

City of Gainesville

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



Meeting Agenda

June 2, 2020

5:30 PM

VIRTUAL MEETING

Historic Preservation Board

*Jay Reeves - Chair
Bill Warinner - Member
Michelle Hazen - Member
Danielle Masse - Member
Kyra N. Lucas - Member
Elizabeth Hausauer - Member
Nicole Nesberg - Member
Elizabeth Hauk - Member
Michael Hill - Member
Jason Simmons - Staff Liaison*

CALL TO ORDER**ROLL CALL**[191236.](#)**Historic Preservation Board Attendance Roster: October 1, 2019
Through June 2, 2020 (B)**

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

[191236_HP_B6monthAttendance_20200602](#)

APPROVAL OF THE AGENDA**APPROVAL OF MINUTES**[191237.](#)**Draft Minutes of the March 3, 2020 Historic Preservation Board
Meeting (B)****RECOMMENDATION**

Staff is requesting that the Historic Preservation Board review the draft minutes from the March 3, 2020 meeting and vote to approve the minutes.

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

[191237_HP_BMarch2020Minutes_20200602](#)

OLD BUSINESS: N/A**NEW BUSINESS:**[200012.](#)**Construct an addition to a single-family dwelling (B).**

Petition HP-20-00015. E. Scott Robinson and Robyn Frangie, Robinson Renovation & Custom Homes, Inc., agents for Kathleen A. Davis. Certificate of Appropriateness to construct an addition on a single-family house. Located at 418 NW 4th Avenue. This building is a contributing structure to the Pleasant Street Historic District.

Explanation: The existing house is a one-story, wood framed vernacular bungalow house on brick piers with wood lap siding and a 5V Crimp metal roof. The house has a gable roof with a concrete block chimney, secondary hip roof structures, a rectangular plan type, and double hung 2 over 2 wood windows. According to the Florida Master Site File, the house contributes

in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid nineteenth century. The structure appears on the 1922 Sanborn map, and the site file indicates the house was constructed in 1903.

The applicant is proposing to remove the existing finished 75 square foot open rear porch and the 120 square foot conditioned rear home extension in the back of the house, as well as remove the wood siding on the contributing structure. The rear home extension includes the third bedroom. The project would add an addition of approximately 525 square feet of conditioned space to the rear of the house, in addition to 162 square feet of open rear porch. The addition would be one story wood frame construction on brick piers, which would include conditioned space with a butler's pantry, a bedroom with a walk-in closet, and an unconditioned covered screened porch with a 5V Crimp metal roof to match the existing house. The project would also include adding cement fiber lap siding on the existing house, to be painted to match the existing paint color. The existing windows and coach light are being saved for re-installation into the new addition. The addition will be in the back of the existing house and not visible from the right-of-way, thus maintaining the appearance of the front of the house. Part of the existing 6 foot tall stockade style fence with dog eared pickets will be removed for the construction activity around the new addition and then reinstalled. A segment of new fencing will be installed on the east property line, adjacent to the new addition, which will match the existing fencing.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- 1. Retain the wood lap siding on the existing house.*
- 2. Siding for the addition shall be wood lap siding to match the existing house in terms of size, direction, materials, and lap dimension.*
- 3. Provide information sheets for the proposed siding and roofing material.*
- 4. Notify staff of any changes during construction.*

[200012_StaffReport_HP-20-15_20200602.pdf](#)

200013.

Install a roof mounted photovoltaic solar system on a principal building (B). Petition HP-20-00035. Nolan Beall, ESD Solar, agent for Brandon Peterson. Certificate of Appropriateness to install a roof mounted photovoltaic solar system on a single-family house. Located at 214 NE 5th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Explanation: The applicant is requesting approval of a 15kW solar photovoltaic system on the roof, with 47 Axitec AC-320MH/120S residential modules and 47 Enphase IQ7-60-2-US microinverters, placed on all sides of the roof surface of the principal structure. The modules are the flush mount type to be installed in the same plane as the roof. This petition is related

to a building permit in review for the project, BP-20-00827.

The contributing building was built in 1922 according to the Florida Master Site File. The property is zoned Urban 2 and is approximately 0.25 acres in size. The house is approximately 2,047 square feet in size. The property is a corner lot with right-of-way frontage on NW 5th Avenue and NW 3rd Street. The existing house is a one and one half story, weatherboard covered bungalow style house that represents a typical Gainesville dwelling of the 1920's. It appears on the Sanborn map of 1922. The house has a wood frame structural system, a brick chimney, a brick wall foundation, brick porch columns with brackets, and a gable roof with a shed dormer on the secondary roof structure.

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 subject power system has been 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 is located on a primary roof facade elevation and is in fact located on all sides of the structure. 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 is reversible; the system is flush to the roof or low profile, to the extent feasible; and the system blends into the surrounding features of the historic resource to the extent possible.

RECOMMENDATION

Staff to the Historic Preservation Board:

Staff recommends the board hear the request for the solar array as proposed in the application.

[200013_StaffRprt_HP-20-35_20200602.pdf](#)

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

Petition HP-20-00026. 427 SE 6th Terrace. Reroof a single-family dwelling. This building is contributing to the Southeast Residential Historic District. Crosby & Wimmer-Crosby, owners. Mike Bennett, Mac Johnson Roofing Inc., agent.

Petition HP-20-00027. 214 NE 9th Avenue. Partial reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Kurtz & Matasick, owners. Eric Shane Smalley, Atlantic Roofing & Exteriors, agent.

Petition HP-20-00028. 716 NW 3rd Street. Reroof a single-family dwelling. This building is contributing to the Pleasant Street Historic District. Carolyn Webber, owner. Jeffrey Kyle, Mac Kyle Roofing, LLC, agent.

Petition HP-20-00029. 1208 NE 4th Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. George Wilson, owner. Clayton Crosier, Crosier & Son Roofing Inc., agent.

Petition HP-20-00030. 106 NW 12th Terrace. Reroof a single-family dwelling. This building is contributing to the University Heights - North Historic District. Kathleen Benton, owner. Melissa Dixon, McFall Residential Roofing, agent.

Petition HP-20-00032. 215 N. Main Street. Reroof the Masonic Lodge. This building is individually listed on the National Register of Historic Places. W. Keith Perry, owner. Emily Wheeler, Perry Roofing Contractors, agent.

Petition HP-20-00033. 506 NE 2nd Street. Reroof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Larry & Pamela Lahiff, owners. Tracy McDonald, Tracy G. McDonald, Inc., agent.

NEXT MEETING DATE

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.