

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

May 4, 2021

5:30 PM

City Hall Auditorium, 200 East University Avenue

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 Hauck - Member
Michael Hill - Member
Jason Simmons - Staff Liaison

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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 Hearing Officer and must be filed within 30 calendar days of the effective date of the board decision at issue. The appeal procedure is specified in Sec. 30-3.58C. of the Land Development Code.

APPROVAL OF MINUTES

[200794.](#)

Draft Minutes of the April, 2021 Historic Preservation Board Meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the March, 2021 meeting and vote to approve the minutes.

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

[200794_HP Draft Minutes_20210406](#)

OLD BUSINESS:

[201013.](#)

Construct an addition, create a new entry plaza, & renovate the Thelma Boltin Center (B)

Petition HP-21-00021. Jason Jensen & Sarah Lyons, Wannemacher Jensen Architects, Inc., agent for the City of Gainesville, owner. Certificate of Appropriateness to construct an addition, add a new entry plaza, and renovate the Thelma Boltin Center. Located at 516 NE 2nd Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Project Description

The Thelma Boltin Center is a recreation center that was built in 1943 according to the Florida Master Site File and is located within the

Northeast Residential Historic District. The building is not within the district time frame (1880s through 1920s) according to the site file, but it represents a very important building in the later history of the district. Some Moderne buildings such as the recreation center are scattered throughout the district. The building was originally known as the “Service Center,” one of several Works Progress Administration (WPA) projects in Gainesville. It was designed to house entertainment programs for servicemen stationed at Camp Blanding and nearby military bases. The center was officially opened in 1943. Miss Thelma Boltin was the City’s first director of the Recreation Center.

The original building was designed with clean, simple, utilitarian details typical of the Moderne or International style and consistent with its governmental purpose. The City Commission at the time wanted the building designed to reflect the future use as a community center and since the property was City-owned, the plans had to accommodate local civic and social organizational needs. The building is a two-wing unit with a large auditorium, social room, small meeting room, and a mezzanine. The original building has only been altered with the addition of a handicap ramp on the southwest entrance side of the building. The building is a painted brick masonry building with a concrete slab foundation, an asphalt shingle gable roof on the west wing with cornice returns, and a flat-top roof on the east wing. There are two chimneys, one red brick masonry on the rear facade of the west wing and one interior chimney on the south facade of the east wing. Windows are wood and include two 4 over 4s on the north rear side. The west facade has 6 over 6, double hung sash windows, each with a nine light window above it. The same symmetrical pattern is found on the south facade. The lower east wing is the main entrance facing southeast, with a portico covering the entrance which has glass block sidelights. A glass block opening is centered over the entry porch. The rear section of the east wing has a double flat roof. The lower section has both 6 over 6 and 4 over 4 windows.

The project includes the renovation of the existing center’s main hall and stage, restrooms, and the conversion of smaller offices to a multipurpose room. New interior flooring, paint, wall layout and ceilings would be part of the renovation. An addition of 1,785 square feet (total) would be added in the northeast corner of the building to create a green room, storage, and mechanical spaces. A new entry plaza will redirect the pedestrian traffic to the front door from the corner of NE 5th Street and NE 2nd Avenue to be center on NE 2nd Avenue.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- 1. The HPB discuss the appropriate window configuration for the addition.*
- 2. Provide information sheets for the proposed windows and roofing material.*
- 3. Notify staff of any changes during construction.*

[201013_HP-21-00021_ThelmaBoltinCntr@516NE2ndAve_StaffRprt](#)
[201013_HP-21-00021_Thelma Boltin_revised elevations_210427](#)

NEW BUSINESS:

[201187.](#)

Reroof a single-family dwelling with a metal roof and remove a chimney (B)

Petition HP-21-34. Carson James, agent for Thomas G. & Nicole M. Reno. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof and remove a chimney. Located at 1021 NE 5th Terrace. This building is contributing to the Northeast Residential Historic District.

Project Description

The existing house is a two-story, brick and wood frame Colonial Revival house which features a pedimented portico supported on paired Doric columns and pilasters. A sun porch on the south elevation has been enclosed. The building has weatherboard siding, a continuous pilastered brick foundation, a gable roof with asbestos Dutch lap shingles, a secondary roof structure for the portico with a gable, and double hung 8/8 wood windows. According to the Florida Master Site File AL02194, the house had one brick chimney; this chimney is located on the south exterior wall. However, currently there are two chimneys located on the house and part of this request is to remove the secondary chimney located on the rear center slope.

The applicant is requesting the removal of the existing roofing, asbestos, and the architectural shingles and replace them with a 26 gauge Charcoal "TCM-LOK" standing seam metal roofing system from Tri County Metals. The proposal also includes a request to remove an existing chimney that lies on the center rear slope of the house, not original to the building and is visible from the right-of-way, although not in a prominent way. The main chimney that is a prominent feature of the historic house is to remain. The secondary chimney has no more functional use. There is no existing mantle on the interior. The applicants believe that the chimney was used as an exhaust vent for a furnace.

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. The Historic Preservation Board discussed and adopted a policy on April 2, 2013 concerning styles of metal roofing which would be allowed within the historic districts. The Historic Preservation Board approves metal roofing on a case-by-case basis depending on the style and use of the

building. Recommended metal roofing for most buildings in the historic district is a 5-V crimp or standing seam metal, as spacing of these roofs is more sympathetic with historic metal roofs, and exposed fasteners are not as numerous or visible.

As indicated in the guidelines, removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. An interior photo of the house indicates that there is no interior chimney space as it has been closed in and walled over. The chimney was intended to vent a furnace or a small stove but it no longer has working interior applications.

RECOMMENDATION *Staff recommends approval of the reroof and the request to remove the chimney as proposed in the application.*

[201187_HP-21-00034_StaffReport_20210504](#)

[201188.](#)

Concept review to gather feedback concerning proposals to install fencing on the property of a single-family dwelling (B)

Petition HP-21-35. Jordan Burchell & Sam Moss, owners. Conceptual review for a Certificate of Appropriateness to install fencing on the property of an existing single-family dwelling. Located at 538 NE 11th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Project Description

The applicant is looking for a conceptual review of proposals to fence the property and change the orientation of the front of the property. They are hoping to get guidance and feedback on the project that is intended to enhance the visual appeal of 538 NE 11th Avenue and create more usable, private outdoor space. The house sits back almost 50 feet from the south property line, indicating that the majority of space on the property will be difficult to make more private without coming into conflict with certain guidelines concerning fence location. The applicants want to install some form of privacy fencing/walls to create usable outdoor space as part of a larger landscaping project. The lot is highly visible from the street on three sides while the existing back yard is relatively small. Another aspect of the potential project that the applicants are seeking guidance on is changing the address of the home to a different street and, therefore, the allowable setbacks. They had been previously counseled that this could be an ideal way to make better use of the available space. This action would make the current “front yard” the “side yard” for purposes of calculating setbacks. They are interested in hearing the board’s guidance on this idea.

There are conceptual layout sketches for the board to react to in rendering feedback and guidance. In general, patios would be paver material, driveways and sidewalks would be poured concrete constructed to match the mid-century / 50's ranch aesthetic of the home, fences would be set back to allow for attractive and Florida-friendly plantings in front of them along sidewalks and streets in a fashion similar to homes immediately surrounding the property. Fences might incorporate elements of the wood siding and Ocala block exterior of the home to compliment it's aesthetic. A variety of Florida-friendly plantings would be incorporated throughout the design to enhance the curb appeal of the property and the home itself. The applicants will establish beds and potentially incorporate more mature trees to add depth and dimension to the yard which is currently a fairly empty grass field. The applicants feel that doing so will better integrate the look and feel of the home with the surrounding properties and improve the presentation of the entire street.

Conceptual approvals are provided by the board as a courtesy to the applicant in an effort to allow comment from the board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.

RECOMMENDATION

Staff recommends that the board review the various layout proposals and the ideas in general and provide feedback and guidance as to the recommended course of action.

[201188_HP-21-00035_StaffRprt_20210504](#)

[201189.](#)

Repair, renovate, demolish additions, & construct a new addition to a single-family dwelling (B)

Petition HP-21-00036. Tammie Jean & D. F. Englert, owners. Certificate of Appropriateness to repair and renovate an existing single-family dwelling including demolition of the rear additions to the original structure, construction of a new addition to the back of the structure, repair and refinish wooden windows, and repair of the front porch. Located at 425 NE 3rd Street. This building is contributing to the Northeast Residential Historic District.

Project Description

The property is located at 425 NE 3rd Street on the west side of the street, across from Roper Park, with a zoning designation of U2 (Urban 2) (See Figure 1). The existing single-family dwelling under tax parcel 14805-000-000 is a 1 ½ story board and batten covered frame vernacular

structure that represents a typical Gainesville dwelling of the 1890's. It is a wood frame structure on a brick pier foundation with board and batten and drop siding, a gable roof with a gable wing and hip dormer secondary roof structure, two brick chimneys, composition shingles, double-hung 2 over 2 windows, a bay window, and a French door. The subject property is located in the Northeast Residential Historic District and is approximately 0.220 acres in size. The house appears on the Sanborn Map of 1897 and is a contributing structure to the historic district. Also known as the W. W. Hampton Jr. house, it is one of the oldest homes in the Northeast Residential Historic District.

The house is currently in very bad condition with structural failure and extensive termite and rot damage. The back additions to the house are collapsing, not repairable, and are unsafe. The back exterior load bearing wall of the original house was removed during the time the additions were constructed, contributing to the structural failure of the back additions.

The proposed new addition will be one story with an area of approximately 1,852 square feet. It will be located in the rear of the existing building and will not be visible from NE 3rd Street. The height of the addition is proposed to be slightly lower than the height of the peak of the historic structure roof. The proposed exterior fabric for the addition is HardiePlank siding with 4 inch Hardie trim. The foundation will be a stem wall with brick cladding which will be compatible with the brick veneer between the brick piers of the existing building. The proposed exterior French doors are Rogue Valley wooden doors with raised mullions, to be placed at the rear of the new addition. The proposed windows are Kolbe Ultra Series Sterling double hung wood clad windows with raised mullions to be installed on the new addition at the rear of the house with a cottage style. The exterior of these windows is extruded aluminum. The historic structure has several window sizes and arrangements. The proposed materials are different from the original house but compatible, such as the HardiePlank siding compared to the board and batten covered historic structure, and 4 over 4 wood-clad windows compared to the 2 over 2, 6 over 6, and 9 over 9 windows on the original house. 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.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- 1. The new window proposed for the existing house on the south elevation shall be a 2 over 2 style to match the bay window and the adjacent windows.*
- 2. Provide information sheets for the proposed roofing material.*
- 3. Notify staff of any changes during construction.*

[201189_HP-21-36_StaffRprt20210504](#)

[201190.](#)

Certificate of Appropriateness to replace exterior stairs, replace windows, door modifications & interior renovation to a duplex. (B)

Petition HP-21-38. Ricardo Cavallino, Ricardo Cavallino and Associates, Inc., agent for Regina Lovings, owner. Certificate of Appropriateness to replace exterior stairs with new stairs, replace windows with new windows, replace a door with a new door, infill a door opening, replace door with a window, & add new exterior finish for a duplex. Located at 1124 SW 4th Place. This building is a contributing structure to the University Heights Historic District - South.

Project Description

The property is located at 1124 SW 4th Place on the north side of what is essentially an alley, with a zoning designation of U5 (Urban 5). The existing duplex under tax parcel 13122-000-000 is located just to the south of a single-family dwelling on the same tax parcel at 1125 SW 4th Avenue. The subject property is located in the University Heights Historic District - South and is approximately 0.270 acres in size. The duplex is a contributing structure to the historic district.

The project involves the interior renovation of an existing two-story duplex and certain exterior changes to the building as a result of the renovation. The duplex has 1,500 square feet of total area and 1,320 square feet of heated area. The existing wood staircase that provides access to the second floor duplex unit is not in good condition and will be replaced with a new wood staircase that will match the design configuration of the existing stairs. The exterior first floor is exposed cement block that has had several patches and repairs performed over the years. The project involves the addition of a new cement stucco finish (smooth sand finish) to even out the finish and give it a better appearance. The second floor of the duplex has wood siding that is to remain with cleaning and painting as required. The existing shingle roof is to remain as well.

On the existing south elevation the plans are to remove one of windows and modify the window opening to install a window that is more compatible in size and configuration with other windows on the building. The north elevation would see new vinyl windows to replace the existing windows, in addition to the new staircase. The proposed west elevation would see new vinyl windows to replace the existing windows in the existing window openings and the removal of a door and door frame, to be replaced with a new window in the existing door opening and concrete masonry unit (CMU) infill as required to fill in the remaining door area. The east elevation is shown with new vinyl windows to replace the

existing windows in the existing window openings and a new door to replace the existing door within the same opening. The replacement doors will be Jeld-Wen fiberglass stamped doors, while the replacement windows will be white Jeld-Wen vinyl windows or a comparable manufacturer to match the existing windows in the use of the existing openings and in configuration, which is primarily casement style windows.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- 1. Windows shall utilize the Simulated Divided Light grilles for the grille pattern or actual divided light grilles for the chosen window.*
- 2. Provide information sheets for the proposed windows and doors.*
- 3. Notify staff of any changes during construction.*

[201190_HP-21-00038_StaffRprt_20210504](#)

[201191.](#)

Install pool, masonry wall, and fencing in front and side yard of a single-family dwelling (B)

Petition HP-21-39. Jay Reeves, agent for Oscar Sanchez & Lida Rodriguez-Taseff, owners. Certificate of Appropriateness for installation of a pool, a masonry wall and a fence for a single-family dwelling. Located at 1021 NE 4th Street. This building is a contributing structure to the Northeast Residential Historic District.

Project Description

The applicant is proposing a new in-ground swimming pool at the north side yard behind a front wall. A new 5 foot tall masonry block wall with smooth stucco and a 48 inch wood gate and a brick cap with five 16 inch by 16 inch brick topped columns at 5 feet 8 inches, to run for a distance of 64 linear feet and to be located flush with the front wall of the house and at the west elevation in front of the proposed pool. A new 6 foot tall wooden stockade fence is to be installed to match the existing fence at the north property line for a distance of 25 feet to connect with the proposed new wall.

The proposed five foot tall masonry wall in the front yard of the property is taller than the height that can be approved by staff and therefore requires approval of the Historic Preservation Board (HPB). In addition, the pool location requires approval of the HPB since it will be sited in front of the rear wall line of the principal building. Swimming pools should be located at the rear of a structure and not be visible from the front of the property. The only other statement about pools is about the pool enclosure to be set to the rear of the house, that it does not obscure significant features of the building, and is subordinate to the primary building. However these provisions are not applicable as there is no

pool enclosure proposed with this application. Although the pool is proposed to be placed in the side yard of the house, the proposed wall will effectively screen the view of the pool from the front.

Both wall and fence are to be built in the field and are not pre-fabricated constructions. The wall is to have brick topped columns to provide vertical accent elements, and a wood gate will tie in to the existing wooden fencing on the property in terms of material. The 25 foot section of new wooden fencing will match and tie in to the existing fencing on the north property line and is in compliance with the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines for fencing because it is in the side and rear yard and does not extend in to the front yard beyond the front wall of the house, it is proposed to be made of wood, and it would be no greater than six feet in height.

RECOMMENDATION *Staff recommends approval of the application.*

[201191_HP-21-39_StaffRprt_20210504](#)

PUBLIC COMMENT

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

[200666.](#)

Staff Approved Certificates of Appropriateness (B)

Staff Approved Certificates of Appropriateness. March 2021 to April 2021.

Project Description

This is a list of staff approved Certificates of Appropriateness from March 2021 to April 2021.

RECOMMENDATION *Historic Preservation Board review the information.*

[200666_Staff Approvals_20210504](#)

MEMBER COMMENT

NEXT MEETING DATE: June 1, 2021

ADJOURNMENT