

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

September 1, 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: na**OLD BUSINESS:**

[200281.](#)

Southeast Residential Historic District. Ad Valorem Tax Exemption (Part II) for 716 SE 4th Ave (B)

Petition HP-17-51. Edith James, owner. Ad Valorem Tax Exemption (Part II) for the addition of a master bedroom suite, a front porch, relocation of windows and doors, replacement of existing windows, a new carport and connector, a new chimney, a new courtyard wall and fencing. Located at 716 SE 4th Ave. The property is contributing to the Southeast Residential Historic District.

Explanation: The property is located at 716 SE 4th Ave and is contributing to the Southeast Historic District. The parcel (12202-000-000) is .23 acres in size and is zoned RMF7/Urban 3. The existing house is a one-story ranch, constructed c. 1952 of concrete block with an asphalt shingle hip roof. The building is rectilinear in plan, facing south on a large lot (100'x100'), with a driveway and ramp to the right of the house (east side). There is a small, detached utility room and a covered deck off the rear of the building, an existing chain link fence separating the front yard from the back yard, as well as a privacy fence at the rear perimeters of the lot.

RECOMMENDATION

*Staff finds that the requested action, as presented, is consistent with the City of Gainesville's Code of Ordinances
– Article IV Tax Exemption for Historic Properties.*

Staff to the Historic Preservation Board - Approval of HP-17-51 Part II Ad Valorem Tax Exemption

[HP-17-51 Part II Ad Valorem Staff Report\[1\].pdf](#)

[200282.](#)

Petition HP-19-39. Eastwood Construction, agent for Andrew and Shaima Coffey, owners. Amendment to previously approved Certificate of Appropriateness for modifications to 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: HP-19-39 was approved with conditions on May 7, 2019. The applicant is seeking amendments to the previously approved Certificate of Appropriateness (COA) for modifications to the design of the single-family home, as well as further reduction of the east side building 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-19-39 Amendment #1

[HP-19-39 Amendment\[1\].pdf](#)

[200280.](#)

Northeast Residential Historic District, Part II ad valorem tax exemption application (B)

Petition HP-20-3. Joyce E. Bono, owner. Ad valorem tax exemption (Part II) for construction of masonry walls on the east and north property lines with a fence on the northeast corner, add awnings on the front and rear, reconstruct a freestanding garage, and interior remodeling for an existing single-family dwelling. Located at 719 NE 5th Street. This building is contributing to the Northeast Residential Historic District. Related to Petition HP-18-00107.

Explanation: The existing structure is the Lewis House, a one-story single family house with a flat roof and parapet on concrete block stucco walls, located at 719 NE 5th Street. There is a chimney located on the exterior front elevation with a tile cap and stucco covering. Ornamental exterior features include a porched head door and doorway and a car portal. The c. 1926 house is a Mediterranean Revival house of approximately 1,473 square feet that represents a typical Gainesville dwelling of the 1920's. The contributing garage structure in the southeast corner of the property was damaged by a fallen oak tree during Hurricane Irma in 2017. The previous owner received a Certificate of Appropriateness in May of 2018 for a partial demolition of the garage, including all of the

roof, and the south and west walls. There was preservation of an archway between the garage and the house and the north and east walls were lowered to waist height.

RECOMMENDATION

Staff finds that the requested action, as presented, is consistent with the City of Gainesville's Code of Ordinances

- Article IV Tax Exemption for Historic Properties.

Staff to the Historic Preservation Board - Approval of HP-20-3

[HP 20-03 Part II Ad Valorem Tax Exemption Staff Report\[1\].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

[HP-20-40 Staff Report \(SEP\)\[1\].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 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 substantially 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-20-49

[HP-20-49_Staff_Report\(SEP\)\[1\].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 substantially 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-20-50

[HP-20-50_Staff_Report_\(SEP\)\[1\].pdf](#)

NEW BUSINESS:

[200273.](#)

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

Petition HP-20-59. Kurt Strauss – K. Strauss Homes, owner. Certificate of Appropriateness (COA) to construct a single family dwelling and a setback modification. Located at parcel 14309-000-000 NW 6th Avenue (200 Block). This building will be a non-contributing structure to the Pleasant Street Historic District.

Explanation: The applicant is seeking to construct a two-story, single -family dwelling of approximately 3,808 sq. ft. under roof (2,832 sq. ft. heated/cooled). The applicant is also requesting a modification to the front, side, and rear setback line.

RECOMMENDATION

Staff finds that not enough information was provided about the context of the project in relation to the neighborhood to make an informed recommendation on the overall design of the home or the modification of setbacks.

Staff to the Historic Preservation Board - Continuation of HP-20-59

[HP 20-59 Staff Report.pdf](#)

[200271.](#)

Reroof of a single-family dwelling.

Petition HP-20-63. Whitton Roofing, agent for Anthony Ackrill, owner. Certificate of Appropriateness (COA) to replace an asphalt shingle roof with 5V crimp metal roofing. Located at 717 NE 3rd Avenue. This building is a contributing structure to the NE Residential Historic District.

Explanation: The applicant is seeking to replace the current asphalt shingle roof with 5V crimp metal roofing.

RECOMMENDATION

Staff finds that the requested action, as presented, is substantially 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-20-63 with the condition:

1. *The metal roof be standing seam in design.*

[HP-20-63 Staff Report .pdf](#)

[200272.](#)

Reroof of a building

Petition HP-20-65. Godwin Green Roofing, agent for Joseph Montalto Jr, owner. Certificate of Appropriateness (COA) to replace shingle and metal roof with Gulf-rib 26 gauge 5V crimp galvanized metal roofing. Located at 301 SE 7th Street (Magnolia Bed & Breakfast). This building is a contributing structure to the SE Historic District.

Explanation: The applicant is seeking to replace the current asphalt and metal roof with 5V crimp metal roofing.

RECOMMENDATION

Staff finds that the requested action, as presented, is substantially 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-20-65 with the condition:

1. *The metal roof be standing seam in design.*

[HP-20-65 Staff Report .pdf](#)

PUBLIC COMMENT: Gary Anglin; Eric Leightman

[200268.](#)

Gary Anglin, owner. Pre-Conceptual review for feedback only for the construction of a three story multi-family building. Located southwest of the intersection of NW 3rd Avenue and NW 9th Street in the University Heights North Historic District.

[Anglin Pre-Concept.pdf](#)

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

[200269.](#)

August - Staff Approvals

[September Staff Approved COA Report.pdf](#)

BOARD BUSINESS:

[200270.](#)

Discussion of Board position on review of installation of solar arrays on historic structures.

[Solar Presentation.pdf](#)

STAFF REPORT:

ADJOURNMENT