



# STAFF REPORT

## City of Gainesville Historic Preservation Board

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**AGENDA ITEM:** **Public Hearing 2**  
Petition COA-22-000050, Certificate of Appropriateness to install two new egress doors in a public space at the Old Depot Building, Depot Park

**ADDRESS/PARCEL:** 201 SE Depot Avenue  
16004-000-000

**DESIGNATION/  
CLASSIFICATION:** Individual Designation: Old Gainesville Depot Building

**DATE OF  
CONSTRUCTION:** 1907

**OWNER:** City of Gainesville

**PROPERTY  
DESCRIPTION:** The Old Gainesville Depot Building is the center feature for Depot Park, a contemporary public greenspace that serves as Gainesville's "Central Park," complete with walking and bike paths, picnic pavilions, playgrounds, event spaces and restaurants.

The Historic Depot building was rehabilitated in 2012 by the Gainesville Community Redevelopment Agency (GCRA) and it was listed in the National Register of Historic Places on November 22, 1996.

At the time of designation, the Old Gainesville Depot consisted of a one-story freight section with offices, storage rooms and a 1 ½ story passenger section. It was in continuous use as a depot from 1907 when it was built, until the 1930s. Constructed of heart pine, the structure retains much of its original interior and exterior materials.

The building is now the location for event space, bathrooms, storage, and two restaurants.



**PROJECT**

**DESCRIPTION:**

As this building is used for events, gatherings, and other public uses, a fire inspection was recently completed for the property. It was determined that two new egress doors are required in order for the building to pass the Life Safety measures.

City architect Sarit Sela and City Historic Preservation Officer Kathleen Kauffman met fire officials on-site to review possible door locations. Final locations were selected based on where they would have the least impact on the historic fenestration and original materials.

One new door will be on the south, nearest the restroom, and one new door will be on the north, both within the largest reception/event space.

The new doors will match an existing "hidden" door by using horizontal clapboard siding on the exterior to match the existing historic siding.

**STAFF**

**EVALUATION:**

Life/safety measures are not a building code item that historic preservation standards or guidelines can circumvent. When deemed necessary, these projects must try to minimize the damage and/or impact to the historic structure.

**APPLICABLE**

**STANDARDS:**

The *Secretary of the Interior's Standards for Rehabilitation* are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards that apply for this case are Standards 2, 5, and 9.

**STANDARD 2: The historic character of a property shall be retained and preserved. The alteration of features and spaces that characterize a property shall be avoided.**

The spaces of the original structure are not being altered. The historic siding will be minimally altered in order to install the required egress doors for emergency purposes. However, the doors will be clad in similar wood



siding (on the exterior) so that the character of the building is not compromised.

**STANDARD 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**

It will not be possible to preserve the existing historic finish of the original walls where the new doors have to be installed. However, the original historic siding will be carefully replicated so that on the exterior, the new doors will not stand out as utilitarian or modern.

**STANDARD 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.**

The new features (emergency egress doors) will match the existing historic material in design and color, on the exterior sides of the doors.

#### **RECOMMENDATION**

##### **FROM STAFF:**

Staff recommends that application COA-22-000050 be approved with the following conditions:

*Condition 1:* The exterior clapboard siding to be used on the doors shall be milled to match the existing historic wood profile as closely as possible.

**EXHIBIT 1:** Map of the property

**EXHIBIT 2:** Photographs

**EXHIBIT 3:** COA Application



## Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

# EXHIBIT 1

## HISTORIC PRESERVATION BOARD

June 7, 2022

PUBLIC HEARING 2, Petition HP-22-000050

Map of 201 SE Depot Avenue

Source: Department of Sustainable Development Interactive Map;

Green buildings are contributing, blue are non-contributing





Department of Sustainable Development

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HISTORIC PRESERVATION BOARD

June 7, 2022

PUBLIC HEARING 2, Petition HP-22-000050

## EXHIBIT 2

Photographs of Property located at 201 SE Depot Avenue

Sources: [www.depotpark.org](http://www.depotpark.org), and the GCRA website



## DEPOT PARK MASTER PLAN







**Department of Sustainable Development**

PO Box 490 Station 11

Gainesville, FL 32627







**Department of Sustainable Development**

PO Box 490 Station 11

Gainesville, FL 32627



The Old Depot building, during rehabilitation (above) and after (below)



COA-22.000050

# City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

EXHIBIT

3

## HISTORIC PRESERVATION BOARD (HPB)

### Certificate of Appropriateness (COA) Application

306 NE 6th

#### USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Board-level review or a Staff-level review.

#### FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee	EZ Fee
Certificate of Appropriateness (COA): Staff Review	FREE	FREE
Certificate of Appropriateness (COA): Board Review - Single Family Structure or its Accessory Structure	\$127.50	\$63.75
Certificate of Appropriateness (COA): Board Review - All Other Structures	\$638.25	\$319.13
After-the-Fact Certificate of Appropriateness (COA): If work begun prior to issuance of a COA	\$473.25 + above applicable fee	\$473.25 + above applicable fee

#### BASIS FOR REVIEW

All applications, whether Staff or Board review, are reviewed for consistency with the City of Gainesville Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

#### PROJECT TYPE:

- ☐ New Construction    ☐ Addition    ☒ Alteration    ☐ Demolition    ☐ Fence  
☐ Relocation    ☐ Repair    ☐ Re-roof    ☐ Sign    ☐ Request to lift demolition delay  
☐ Other:    ☐ Amendment to COA (HP \_\_\_\_ - \_\_\_\_ )

#### APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

- ☐ Staff Approval  
☒ Board Approval:    ☐ Conceptual    or    ☐ Final

#### PROPERTY INFORMATION: Property information can be found at the [Alachua County Property Appraiser's Website](#)

Historic District:    ☐ Northeast (Duckpond)    ☐ Southeast    ☐ Pleasant Street  
☐ University Heights (North)    ☐ University Heights (South)    ☒ Not in an HD

Site Address 201 SE Depot Avenue (Depot Park)

Parcel ID #(s) 16004-000-000

#### OWNER OF RECORD

As recorded with the [Alachua County Property Appraiser](#)

#### APPLICANT OR AGENT

If other than owner. If an agent will be representing the owner, an [Owner's Authorization For Agent Representation](#) form must be included

Owner(s) Name <b>City of Gainesville</b>	Applicant Name <b>Andrew Persons</b>
Company (if applicable)	Company (if applicable) <b>Department of Sustainable Development</b>
Street Address <b>PO Box 490 MS 58</b>	Street Address <b>302 NE 6th Avenue</b>
City State Zip <b>Gainesville, FL 32627</b>	City State Zip <b>Gainesville, FL 32601</b>
Telephone Number	Telephone Number <b>(352) 393-8694</b>
E-Mail Address	E-Mail Address <b>personsaw@cityofgainesville.org</b>

Historic Preservation Board Meetings are held the 1<sup>st</sup> Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave. )

Application Deadline (12:30PM)	Dec 07 2020	Jan 04 2021	Feb 01 2021	Mar 01 2021	Apr 05 2021	May 03 2021	Jun 07 2021	Jul 02 2021	Aug 02 2021	Sep 03 2021	Oct 04 2021	Nov 01 2021
Meeting Date	Jan 05 2021	Feb 02 2021	Mar 02 2021	Apr 06 2021	May 04 2021	Jun 01 2021	Jul 06 2021	Aug 03 2021	Sep 07 2021	Oct 05 2021	Nov 02 2021	Dec 07 2021



## IMPORTANT NOTES



### PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).



### CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation 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.



### APPLICATION REQUIREMENTS

- ☐ A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- ☐ 1 digital set of elevations & plans (to scale);
- ☐ Photographs;
- ☐ Any additional backup materials, as necessary;
- ☐ If applying as an agent, [Owner's Authorization for Agent Representation](#) form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a [Window Survey](#) must be completed.

## PROJECT DESCRIPTION

### DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

The main train depot building at Depot Park was inspected for life/safety issues and did not pass inspection.

To be able to improve on the Life Safety Plan score, it was determined that two new egress doors are required, one on each side of the building within the main dining area (one on the north and one on the south side).

City architect Sarit Sela and City Historic Preservation Officer Kathleen Kauffman met fire officials on-site to review proposed door locations, which were selected to minimize the impact to the historic building.

Additionally, the doors will have the horizontal shiplap wood facing to match the existing building, similar to one of the "hidden" door already on the building (see photo.)

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

**PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.**

## CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Sustainable Development to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).
6. I/We understand that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for **one (1) year** from issuance.

Applicant (Signature)

Date

ANDREW PERSONS

Applicant (Print)



Please submit this application and all required supporting materials via email to

[cogplanning@cityofgainesville.org](mailto:cogplanning@cityofgainesville.org)

Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call

352 393-5022

TO BE COMPLETED BY CITY STAFF

Date Received

6.2.22

Received By:

Kathleen Kauler

COA 22-0000 50

Zoning:

PS

Contributing?

☒ Yes ☐ No

Pre-Conference?

☒ Yes ☐ No

Application Complete

☒ Yes ☐ No

Enterprise Zone?

☒ Yes ☐ No

Request for Modification of Setbacks?

☐ Yes ☒ No

☐ Staff Approval – No Fee

☐ Single Family Structure or its Accessory Structure

☐ Multi-Family requiring Board approval

☐ Ad Valorem Tax Exemption

☐ After-The-Fact Certificate of Appropriateness

☐ Account No. 001-660-6680-3405

☐ Account No. 001-660-6680-1124 (Enterprise Zone)

☐ Account No. 001-660-6680-1125 (Enterprise-Credit)

☒ Board, non residential

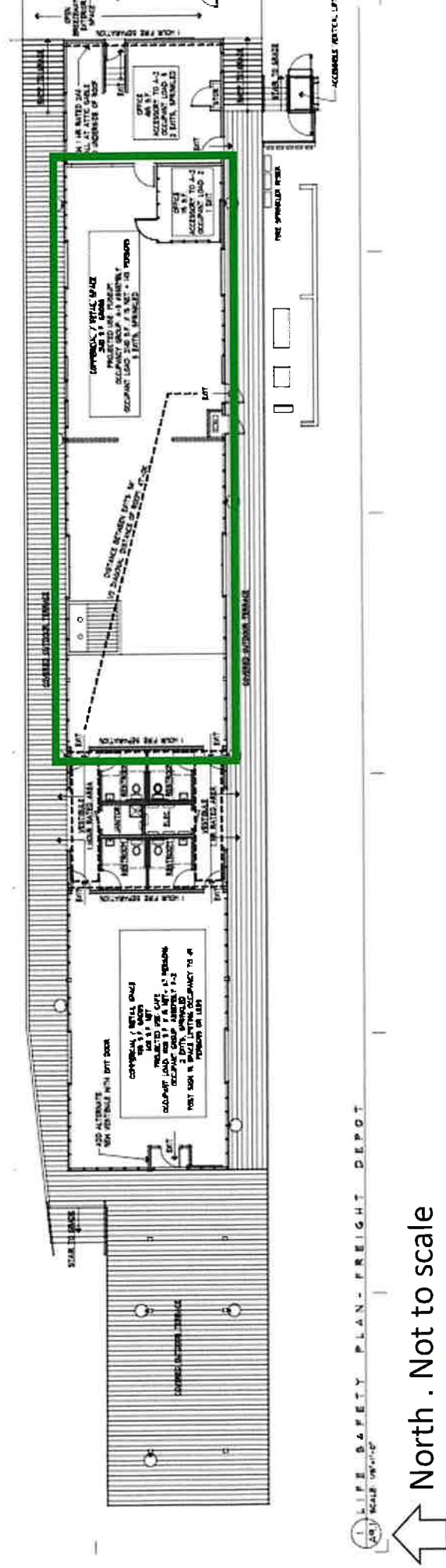
# Depot Building Emergency Access



# 2010 Life Safety Plan

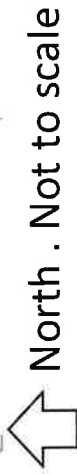
From the Historic Depot Building Rehabilitation building set, Bender & Associates Architects for CRA, 11/12/2010

- Permitted 2010 Life Safety Plan does not meet current code/operations
- 2 new egress doors are required from main event space

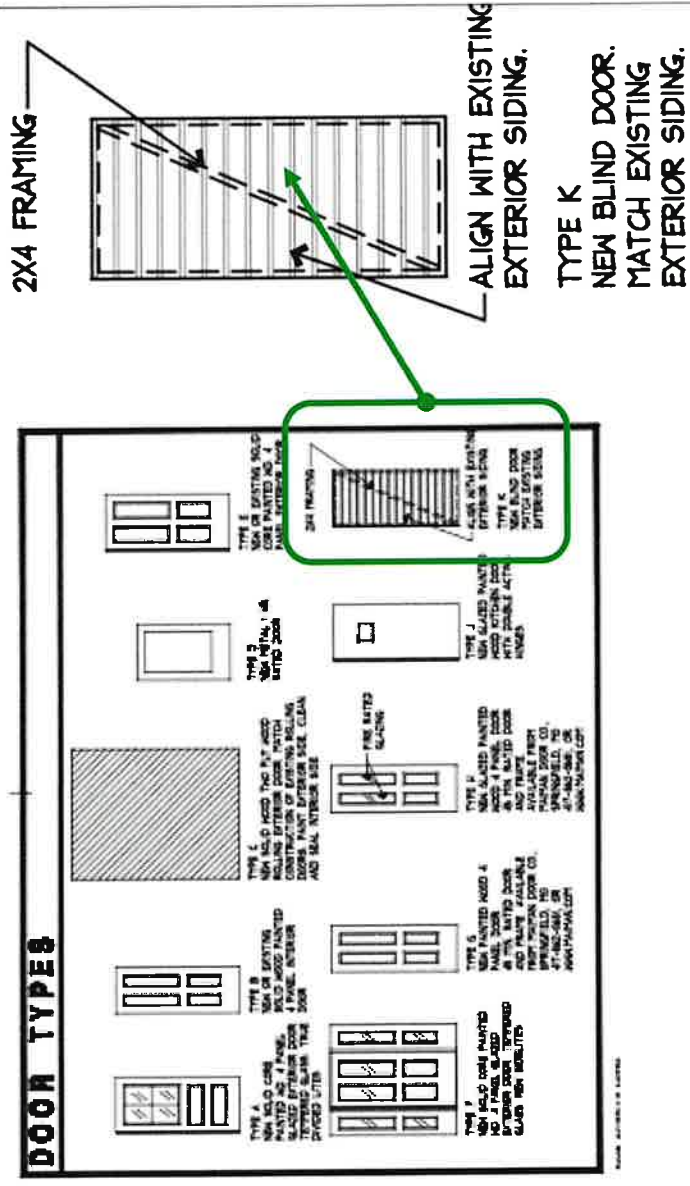


North . Not to scale

From the Historic Depot Building Rehabilitation building set, Bender & Associates Architects for CRA, 11/12/2010



From the Historic Depot Building Rehabilitation building set, Bender & Associates Architects for CRA, 11/12/2010



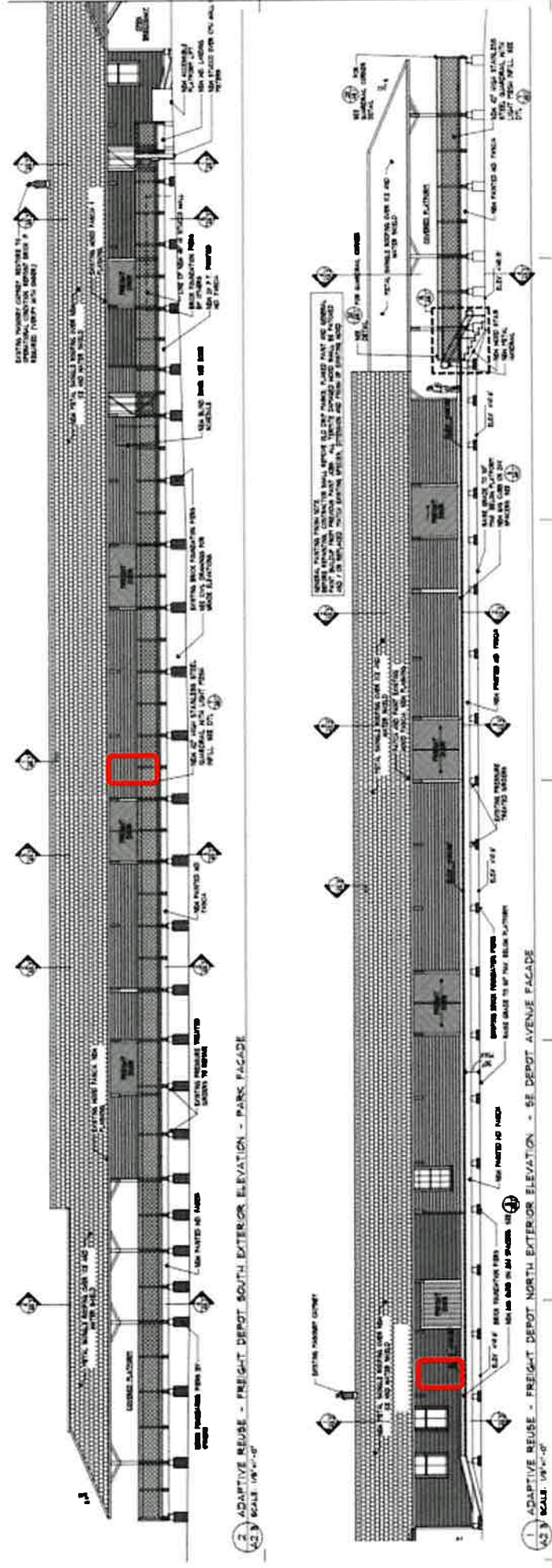
Not to scale



## Proposed SW door location



From the Historic Depot Building Rehabilitation building set, Bender & Associates Architects for CRA, 11/12/2010



Not to scale