

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## Meeting Agenda

**August 3, 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*

*If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.*

**CALL TO ORDER****ROLL CALL****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**[200173.](#)

**Draft Minutes of the June 2, 2020 Historic Preservation Board Meeting (B)**

**RECOMMENDATION**

*Staff is requesting that the Historic Preservation Board review the draft minutes from the June 2, 2020 meeting and vote to approve the minutes.*

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

[200173\\_DraftMinutes\\_20200803.pdf](#)

**OLD BUSINESS:****NEW BUSINESS:**[200162.](#)

**Construct a 420 sq. ft. accessory dwelling behind the primary structure.**

**Petition HP-20-02. Bill Warinner – The Aachen Designers, agent for Greg Allard & Glauca Lima, owners. Certificate of Appropriateness (COA) to construct a 420 sq. ft. accessory dwelling behind the primary structure located at 818 SE 1st Avenue. This is a contributing structure within the SE Residential Historic District.**

*Explanation: The applicant is seeking to construct a 420 sq. ft. accessory dwelling unit located behind the primary structure. The unit will be one-story in height. The accessory dwelling unit will feature cementitious siding (5" to weather), asphalt shingles, and clad wood windows 3'x6'. The roof will*

feature the same style (hip) and pitch (6/12) as the contributing primary structure.

**RECOMMENDATION**

*Staff finds that the requested action, as presented, is consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.*

*Staff to the Historic Preservation Board - Staff recommends approval of Petition HP-20-02.*

[HP-20-02 Staff Report.pdf](#)

[200163.](#)

**Certificate of Appropriateness (COA) to replace a 6ft wood privacy fence and install a 5ft aluminum fence at front and side yard.**

**Petition HP-20-14. Ryan Duffy, agent for Michelle Abraczinskas. Certificate of Appropriateness (COA) to replace a 6ft wood privacy fence and install a 5ft aluminum fence at front and side yard located at 610 NE Boulevard. This is a contributing structure within the NE Residential Historic District.**

*Explanation: This case was continued from the March 3, 2020 HPB regular meeting. The applicant has a contract pending for the purchase of the property.*

*The applicant is seeking to replace a 30' length of wood stockade fencing at the rear of the property and install 5' black aluminum (Master Halco: Independence) 3-rail, spear-top fencing in the front and side yards of the property.*

**RECOMMENDATION**

*Staff finds that the requested action, as presented, is consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.*

*Staff to the Historic Preservation Board - Approval of HP-20-14 with the following condition:*

1. *Fencing to be no higher than 4 feet forward of the east (front) and south (side) elevation wall planes.*

[HP-20-14\(2\) Staff Report.pdf](#)

[200164.](#)

**Construction of an accessory dwelling unit, swimming pool, and addition.**

**Petition HP-20-40. Doug Nesbit - Atlantic Design & Construction, agent for Andrew Martin & Sarah Farmerie, owners. Certificate of Appropriateness (COA) to construct an accessory dwelling unit, swimming pool, addition, and associated modification to the side**

**setback. Located at 633 NE 6th Street. This building is a contributing structure to the NE Residential Historic District.**

*Explanation: This contributing frame-vernacular house is one of 5 identical adjacent houses. The applicant is seeking to construct a number of new elements as part of the rehabilitation of this contributing property. Proposed alterations include:*

- § Two-story addition at the rear of the primary structure;
- § Construct a carport at the south elevation;
- § Demolish an existing non-contributing shed;
- § Construct a two-story garage/ accessory dwelling unit (approx. 485 sq. ft. footprint);
- § Construct an in-ground swimming pool with screen enclosure.

*The applicant is also requesting a modification of existing zoning requirements to allow for the carport to encroach 4' into the side-yard setback.*

**RECOMMENDATION**

*Staff finds that the requested action, as presented, is consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.*

*Staff to the Historic Preservation Board - Approval of HP-20-40 with the following condition(s):*

1. Approval of the demolition of existing shed;
2. Approval of the construction of the accessory structure with modifications to mitigate the massing of the blank elevations;
3. Approval of swimming pool and screen enclosure;
4. Denial of the alteration of the rear of the primary structure.

[HP-20-40 Staff Report.pdf](#)

[200165.](#)

**Construction of two cypress screens at the front elevation.**

**Petition HP-20-42. Hazel A. Jones, owner. Certificate of Appropriateness (COA) to construct two cypress screens at the front elevation. Located at 1031 NE 5th Street. This is a contributing structure to the NE Residential Historic District.**

*Explanation: Constructed in 1955, this mid-century ranch style house is typical of the housing of the period.*

*The applicant is seeking to install an 8' x 14' cypress trellis screen and a 4' x 2.5' cypress screen, painted white. This proposal is coming before the board due to the height/ prominent location of the trellis.*

**RECOMMENDATION**

*Staff finds that the requested action, as presented,*

*is consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.*

*Staff to the Historic Preservation Board - Approval of HP-20-42.*

[HP-20-42 Staff Report.pdf](#)

[200166.](#)

**Construction of a 476 sq. ft. addition to the existing attached garage.**

**Petition HP-20-46. Bill Warinner - The Aachen Designers, agent for Steven John Howell, owner. Certificate of Appropriateness (COA) to construct an addition to the existing attached garage. Located at 1015 NE 6h Street. This is a contributing structure to the NE Residential Historic District.**

*Explanation: The existing house is a one-story early ranch house built in 1939. The home features an attached garage. The applicant proposes to construct a 476 square foot addition to the east of the existing garage. The addition has been designed to match the scale and design of the existing home, while materially differentiating it from the contributing structure.*

**RECOMMENDATION**

*Staff finds that the requested action, as presented, is consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.*

*Staff to the Historic Preservation Board - Approval of HP-20-46.*

[HP-20-46 Staff Report.pdf](#)

[200167.](#)

**Reroof with a change in materials to 26 gauge, standing seam, galvalume (mill finish).**

**Petition HP-20-48. Jones & Saillant, owners. Certificate of Appropriateness (COA) for a re-roof with a change in materials to 26 gauge, standing seam, galvalume (mill finish). Located at 516 NE 2nd Street. This is a contributing structure to the NE Residential Historic District.**

*Explanation: The applicant is seeking to replace the current asphalt shingle roof with a 26 gauge, galvalume (mill finish) standing seam metal roof.*

**RECOMMENDATION**

*Staff finds that the requested action, as presented, is consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.*

*Staff to the Historic Preservation Board - Approval of HP-20-48.*

[HP-20-48 Staff Report.pdf](#)

[200168.](#)

**Construction of a two-story, single-family dwelling.**

**Petition HP-20-49. Elliot Larkin - Larkin Rentals II LLC, owner. Certificate of Appropriateness (COA) to construct a two-story, single-family dwelling with associated modifications to the front porch depth. Located south of the intersection of NE 3rd Avenue and NE 9th Street (S. of 835 NE 3rd Ave). This is a vacant lot within the NE Residential Historic District.**

*Explanation: The applicant is seeking to construct a two-story, single-family dwelling of approximately 2,045 sq. ft. under roof (1751 sq. ft. heated/cooled). The home will feature stemwall construction and utilize Hardiplak cementitious siding, architectural shingles, and single-hung vinyl windows. The proposed project is the identical home (mirrored) to another being proposed on the adjacent parcel. The parcels measure 36.5' wide by 100' deep. The homes will be accessed through a shared curb cut.*

*The applicant is also seeking a modification to allow for the front porch depth to be reduced to 6' from the 8' that is required.*

**RECOMMENDATION**

*Staff finds that the requested action, as presented, is not substantially consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.*

*Staff to the Historic Preservation Board - Conceptual Approval of HP-20-49 with the following condition:*

- 1. Front porch meet all required dimensional standards;*
- 2. Applicant consider staff and board comments and return to the board at a later time for final approval.*

[HP-20-49 Staff Report.pdf](#)

[200169.](#)

**Construction of a two-story, single-family dwelling.**

**Petition HP-20-50. Elliot Larkin - Larkin Rentals II LLC, owner. Certificate of Appropriateness (COA) to construct a two-story, single-family dwelling with associated modifications to the front porch depth. Located south of the intersection of NE 3rd Avenue and NE 9th Street (S. of 835 NE 3rd Ave). This is a vacant lot within the NE**

**Residential Historic District.**

*Explanation:* The applicant is seeking to construct a two-story, single-family dwelling of approximately 2,045 sq. ft. under roof (1751 sq. ft. heated/cooled). The home will feature stemwall construction and utilize Hardilap cementitious siding, architectural shingles, and single-hung vinyl windows. The proposed project is the identical home (mirrored) to another being proposed on the adjacent parcel. The parcels measure 36.5' wide by 100' deep. The homes will be accessed through a shared curb cut.

The applicant is also seeking a modification to allow for the front porch depth to be reduced to 6' from the 8' that is required.

**RECOMMENDATION**

Staff finds that the requested action, as presented, is not substantially consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.

Staff to the Historic Preservation Board - Conceptual Approval of HP-20-50 with the following condition:

1. Front porch meet all required dimensional standards;
2. Applicant consider staff and board comments and return to the board at a later time for final approval.

[HP-20-50 Staff Report.pdf](#)

**200170.**

**Construction of a one-story, 1,010 sq. ft. garage/accessory structure and new fencing.**

**Petition HP-20-51. Timothy Garren & William Birdsall, owners. Certificate of Appropriateness (COA) to construct a one-story garage/accessory structure and new fencing. Located at 825 NE 5th Avenue. This is a non-contributing structure within the NE Residential Historic District.**

*Explanation:* The applicant is seeking to construct a one-story, 1,010 sq. ft. garage/accessory structure. The proposed garage/accessory structure will be sited behind the non-contributing primary structure at the southwest corner of the parcel. The applicant is also proposing the construction of black aluminum fencing with brick columns to replace the existing 36" gothic-top picket fence.

**RECOMMENDATION**

Staff finds that the requested action, as presented, is consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.

*Staff to the Historic Preservation Board - Approval of HP-20-51*

[HP-20-51 Staff Report.pdf](#)

[200171.](#)

**Construction of a two-story, single-family dwelling with associated modifications to the side setback.**

**Petition HP-20-55. Cory Hodes - Eastwood Construction, agent for TND Buildings LLC. Certificate of Appropriateness (COA) to construct a two-story, single-family dwelling with associated modifications to the side setback. Located at a non-addressed parcel in the 400-500 block of NW 6th Avenue. This will be a non-contributing structure within the Pleasant Street Historic District.**

*Explanation: The applicant is seeking to construct a one and one-half story single-family home (approx. 1,250 sq. ft.). The home will feature 5" reveal smooth cementitious siding; 2/2 simulated divided lite windows; architectural shingles, and cementitious trim.*

*The applicant is also requesting a modification of required setbacks. The required side setback for this parcel which measures 30'x84' is 5'. The applicant is requesting a modification of the west side-yard setback to 3'.*

**RECOMMENDATION**

*Staff finds that the requested action, as presented, is consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.*

*Staff to the Historic Preservation Board - Approval of HP-20-55 with the following condition:*

1. *Side-yard setback (west) be reduced to 3'.*

[HP 20-55 Staff Report.pdf](#)

## **PUBLIC COMMENT**

## **STAFF APPROVED CERTIFICATES OF APPROPRIATENESS**

[200172.](#)

**August 2020 - Staff Approval Report**

[August 2020 Staff Approval Report.pdf](#)

**BOARD BUSINESS: Seminary Land Development Discussion (added at the request of Member Hill)**



**STAFF REPORT:**

**New Forms/Applications**

**DHR Small Matching Grant – Mt. Carmel**

**Porter’s Next Steps – Possible Conservation District**

**Florida Main Street Program**

**609 NE 6th Street Inquiry (update requested by Member Hausauer)**

**ADJOURNMENT**