

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## Meeting Agenda

July 6, 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*

*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 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 June 1, 2021 Historic Preservation Board Meeting (B)**

RECOMMENDATION

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

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

[200794\\_HPBDraftMinutes\\_June2021\\_20210706](#)

**PUBLIC COMMENT:****OLD BUSINESS:**

[201018.](#)

**Demolition of an auxiliary structure (B)**

**Petition HP-21-27. Kary Huffman, Florida House Corporation of Alpha Phi, agent for Michelle Ardern, Phi Sigma, Inc., owner. Certificate of Appropriateness to demolish an accessory garage. Located at 517 SW 10th Street. This building is a contributing structure to the University Heights Historic District - South. Related to HP-21-25, HP-21-26, & HP-21-28.**

**Project Description**

**The existing principal structure is a two-story, Tudor Revival Period**

house, that was a residence turned sorority and features asymmetric, picturesque massing, cross gables with false half timbering and the small-paned, multi-lighted window type characteristic of the revived 13th-14th century English country house. The exterior fabric includes the half timbering, brick and stucco, with a lifetime Dutch lap asbestos roof surface. There is a Florida Master Site File for the house where it was determined to be a fine university example of a Tudor Revival Period house. The contributing accessory structure is not described in the Florida Master Site file for the property. The house was built in 1960 according to the Alachua County Property Appraisers office. However, both structures are shown on the 1928 Sanborn Map, and the detached accessory structure is indicated as a garage. The site file indicates that the house is located in the 1912 University Heights subdivision but was likely not built until the early 1920s. Brick is the primary building material on the garage structure with two wooden garage doors and a metal roof.

This project involves the demolition of the accessory structure. The approximately 441 square foot building is a contributing structure to the University Heights Historic District - South and currently serves as a garage. The proposal is to demolish the structure to allow space for a new residential building. As part of this request, if this petition is approved, the requirement for the 90-day demolition delay for the structure will be waived.

The applicants proposing demolition of the accessory structure indicate that there are no unique qualities specific to the structure other than its connection to the existing principal structure at 517 SW 10th Street. The building is in poor condition and needs to be refurbished. However, the building does not fit within the fabric of the overall project, which includes the relocation of the principal structures at 505 and 517 SW 10th Street, the construction of a sorority house, and associated parking. The relocation of the structure has been considered but the function of the building as a garage and the condition of the building does not make it feasible to move.

RECOMMENDATION

*Staff to the Historic Preservation Board - Approve Petition HP-21-27 with the condition that the owner/developer recycles salvageable material from the structure, to the extent feasible, for re-use elsewhere on the development site.*

[201018\\_HP-21-00027\\_DemoAccsBldg@517SW10thSt\\_StaffRprt\\_20210706](#)

**NEW BUSINESS:**

[210142.](#)

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

**Petition HP-21-60. James Whitton, Whitton Roofing Company, agent for David Harlos and Darcie MacMahon, owners. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 618 NE 9th Avenue. This building is a contributing structure to the Northeast Residential Historic District.**

#### **Project Description**

The existing single-family dwelling is a one-story, stone bungalow that was built in 1926 according to the Alachua County property appraiser's office, and c. 1928 per the Florida Master Site File AL00776. It appears on the Sanborn map of 1928. The house is masonry structure with stone and rubble for exterior materials, a masonry wall foundation, a stone columns porch, a port cochere, stucco covered chimney, and a hip roof with a hip, cross gable secondary roof structure with composition shingles. The building is approximately 1,949 square feet of heated space and 2,567 square feet of total area and it is a contributing structure to the Northeast Residential Historic District.

The proposal under consideration with this application would remove the existing architectural shingles from the house and the detached garage and install a 24 gauge floating standing seam panel metal roof over plywood. The proposed roofing is Galvalume in color and is manufactured by Tri-County Metals.

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. The principal structure has a hip roof that is somewhat screened from the street because of the amount of trees in the front yard, such that it is not easy to see the full surface of the roof from the right-of-way. The installation of a metal roof on this structure will have very little visual impact on the surrounding neighborhood. The proposed metal roofing is compatible with the surrounding neighborhood.

#### **RECOMMENDATION**

*Staff to the Historic Preservation Board - Staff recommends approval of the reroof from shingle to a standing seam metal roof with the condition that the finish be Galvalume or a light to medium gray paint finish.*

[210142\\_HP-21-00060\\_618NE9thAve\\_Staff Report\\_20210706](#)

[210143.](#)

**Install 4 foot tall fencing on the front and side/rear yard of a single-family dwelling (B)**

**Petition HP-21-61. Michael Walker & Christina Kessler, owners. Certificate of Appropriateness for the installation of fencing made of a non-traditional material within a highly visible side and rear yard of a single-family dwelling. Located at 636 NE 7th Street. This building is a contributing structure to the Northeast Residential Historic District.**

**Project Description**

**The applicant is proposing to replace the chain link fence on the east and north sides with a 4 foot high fence, horizontally oriented with composite wood planks. The fencing proposed on the north side of the property will be shifted approximately 11 feet north from where the existing chain link fence is located towards NE 7th Avenue to allow the enclosure of the back door within the fenced back yard. The back door is the white door on the north elevation that faces west. The fence line will extend 5 feet into the front yard and beyond the front wall of the house. The applicants indicate that there will not be more than 50 feet of visible fence line from the street. The proposed fence will be a Trex Horizon Horizontal fence, a composite wood fence with the color being Saddle.**

**The property facing NE 7th Street is considered the front of the property and the front yard. The location of the proposed 4 foot tall fence on this side of the property is largely in compliance with the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines for fencing because it will be no greater than 4 feet tall and it is setback a distance from 63 feet to 66.5 feet from NE 7th Street. This distance helps to mitigate the fact that the proposed fence is mostly closed (i.e. 50% or more opaque) but the fence does not extend beyond the front wall of the house.**

**The location of the proposed 4 foot tall fence in the side yard of the property (the north side) is generally in compliance with the guidelines for fencing because it will be no greater than 48 inches tall including the portion that would be considered the back yard, where the height of the fence would be no greater than 6 feet in height. The fence would be setback approximately 18 feet, 4 inches from the north property line, after the fence location is shifted approximately 11 feet north from where the existing chain link fence is located. This shift towards NE 7th Avenue is to allow for the enclosure of the back door within the fenced back yard.**

**RECOMMENDATION**

*Staff recommends approval of the application but with the board to deliberate on the Trex material for the proposed fencing to determine if it is appropriate for the historic district, as well as deliberate on the horizontal orientation of the fence planks.*

[210143\\_HP-21-00061\\_Fence@636NE7thSt\\_StaffRprt\\_20210706](#)

[210144.](#)

**Install 6 to 8 foot tall fencing on the side and rear yard of a single-family dwelling (B)**

**Petition HP-21-62. Bradd & India Weinberg, owners. Certificate of Appropriateness to install fencing made of a non-traditional material around the sides and rear of an existing single-family dwelling. Located at 538 NE 7th Avenue. This building is a contributing structure to the Northeast Residential Historic District.**

#### **Project Description**

**The applicant is proposing to place a fence along the side and rear portions of the property. The fence height will vary from 6 feet to 8 feet although the majority of the fence proposed is 8 feet. The intended material to use for the fence is Trex, a composite fence made from a proprietary blend of 95% recycled wood fiber and plastic. The applicants are proposing to install a 5 foot wide section of fencing that would be 6 feet tall from the western front wall of the house to the western property line, including a 4 foot tall single gate. A section of fencing that is 6 feet tall will extend north along the western property line for a distance of 21 feet. At this point the height of the fence goes up to 8 feet for a distance of 46 feet to the northwest corner of the property; then the 8 foot fence runs 65 feet along the north or rear property line to the northeast corner of the property; then the 8 foot fence section runs 67 feet south to a point adjacent to the front wall of the house where a 10 foot wide double gate is proposed within a 12 foot section of fencing that runs from the east property line to the front wall of the house. The front face of the house is setback over 30 feet from the south property line. The Trex fence would be Winchester Grey in color.**

**The proposed Trex fencing was recommended to the applicants by next door neighbors who complained about rotting wood fences and the resulting diminished aesthetic value. The applicants feel that the style chosen is classic with a clean, classy wood aesthetic in a non-rotting material that compliments the historic feel of the Duckpond. The proposed height of the fence is 6 feet on the west side of the house adjacent to the neighboring house, and then rises to 8 feet around the pool area in the back yard. The applicants indicate they are in close proximity to each neighbor and privacy is a real issue. Portions of the existing fence in the back yard are 8 feet in height. The new fence would only be on the sides and in the rear replacing the existing fence so it would not be readily visible from the street except for a proposed simple classic gate.**

**According to the City of Gainesville's Historic Preservation**

Rehabilitation and Design Guidelines, fences in backyards shall be no more than six feet in height and constructed of wood or masonry. The proposed Trex fence will be 6 to 8 feet in height to replace the existing rear yard fence which varies in height from 6 feet to 8 feet. As the proposed height of the fence at some points is 8 feet, staff cannot approve the proposal and the Historic Preservation Board will review and determine if the proposal is in compliance with the guidelines. Staff finds that the proposed fencing is of similar height to the existing fence and is located in the rear of the structure and not readily visible from the right-of-way.

RECOMMENDATION

*Staff recommends approval of the application with the board to deliberate on the Trex material for the proposed fencing to determine if it is appropriate for the historic district, as well as deliberate on the proposed 8 foot height for sections of the fence.*

[210144\\_HP-21-00062\\_Fence@538NE7thAve\\_StaffRprt\\_20210706](#)

[210145.](#)

**Install a 4 foot tall metal fence on an existing wall in the front yard of a single-family dwelling (B)**

**Petition HP-21-00064. Larina Hintze, owner. Certificate of Appropriateness to install fencing on an existing wall in the front yard of an existing single-family dwelling. Located at 502 NE 8th Avenue. This building is a non-contributing structure to the Northeast Residential Historic District.**

*Explanation: The existing structure is a one-story Ranch-style block built circa 1949 and has architectural features indicative of dwellings built immediately before and after World War II including double-hung wood windows with horizontal rails. It has approximately 2,751 square feet of total floor area with 1,863 square feet of heated area, on a 0.16 acre lot. The lot lies on the northeast corner of NE 8th Avenue and NE 5th Street. The house is a non-contributing structure to the Northeast Residential Historic District.*

*The applicant is proposing to place a fence on top of a small wall that runs along the front of the property along NE 8th Avenue and down NE 5th Street on the west for a distance of approximately 17 feet and down the eastern property line on the east for a distance of approximately 30.68 feet. The fence would start on the west side of the house and run to the arch for a distance of approximately 6 feet. A gate would be installed within the arch, then the fence would run approximately 17 feet to an angled wall section. There is approximately 7.83 feet along the wall at the corner, which is at a 45 degree angle when it connects with the wall that runs along NE 8th Avenue approximately 54.67 feet until it connects with another wall section at 45 degrees for a distance of approximately 8.29 feet. The fence will be placed on top of a concrete footer that runs down the eastern property line on the east for a distance of approximately 30.68 feet to an existing wooden fence. The fence material will be metal (steel*

or aluminum), with a powder coated finish at 48 inches or 4 feet in height. The height of the wall is 18 inches or 1.5 feet, so the overall height will be 66 inches or 5.5 feet.

The proposed 4 foot metal fence in the front yard of the property is largely in compliance with the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines for fencing because it will be no greater than 48 inches tall, is mostly open, and will be metal. However, as the fence will be placed on top of the 1.5 foot wall in the front yard, the height impact of the combination wall/fence structure will be 5.5 feet, a height that exceeds what is allowable through staff approval, and therefore requires approval of the Historic Preservation Board (HPB). The existing situation has shrubbery that extends over the top of the wall that provides screening of the front yard. The height of the wall and shrubs will be greater than the height of the wall and fence combination. The width of the shrubs will be cut back to make way for the fence but the height of the shrubs is to remain intact. The impact of the fence in terms of the height will be minimal since the shrubs currently provide screening at a height of over 7 feet and the wall/fence combination will not exceed that height at approximately 5.5 feet.

**RECOMMENDATION** Staff recommends approval of the application.

[210145\\_HP-21-00064\\_Fence@502NE8thAve\\_StaffRprt\\_20210706](#)

## STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

[200666.](#)

Staff Approved Certificates of Appropriateness (B)

Staff Approved Certificates of Appropriateness. June 2021.

### Project Description

This is a list of staff approved Certificates of Appropriateness for June 2021.

**RECOMMENDATION** Historic Preservation Board review the information.

[200666\\_Staff Approvals\\_June2021\\_20210706](#)

## MEMBER COMMENT

**NEXT MEETING DATE: August 3, 2021**

## ADJOURNMENT