

City of Gainesville

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



Meeting Agenda

June 4, 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**[190025.](#)

Historic Preservation Board Attendance Roster: December 4, 2018 through May 7, 2019 (B)

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

[190025_HP B 6-month Attendance 2018_20190604.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[190026.](#)

Draft minutes of the May 7, 2019 Historic Preservation Board meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the May 7, 2019 meeting and vote to approve the minute.

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

[190026_HP B May 2019 Minutes draft_20190604.pdf](#)

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS:**[181011.](#)

Northeast Residential Historic District. Request to amend the scope of work for an approved Certificate of Appropriateness.

Petition HP-18-39. Amelia Tanner, Straight Line Construction, agent for Richard Pusateri. Request to amend the scope of work that was proposed in Petition HP-18-39, and 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.

The proposed project will modify the den (front porch enclosure) to accommodate a new restroom. The north (front) elevation will be replaced with new wood siding, wood trim and new windows. The new elevation consists of ganged windows, custom-made to match the existing in wood detailing and diamond-pane transom. A center panel of windows will contain wood paneling instead of glazing to provide privacy for the bathroom. The rhythm of the windows and new siding is emphasized by new 6" wood trim referencing a porch that has been enclosed.

A new deck was to be constructed on the side of the existing house. The deck was to have wood posts, caps and pickets. New double French doors and windows were to be installed on the east (side) facade of the house that faces the area where the deck was proposed; the new facade was going to be mostly glazing, creating an open elevation with views to the side yard. The deck is no longer part of this project. There are new windows proposed including a pair of 2-panel windows and a 2-panel window with the diamond-pane transom design. All are proposed to match existing windows with wood material.

The existing front and side entry stairs, made of brick and concrete, will be removed. New brick stairs were approved to be installed on the front corner of the deck. However, the revised plans show a new front entry that faces NE 7th Avenue with a new covered porch area to replace part of the existing enclosed porch on the northeast corner of the house. The new wood entry stair off the side of the front enclosure is smaller, making this entry into the house the secondary one.

RECOMMENDATION *Staff recommends the board approve the proposed changes.*

[181011_StaffReport w Exhibits 1-4_20190604.pdf](#)

[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_20190604.pdf](#)

NEW BUSINESS:

[190027.](#)

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

Petition HP-19-00052. Jill Sonke, owner. Certificate of Appropriateness for the construction of an addition to a single-family house. Located at

421 NE Boulevard. This building is a contributing structure to the Northeast Residential Historic District.

Explanation: The existing house is a one-story wood frame bungalow with stucco. It is a 3 bedroom, 1 bath house with a freestanding garage and a studio outbuilding. According to the Florida Master Site File, the house is a building that represents a typical Gainesville house of the 1920's and is noteworthy because of its details. The house appears on the 1928 Sanborn map. Some of its details include the bungalow style, a masonry porch, a port cochere, and brackets. There is a masonry foundation, a Jerkin head roof with composition shingles and double hung 1/1 wood windows.

The applicant is proposing to add an 80 square foot bathroom addition to the rear of the 1,514 square foot house. The addition will match the existing house with architectural elements including fiber cement stucco panel siding, a composition shingle roof, two new 1/1 double-hung windows with trim to match the windows on the house, and an awning type window in the proposed shower, made of composite material.

This lot is located in the RSF-2 zoning district. The bathroom addition will require a rear yard setback reduction at the east property line to 9 feet where 20 feet is required. As the addition is adjacent to the parking area of an existing nonconforming multiple-family residential structure, staff recommends approval of the modification.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00052 with the following conditions:

- 1. The HPB approve the Application for Administrative Modification reducing the rear yard setback from 20 feet to 9 feet.*
- 2. Provide information sheets for the proposed windows and roofing material.*
- 3. Notify staff of any changes during construction.*

[190027_StaffReport w Exhibits 1-4_20190604.pdf](#)

190028.

Construct a New Single-Family Dwelling (B)

Petition HP-19-00053. Daniel Cornwell, SVM Architects, agent for Britton Jones, Duration Properties. Certificate of Appropriateness for new construction of a single-family house. Located in the 400 block of NW 2nd Street, Lot 19. This building will be a non-contributing structure to the Pleasant Street Historic District.

Explanation: The property is located in the 400 block of NW 2nd Street, on Lot 19 of the Rose Minor Subdivision (AD-19-00040), with a zoning designation of DT (Downtown). The parcel (14791-000-000) is located in the Pleasant Street Historic District and the lot is approximately 0.08 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 bathrooms, with approximately 1,457 square feet. It will be a 1-story structure that faces NW 2nd Street. The house will feature 6/1 vinyl windows, along with a 2-panel and a 3-panel window. The exterior doors will be wood with a transom window for the front door and a wood door with a full lite for the backdoor. The house is intended to reflect the architectural character of nearby structures with raised floors on brick piers with a lattice skirt; lapped siding, a front porch, and Victorian-styled trims, moldings, and columns. The exterior finish for the house will be Hardie lapped siding with Hardie trim and corners. The roof will feature asphalt shingles.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00053 with the following conditions:

- 1. Windows shall utilize the Simulated Divided Light grilles for the chosen 6x1 grille pattern.*
- 2. Provide information sheets for the proposed windows and the architectural shingle roof system.*
- 3. Notify staff of any changes during construction.*

[190028_StaffReport w Exhibits 1-4_20190604.pdf](#)

190029.

Construct a New Single-Family Dwelling (B)

Petition HP-19-00054. Daniel Cornwell, SVM Architects, agent for Britton Jones, Duration Properties. Certificate of Appropriateness for new construction of a single-family house. Located in the 400 block of NW 2nd Street, Lot 20. This building will be a non-contributing structure to the Pleasant Street Historic District.

Explanation: The property is located in the 400 block of NW 2nd Street, on Lot 20 of the Rose Minor Subdivision (AD-19-00040), with a zoning designation of DT (Downtown). The parcel (14791-000-000) is located in the Pleasant Street Historic District and the lot is approximately 0.08 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 bathrooms, with approximately 1,457 square feet. It will be a 1-story structure that faces NW 2nd Street. The house will feature 6/1 vinyl windows, along with a 2-panel and a 3-panel window. The exterior doors will be wood with a transom window for the front door and a wood door with a full lite for the backdoor. The house is intended to reflect the architectural character of nearby structures with raised floors on brick piers with a lattice skirt; lapped siding, a front porch, and Victorian-styled trims, moldings, and columns. The exterior finish for the house will be Hardie lapped siding with Hardie trim and corners. The roof will feature asphalt shingles.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00054 with the following conditions:

1. Windows shall utilize the Simulated Divided Light grilles for the chosen 6x1 grille pattern.
2. Provide information sheets for the proposed windows and the architectural shingle roof system.
3. Notify staff of any changes during construction.

[190029_StaffReport w Exhibits 1-4_20190604.pdf](#)

[190030.](#)

Construct a new single-family dwelling (B)

Petition HP-19-00055. Daniel Cornwell, SVM Architects, agent for Britton Jones, Duration Properties. Certificate of Appropriateness for new construction of a single-family house. Located in the 400 block of NW 2nd Street, Lot 21. This building will be a non-contributing structure to the Pleasant Street Historic District.

Explanation: The property is located in the 400 block of NW 2nd Street, on Lot 21 of the Rose Minor Subdivision (AD-19-00040), with a zoning designation of DT (Downtown). The parcel (14791-000-000) is located in the Pleasant Street Historic District and the lot is approximately 0.08 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 bathrooms, with approximately 1,824 square feet. It will be a 1-story structure that faces NW 2nd Street. The house will feature 6/1 vinyl windows, along with a 2-panel and a 3-panel window. The exterior doors will be wood with a transom window for the front door and a wood door with a full lite for the backdoor. The house is intended to reflect the architectural character of nearby structures with raised floors on brick piers with a lattice skirt; lapped siding, a front porch, and Victorian-styled trims, moldings, and columns. The exterior finish for the house will be Hardie lapped siding with Hardie trim and corners. The roof will feature asphalt shingles.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00055 with the following conditions:

1. Windows shall utilize the Simulated Divided Light grilles for the chosen 6x1 grille pattern.
2. Provide information sheets for the proposed windows and the architectural shingle roof system.
3. Notify staff of any changes during construction.

[190030_StaffReport w Exhibits 1-4_20190604.pdf](#)

[190031.](#)**Install a Roof Mounted Photovoltaic Solar System on a Principal Building (B)**

Petition HP-19-00056. Randall Wilhoit, Solar Impact, Inc., agent for Wesley Jones. Install a roof mounted photovoltaic solar system on a single-family house. Located at 1114 NE 6th Street. This building is contributing to the Northeast Residential Historic District.

Explanation: The applicant is proposing to install a 7.04kW photovoltaic system on the roof, with black framed modules with black racking to be placed on the east, west, and south facing roof surfaces of the principal structure. The modules are to be installed in the same plane as the roof and conduit will be run through the attic to maintain a clean appearance.

The existing house is a one-story, Ranch style house dating back to 1953, with architectural details such as casement windows and a strong horizontal emphasis which was characteristic of buildings in the period after World War II. The house is a typical Ranch with a very low pitched roof and a broad rambling facade. According to the Florida Master Site File, the house at 1114 NE 6th Street retains its essential form and integrity. The house has a masonry structural system, stem wall foundation, block exterior fabric, a chimney on the rear roof slope, and casement windows.

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. A rooftop solar photovoltaic power system is a system that uses one or more photovoltaic panels installed on the surface of a roof, either parallel to a sloped roof/surface or rack-mounted on a flat roof, to convert sunlight into electricity and is ten kw or less for residential structures and 300 kw or less for nonresidential structures. The proposed power system will be placed on the principal structure on the property which is a single-family dwelling. The building is considered a contributing structure in the Northeast Residential Historic District.

The system will be located in a location that affects the primary roof facade elevation. The installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers; the installation will be reversible; the system will be flush to the roof or low profile, to the extent feasible; and the system will blend into the surrounding features of the historic resource to the extent possible.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-19-00056 with the following conditions:

- 1. The solar panels and mounting systems should be compatible in color to the extent possible with the established roof material to limit visibility.*
- 2. Notify staff of any changes during installation.*

[190031_StaffReport w Exhibits 1-5_20190604.pdf](#)

[190032.](#)**Request To Waive a 90-Day Demolition Delay (B)**

Waiver of 90-day demolition delay for a structure located at 714 SE 9th Street.

Explanation: Planning staff has placed a 90-day demolition delay on a structure located outside of the historic districts at 714 SE 9th Street. The delay was imposed because the structure on the site is over 45 years of age and it is part of the Florida master site file for the W.L. Perryman Resource Group (8AL5285), which is the block bounded by SE 8th Street on the west, SE 9th Street on the east, SE 7th Avenue to the north, and by the Mount Olive AME Church property on the south. The block includes Perryman's Grocery and the Cotton Club and its associated buildings, including this house set for demolition. Therefore staff has imposed the 90 day delay. The 90-day delay period ends on July 7, 2019. The petitioners plan to attend the June 4, 2019 HPB meeting to ask for a waiver of the remaining number of days on the 90-day delay.

RECOMMENDATION

Staff recommends that the Historic Preservation Board support the waiver of the 90-day demolition delay.

[190032_StaffReport w Exhibits 1-3_20190604.pdf](#)

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

Petition HP-19-00058. 407 SE 6th Terrace. Installation of solar panels on a non-contributing accessory structure. This building is non-contributing to the Southeast Residential Historic District. Daniel S. Lyons, owner. Pure Energy Solar, agent.

Petition HP-19-00059. 525 NW 4th Street. Reroof a single-family dwelling. This building is contributing to the Pleasant Street Historic District. Mary Butler, owner. Dana Johnson, Mac Johnson Roofing Inc., agent.

INFORMATION ITEM: N/A

BOARD MEMBER COMMENTS

NEXT MEETING DATE - JUNE 2, 2019

ADJOURNMENT