

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda**

August 17, 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****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 June 1, 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:****NEW BUSINESS:**[201188.](#)**Certificate of Appropriateness to install fencing for a single-family dwelling (B)**

**Petition HP-21-35. Jordan Burchell & Sam Moss, owners. 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 appeared before the Historic Preservation Board in May with a concept review of several layouts for fencing for the property. Their request was for feedback concerning the installation of a fence as part of an overall landscape redesign. They are now seeking final approval of a fence layout. Per the board comments from the May meeting, the applicants worked with their landscape architect to specify a 6 foot tall fence for the rear of the property and on the eastern side of the property, with the 6 foot tall portion of the fence ending parallel to the**

face of the house. The applicant preference for the section of fence on the eastern side in front of the face of the house (south of the face of the house) would be designed with an open section on the top side of the fence for growing vining plants and a 36 inch bottom side in compliance with the design guidelines. They want this section to run to NE 11th Avenue to a spot that is indicated by a red "X" on Exhibit 4, taking in the corner of the property at the intersection of NE 11th Avenue and NE 6th Street. A secondary choice would be for this 6 foot section to run only up to a point just before the corner, indicated by the blue "X" along NE 6th Street as shown in Exhibit 4. The final choice would be for a variable height section of fence to run from the front of the face of the house and then around into the front yard, with a 36 inch to 48 inch height.

In the past the HPB has heard discussion about fencing on corner lots in the neighborhood. Design considerations at these times included consideration of a six foot fence that was solid for four feet in height and then more of an open design for the remaining two feet in height, and location of the fence relative to the sidewalk. The applicants would like to utilize proposal A for as much of the eastern and southeastern side of the property as possible. This is the 6 foot fence proposal that would be designed with an open section on the top side of the fence for growing vining plants and a 36 inch bottom side. The site plan indicates that the fence location would be setback 5 feet off of the back of the existing sidewalks along NE 11th Avenue and NE 6th Street, providing space for pedestrians. In addition the sidewalk is approximately 10 feet off of the back of the curb along NE 11th Avenue and approximately 3 feet off of the back of the curb along NE 6th Street. The property is unusual because it has large, highly visible frontages on 3 sides, including NE 11th Avenue, NE 6th Street, and NE 5th Terrace. The preferred proposal of the applicants does provide 3 feet of a solid horizontal panel fence, while the top 3 feet would be more open with the proposed hogwire, providing screening and a measure of openness. The board should deliberate on the design of the fence and its compatibility with the structure and the surrounding neighborhood.

RECOMMENDATION

*Staff recommends approval of the variable height fencing in the front yard and the 6 foot tall privacy fencing in the back yard, and that the board review the fence proposal options and the ideas in general to determine compatibility with the structure and the surrounding neighborhood.*

[201188\\_HP-21-00035\\_StaffRprt\\_20210504](#)

[201188\\_HP\\_21\\_00035\\_538NE11thAve\\_StaffRprt\\_20210803](#)

[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](#)

## [210245.](#)

### **Reroof multiple-family dwelling with a metal roof (B)**

**Petition HP-21-69. Robert Tracey, Bobby's Roofing of the Florida Keys, Inc., agent for Jennifer L. Sobel, owner. Certificate of Appropriateness to reroof an existing duplex and a single-family dwelling with a metal roof. Located at 121 NE 8th Street. The duplex is a contributing structure and the single-family dwelling is a noncontributing structure to the Northeast Residential Historic District.**

#### **Project Description**

The existing multiple-family dwelling is a two-story, Colonial Revival (low) house with drop siding that was built in 1900 according to the Alachua County property appraiser's office, and c. 1913 per the Florida Master Site File AL00671. It appears on the Sanborn map of 1913 and represents a typical Gainesville dwelling of the 1910's. The house is a wood frame structure with drop siding and weatherboarding for exterior materials, a brick foundation, an entry porch, a brick foundation, and a gable roof with composition shingles. The building is approximately 1,824 square feet of heated space and 1,916 square feet of total area and it is a contributing structure to the Northeast Residential Historic District. A second structure on the property is also part of the reroofing project. This is a noncontributing structure of 472 square feet of heated area and 516 square feet of total area, with one bedroom and one



bathroom, built in 1952.

The proposal under consideration with this application would remove the existing shingles from the house and the auxiliary building and install a 24 gauge standing seam panel metal roof, with 16 inch panels and a one inch snap lock seam. The proposed roofing is Galvalume in color and is manufactured by Drexel Metals, Inc.

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.

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.*

[210245\\_HP\\_21\\_00069\\_121-125NE8thStreet\\_StaffRprt\\_20210803](#)

[210248.](#)

Certificate of Appropriateness to construct an addition for an attached accessory dwelling unit for a non-contributing principal structure. (B)

Petition HP-21-70. Mark Davidson, agent for J. Scott Davidson, owner. Certificate of Appropriateness to construct an attached accessory dwelling unit to an existing single-family dwelling. Located at 817 NW 3rd Avenue. This building is a non-contributing structure to the University Heights Historic District - North.

**Project Description**

The existing single-family dwelling is a one-story, noncontributing structure that was built in 1960 according to the Alachua County Property Appraisers office. The exterior walls of the structure are concrete block with a low profile roof covered with rolled roofing, a mineral-surfaced roofing material that comes in rolls. The building is approximately 1,503 square feet of heated space and 2,099 square feet of total area.

The applicant is proposing to build a one story attached addition that will function as an accessory dwelling unit in the rear of the existing

structure, which is the southern portion of the lot. This will be considered an accessory dwelling unit (ADU) under the provisions of Sec. 30-5.35 of the City's Land Development Code. An ADU is an allowed use by right in the Urban 6 zoning district. The size of the addition is 585 square feet according to the floor plan. The addition is designed to match and blend with the existing 1:12 roof slope to match the existing roof pitch where the addition will attach to the existing structure. The materials will be wood frame with a hardie exterior, with a foundation to match the existing house. The proposed windows are to match the size and style of the existing house with 90s era single hung aluminum frame windows. The addition will not be visible from the street and the chosen colors of the addition are to match the colors of the existing house. The only demolition proposed is the removal of one window from a bonus room apparently added in the late 1990s and the replacement of that window with a door. Otherwise the rear elevation of the existing structure will remain as is.

The proposal meets the provisions of Section 30-5.35. - Accessory dwelling units (ADUs). The proposed 585 square feet is less than the maximum 850 square foot provision for an accessory dwelling unit. The addition has been designed as a subordinate structure to the primary structure on the lot in terms of its mass, size, height, and architectural character. The proposal does meet the provision about compliance with all standards applicable within the zoning districts, including required setbacks, as the rear setback in the Urban 6 transect zone is 10 feet if there is no adjacent alley, or 3 feet if there is an alley. The addition is shown as 10 feet from the rear property line. There is an undeveloped right-of-way adjacent to the subject property on the south side.

RECOMMENDATION

*Staff recommends approval of the application with the following conditions:*

§ *Provide information sheets for the proposed exterior framing material, windows, doors, and roofing material.*

§ *Notify staff of any changes during construction.*

[210248\\_HP\\_21\\_00070\\_538NE11thAve\\_StaffRprt\\_20210803](#)

**STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:**

[200666.](#)

**Staff Approved Certificates of Appropriateness (B)**

**Staff Approved Certificates of Appropriateness. June 2021 and July 2021.**

**Project Description**

**This is a list of staff approved Certificates of Appropriateness for June**

**2021 and July 2021.**

**RECOMMENDATION**

*Historic Preservation Board review the information.*

[200666 Staff Approvals June2021 20210706](#)

[200666 StaffApprovals July2021 20210803](#)

**INFORMATION ITEM(S):**

[210250.](#)

**Comprehensive Plan update.**

**Information Item: Comprehensive Plan update.**

*Explanation: The City of Gainesville is currently in the process of updating the City of Gainesville Comprehensive Plan that will focus on advancing racial equity within the community and create an equitable vision for the future.*

**RECOMMENDATION**

*Staff recommends that the Historic Preservation Board hear the presentation on the Comprehensive Plan update and provide feedback.*

**MEMBER COMMENT:**

**NEXT MEETING DATE: September 7, 2021**

**ADJOURNMENT**