

# **City of Gainesville**

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



## **Meeting Agenda**

**May 7, 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**[181017.](#)

**Historic Preservation Board Attendance Roster: November 6, 2018 through April 2, 2019 (B)**

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

[181017\\_HP6-month Attendance 2018\\_20190507.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 - APRIL 2, 2019**[181016.](#)

**Draft minutes of the April 2, 2019 Historic Preservation Board meeting (B)**

**RECOMMENDATION**

*Staff is requesting that the Historic Preservation Board review the draft minutes from the April 2, 2019 meeting and vote to approve the minute.*

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

[181016\\_HP6 April 2 2019 Minutes draft\\_20190507.pdf](#)

**REQUESTS TO ADDRESS THE BOARD****OLD BUSINESS - NONE****NEW BUSINESS**

[181010.](#)**Construct a New Single-Family Dwelling with Request to Modify the West Side Setback (B)**

**Petition HP-19-00038. Andrew Coffey, Eastwood Construction, LLC. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the west side building setback line. Located at 214 NW 6th Avenue. This building will be a non- contributing structure to the Pleasant Street Historic District.**

*Explanation: The property is located at 214 NW 6th Avenue. The property is zoned RC. The parcel (14310-000-000) is located in the Pleasant Street Historic District and is approximately 0.11 acres in size. The property is designated as Lot A of what was Lot 5 of the Anne H. Thomas minor subdivision; Lot B lies to the east and is the subject parcel of the related Petition HP-19-00039, which is new construction of a single-family house. The proposed single-family dwelling on Lot A 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 bathrooms, with approximately 1,560 square feet of conditioned space, and 256 square feet of covered open area. It will be a 2 -story structure that will be facing NW 6th Avenue. The house will feature 3/1 double-hung vinyl windows with a 2/1, a 2/2 and a 3-panel window as well. The product will be the Silver Line by Andersen V3 series. The exterior doors will be Therma-Tru Fiber-Classic and Smooth-Star fiberglass doors. The house will have a block stem wall foundation and the porch will be built on a masonry pier and beam foundation. The proposed siding for the house includes Hardie lap siding with Hardie trim. The roof will be composed of architectural shingles.*

**RECOMMENDATION**

*Staff to the Historic Preservation Board - Approve Petition HP-19-38 with the following conditions:*

- 1. The HPB concurrently approve the administrative modification for the west side yard setback.*
- 2. Windows shall utilize the Simulate Divided Light grilles for the chosen 3x1 grille pattern as well as the 2/1, 2/2 and 3-panel window.*
- 3. Provide information sheets for the proposed windows and the architectural shingle roof system.*
- 4. Notify staff of any changes during construction.*

[181010\\_StaffReport w Exhibits 1-3\\_20190507.pdf](#)

[181011.](#)**Construct a New Single-Family Dwelling with Request to Modify the East Side Setback (B)**

**Petition HP-19-00039. Andrew Coffey, Eastwood Construction, LLC.**

**Certificate of Appropriateness for new construction of a single-family house and an application for modification of the east side building setback line. Located at 210 NW 6th Avenue. This building will be a non- contributing structure to the Pleasant Street Historic District.**

*Explanation: The property is located at 210 NW 6th Avenue on the north side, with a zoning designation of RC (Residential Conservation). The parcel (14310-001-000) is located in the Pleasant Street Historic District and is approximately 0.11 acres in size. The property is designated as Lot B of what was Lot 5 of the Anne H. Thomas minor subdivision; Lot A lies to the west and is the subject parcel of the related Petition HP-19-00038, which is new construction of a single-family house. The proposed single-family dwelling on Lot B 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 bathrooms, with approximately 1,560 square feet of conditioned space, and 212 square feet of covered open area. It will be a 2 -story structure that will be facing NW 6th Avenue. The house will feature 2/2 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. The house will have a block stem wall foundation and the porch will be built on a masonry pier and beam foundation. The proposed siding for the house includes Hardie lap siding with Hardie trim. The roof will be composed of architectural shingles.*

**RECOMMENDATION**

*Staff to the Historic Preservation Board - Approve Petition HP-19-00039 with the following conditions:*

- 1. The HPB concurrently approve the administrative modification for the east side yard setback.*
- 2. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 grille pattern.*
- 3. Provide information sheets for the proposed windows and the architectural shingle roof system*
- 4. Notify staff of any changes during construction.*

[181011\\_StaffReport w Exhibits 1-3\\_20190507.pdf](#)

**181012.**

**Construct a New Single-Family Dwelling with Request to Modify the Front Setback (B)**

**Petition HP-19-00040. Kurt Strauss, K. Strauss Homes. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the front building setback line. Located at 312 NW 4th Avenue. This building will be a non- contributing structure to the Pleasant Street Historic District.**

*Explanation: The property is located at 312 NW 4th Avenue on the north side, with a*

zoning designation of RC (Residential Conservation). The parcel (14295-000-000) is located in the Pleasant Street Historic District and is approximately 0.11 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 bathrooms, with approximately 2,246 square feet of conditioned space and 772 square feet of covered porches. It will be a 2-story structure that faces NW 4th Avenue. The house will feature 2/2 double-hung windows, with either vinyl or aluminum clad wood material. The exterior doors will be wood or fiberglass "wood" exterior doors. The structural materials will be CMU and brick, piers, with a raised wood floor system, wood framed walls, wood 2nd floor trusses, and wood roof trusses. The exterior finish for the house will be fiber cement siding and 2x wood trim. The roof will feature architectural style asphalt shingles.

**RECOMMENDATION**

Staff to the Historic Preservation Board - Approve Petition HP-19-40 with the following conditions:

1. The HPB concurrently approve the administrative modification for the front yard setback from 10 feet to 8 feet.
2. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 grille pattern.
3. Provide information sheets for the proposed windows and the architectural shingle roof system.
4. Notify staff of any changes during construction.

[181012\\_StaffReport w Exhibits 1-4\\_20190507.pdf](#)

**181013.**

**Construct a New Single-Family Dwelling with Request to Modify the Front, Rear, and North Side Setback (B)**

**Petition HP-19-00041. Kurt Strauss, K. Strauss Homes. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the front and a rear building setback line, and the north side building setback line. Located in the 400 block of NW 3rd Street. This building will be a non-contributing structure to the Pleasant Street Historic District.**

*Explanation: The property is located at 410 NW 3rd Street on the west side, with a zoning designation of RC (Residential Conservation). The parcel (14293-002-000) is located in the Pleasant Street Historic District and is approximately 0.07 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 2 ½ bathrooms, with approximately 1,620 square feet of conditioned space and 236 square feet of covered

porches. It will be a 2-story structure that faces NW 3rd Street. The house will feature 2/2 double-hung windows, with some paired and some ganged, with either vinyl or aluminum clad wood material. The exterior doors will be wood or fiberglass "wood" exterior doors. The structural materials will be CMU and brick, piers, with a raised wood floor system, wood framed walls, wood 2nd floor trusses, and wood roof trusses. The exterior finish for the house will be fiber cement siding and 2x wood trim. The roof will feature architectural style asphalt shingles.

**RECOMMENDATION**

Staff to the Historic Preservation Board - Approve Petition HP-19-00041 with the following conditions:

1. The HPB concurrently approve the administrative modifications for the front yard, the north side yard, and the inside rear yard setbacks.
2. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 grille pattern.
3. Provide information sheets for the proposed windows and the architectural shingle roof system.
4. Notify staff of any changes during construction.

[181013\\_StaffReport w Exhibits 1-4\\_20190507.pdf](#)

[181014.](#)

**Construct a New Single-Family Dwelling with Request to Modify the Front, Rear, and West Side Setback (B)**

**Petition HP-19-00042. Kurt Strauss, K. Strauss Homes. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the front and rear building setback line and the west side building setback line. Located in the 300 block of NW 4th Avenue. This building will be a non-contributing structure to the Pleasant Street Historic District.**

*Explanation: The property is located at 308 NW 4th Avenue on the north side, with a zoning designation of RC (Residential Conservation). The parcel (14293-000-000) is located in the Pleasant Street Historic District and is approximately 0.07 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 2 ½ bathrooms, with approximately 1,680 square feet of conditioned space and 360 square feet of covered porches. It will be a 2-story structure that faces NW 4th Avenue. The house will feature primarily 2/2 double-hung windows, with either vinyl or aluminum clad wood material. The exterior doors will be wood or fiberglass "wood" exterior doors. The structural materials will be CMU and brick, piers, with a raised wood floor system, wood framed walls, wood 2nd floor trusses, and wood roof trusses. The exterior finish for the house will be fiber cement siding and 2x wood trim. The roof will feature architectural style asphalt shingles.*

**RECOMMENDATION**

Staff to the Historic Preservation Board - Approve Petition HP-19-00042 with the following conditions:

1. The HPB concurrently approve the administrative modifications for the front and rear yard, and the west side yard setbacks.
2. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 grille pattern.
3. Provide information sheets for the proposed windows and the architectural shingle roof system.
4. Notify staff of any changes during construction.

[181014\\_StaffReport w Exhibits 1-4\\_20190507.pdf](#)

[181015.](#)

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

**Petition HP-19-00044. Chris and Darlene Fillie, Darling Homes. Certificate of Appropriateness for the construction of an addition to a single-family house. Located at 710 NW 3rd Street. This building is a contributing structure to the Pleasant Street Historic District.**

*Explanation: The existing house is a one-story, "Cracker Style" house with novelty siding, a brick pier foundation, a 5-V metal roof and 2/2 simple fixed upper and lower latch windows. According to the Florida Master Site File, the house is a building that contributes in scale and character to the Fifth Avenue neighborhood. The house appears on the 1913 Sanborn map and has survived through the years in nearly unaltered condition. It is valuable to the neighborhood because of its lack of additions.*

*The applicant is proposing to add an addition of approximately 414 square feet to the side rear of the 903 square foot house. The addition will match the original structure and provide elements that will make the house suitable for family living, such as two new bedrooms. The addition will match the existing house with all of the architectural elements including novelty siding, brick piers, a 5-V Crimp metal roof and new 2/2 double-hung windows.*

**RECOMMENDATION**

Staff to the Historic Preservation Board - Approve Petition HP-19-00044 with the following conditions:

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

[181015\\_StaffReport w Exhibits 1-5\\_20190507.pdf](#)

**STAFF APPROVED CERTIFICATES OF APPROPRIATNESS:**

**Petition HP-19-00043. 314 NE 4th Avenue. Reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Steven & Mary Reid, owners. James Whitton, Whitton Roofing, agent.**

**Petition HP-19-00045. 1021 NE 3rd Street. Reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Jean Michelson, owner. David Pabst, Whittle Roofing Co., Inc., agent.**

**Petition HP-19-00046. 717 NE 5th Street. Reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Joyce Bono, owner. Brandon Flesher, Custom Roofing and Coatings, Inc., agent.**

**Petition HP-19-00047. 703 NE 1st Street. Installation of ADA compliant access ramp. This building is contributing to the Northeast Residential Historic District. Alachua County Housing Authority, owner. Ronald Hall, Director of Operations, Alachua County Housing Authority, agent.**

**Petition HP-19-00048. 544 NE 10th Avenue. Reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Jeffrey Lee Meldon, owner. Michael Bennett, Mac Johnson Roofing Inc., agent.**

**Petition HP-19-00049. 1216 NE 4th Street. Installation of a shed in the back yard. This building is a non-contributing structure to the Northeast Residential Historic District. Kurt and Renee Strauss, owners**

**Petition HP-19-00050. 412 NE 13th Avenue. Reroof of a single-family dwelling. This building is non-contributing to the Northeast Residential Historic District. Curtis and Monica Cooper, owners. Jeff Bokor, DWC Contracting LLC, agent.**

**Petition HP-19-00051. 107 NE 7th Street. Construct a detached garage. This building is non-contributing to the Northeast Residential Historic District. Linda J. Palmer, owner**

**INFORMATION ITEM: NONE**

**BOARD MEMBER COMMENTS**

**NEXT MEETING DATE - JUNE 4, 2019**

**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.**