side of the house, to replace the plate glass on the porch. The proposed vinyl windows are to have the grids and design to match the design in the plans for the wood windows. The cost estimate of the vinyl windows would be \$6,814.04; the cost estimate of the wood windows would be \$25,455.26. The petitioners indicate that visually the windows will match the windows that have been approved previously with this petition, and the proposed cost of the wood is approximately four times the cost of the vinyl, which would cause going over budget. They also feel that wood can rot and the vinyl will have a longer maintenance free life span.

The applicants are proposing to replace the windows because of the cost difference between the approved wood windows and the proposed vinyl windows. It is noted in the guidelines that replacement windows for irreparable historic windows should be made of the same materials. Compatible substitute materials may be considered only on a case-by-case basis depending on building use and generally when the replacement window is on a less-visible secondary elevation. The

proposed windows to be changed from wood to vinyl are on the north and east elevations of the home, which are the principal facades for this corner lot structure.

RECOMMENDATION

Staff recommends the board hear the request for a hardship due to the cost difference between wood windows and vinyl windows.

[180878_Staff Report w Exhibits 1-4_20190402.pdf](#)

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

Petition HP-19-00029. 127 NW 8th Street. Reroof a multiple-family dwelling. This building is contributing to the University Heights Historic District - North. Florencio Reginaldo, owner. Jack Scherkira, NPS Inc., agent.

Petition HP-19-00030. 1031 NE 5th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Hazel Jones, owner. McFall Builders Inc., agent.

Petition HP-18-00031. 805 NE 5th Avenue. Replace a garage door with new garage door. This building is contributing to the Northeast Residential Historic District. Danielle Masse, owner. Edwin Hoeft, Lester's Garage Doors, agent.

Petition HP-19-00032. 1220 NW 4th Avenue. Reroof a single-family dwelling. This building is contributing to the University Heights Historic District - North. Celtic Property Investments, owner. Clayton L. Crosier, Crosier & Son Roofing, agent.

Petition HP-19-00033. 215 NE 9th Avenue. Replace existing lattice wood fencing in the side rear yard and add wooden fencing in the rear yard and along the west property line. This building is contributing to the Northeast Residential Historic District. James Bush & Bambi Arnold-Bush, owners.

Petition HP-19-00034. 1040 NE 6th Street. Replacement of non-historic aluminum windows with wood-clad windows on a single family dwelling. This building is contributing to the Northeast Residential Historic District. Teresa Drake, owner.

Petition HP-19-00035. 416 NE 3rd Avenue. Replace two vents with wood-clad windows as part of an attic renovation for a single family dwelling. This building is contributing to the Northeast Residential Historic District. Daniel and Grace Casale, owners.

Petition HP-19-00036. 111 NW 7th Terrace. Reroof a single-family dwelling. This building is contributing to the University Heights Historic District - North. L. J. Hamilton, owner. Mike Bennett, Mac Johnson Roofing Inc., agent.

Petition HP-19-00037. 17 NE 8th Street. Partial reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Anthony & Mitzi Carroll, owners. James Whitton, Whitton Roofing, agent.

NEXT MEETING DATE - MAY 7, 2019

INFORMATION ITEM: NONE

BOARD MEMBER COMMENTS

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.