

City of Gainesville

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



Meeting Agenda

August 6, 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
Kyra N. Lucas - Member
Eric W. Barkhurst - Member
Jason Simmons - Staff Liaison*

CALL TO ORDER**ROLL CALL**[190204.](#)

Historic Preservation Board Attendance Roster: January 2, 2019 through July 2, 2019 (B)

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

[190204 HPB 6-month Attendance 2019 20190806](#)

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: June 4, 2019[190205.](#)

Draft minutes of the June 4, 2019 Historic Preservation Board meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the June 4, 2019 meeting and vote to approve the minute.

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

[190205 HPBJune2019 draftMinutes 20190806](#)

REQUEST TO ADDRESS THE BOARD**OLD BUSINESS: N/A****NEW BUSINESS:**

[190207.](#)**Northeast Residential Historic District. Request to Enclose 2nd Floor Screen Porch with Vinyl Slider Windows (B)**

Petition HP-19-63. The Home Depot, agent for Judith Coffey Russell Life Estate, owner. Certificate of Appropriateness for the replacement of the existing screen on the second floor porch with three windows on a single-family house. Located at 516 NE 4th Street. This building is a contributing structure to the Northeast Residential Historic District.

Explanation: The existing house is a two-story, Colonial Revival house dating back to the early 1920's, with architectural details such as narrow weatherboard siding, a hip roof with a cross gable secondary roof structure, a brick chimney, a foundation of brick piers, double hung 1 over 1 windows and a composition shingle roof. The porch has masonry plinths and paneled columns. According to the Florida Master Site File, the house represents a typical Gainesville dwelling of the 1920's, appearing on the Sanborn Map of 1922. The project involves the existing screen porch on the second floor of the house. The existing screen framing is white and the screen is clear. The house has wood framed walls and headers. The existing wood frame knee wall and the existing abutting frame wall are to remain.

The applicant is proposing to install 3 windows into the existing wood frame openings to create a Category II sunroom of 98 square feet (14 x 7). The windows will be the Simonton/Ply Gem 6500 Series, 5500 Reflections vinyl 3 panel horizontal slider windows. The proposed windows have white vinyl frames and the glass is clear, with no grids. The series features a deeply beveled miter-cut sash to create the classic look of wood. ProSolar Low E glass with Argon gas or ProSolar Shade Low E and triple pane options are available. The 3-lite design features two operable sashes at both ends of a fixed center window.

Staff finds that proposed alteration of the second story porch into a sunroom does generally meet the guidelines. Transparent materials such as clear glass enclosures will maintain the visual openness of the porch. The porch is on the second floor of the house and on a less visible secondary elevation. The distinctive lattice material will be removed but this feature can be easily replicated and put back in the future. However, the subject property is a contributing structure within the Northeast Residential Historic District, and the Historic Preservation Board has clearly indicated that the preservation of the historic features of the structures is paramount. Although the project is on a less visible secondary elevation, the new windows to be added are not proposed to utilize the same material as the nearest historic windows. The board can approve windows not of the same material on a case-by-case basis.

RECOMMENDATION

Staff recommends the board hear the request for vinyl windows to be allowed due to the location of the proposed sliding glass windows on a less visible secondary elevation.

[190207_Staff Report with Exhibits 1-4_20190806](#)

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

Petition HP-19-00060. 530 NE 10th Avenue. Installation of wood casement windows on an accessory structure. This building is contributing to the Northeast Residential Historic District. Randolph & Ondine Wells, owners

Petition HP-19-00061. 211 NE 6th Street. Installation of a shed in the backyard of a contributing single-family structure. This building will be non-contributing to the Northeast Residential Historic District. Henry Ebersole, owner. Jason Earl, Permit-if, LLC, agent.

Petition HP-19-00062. 544 NE 10th Avenue. Replace rear windows with a sliding patio glass door system on a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Jeffrey L. Meldon, owner. Bill Warinner, Architect AIA, The Aachen Designers, agent.

Petition HP-19-00064. 411 NE 6th Avenue. Replace front porch deck and steps with new landing and steps for a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Maureen A. Conroy, owner.

Petition HP-19-00065. 619 NE 6th Avenue. Replace existing wood front windows with wood-clad windows. This building is contributing to the Northeast Residential Historic District. Carla Mavian, owner.

Petition HP-19-00066. 718 NE 3rd Street. Reroof of a single-family dwelling. This building is non-contributing to the Northeast Residential Historic District. George T. Pennisi, owner. Jimmy Southerland, City of Gainesville, agent.

Petition HP-19-00067. 734 NE 2nd Street. Reroof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Malcolm & Claire Julia Maden, owners. Chase Kennedy, Gainesville Roofing Inc., agent.

INFORMATION ITEM: A. Dangerous building designation by Code Enforcement for single-family structure at 441 NW 6th Place.

[190206.](#)

Review of a Dangerous Building Designation for a Single-Family Structure (B)

Information Item A. Dangerous building designation by Code Enforcement for single-family structure at 441 NW 6th Place.

Explanation: The subject building is a single-family house located at 441 NW 6th Place. It is currently shown as a contributing structure to the Pleasant Street Historic District. The property is zoned RC, Residential Conservation. The building is a one-story bungalow house that was built

in 1935 according to the Alachua County Property Appraisers Office. According to the Florida Master Site File, the house contributes in scale and character to the Fifth Avenue Neighborhood.

RECOMMENDATION

Staff recommends that the Historic Preservation Board review the Code Enforcement designation of a dangerous building.

[190206_Staff Report with Exhibits A1-A4_20190806](#)

INFORMATION ITEM: B. Renewal of membership in the National Trust for Historic Preservation, Forum level.

BOARD MEMBER COMMENT

ADJOURNMENT

NEXT MEETING: September 3rd, 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.