



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

HISTORIC PRESERVATION BOARD STAFF REPORT

| | |
|---------------------------------|---|
| PUBLIC HEARING DATE: | February 2, 2021 |
| ITEM NO: | #13 under New Business |
| PROJECT NAME AND NUMBER: | HP-21-00010, 310 NE 13 th Street |
| APPLICATION TYPE: | Quasi-Judicial: Review Installed fence |
| RECOMMENDATION: | Staff recommends approval of the application. |
| CITY PROJECT CONTACT: | Jason Simmons |

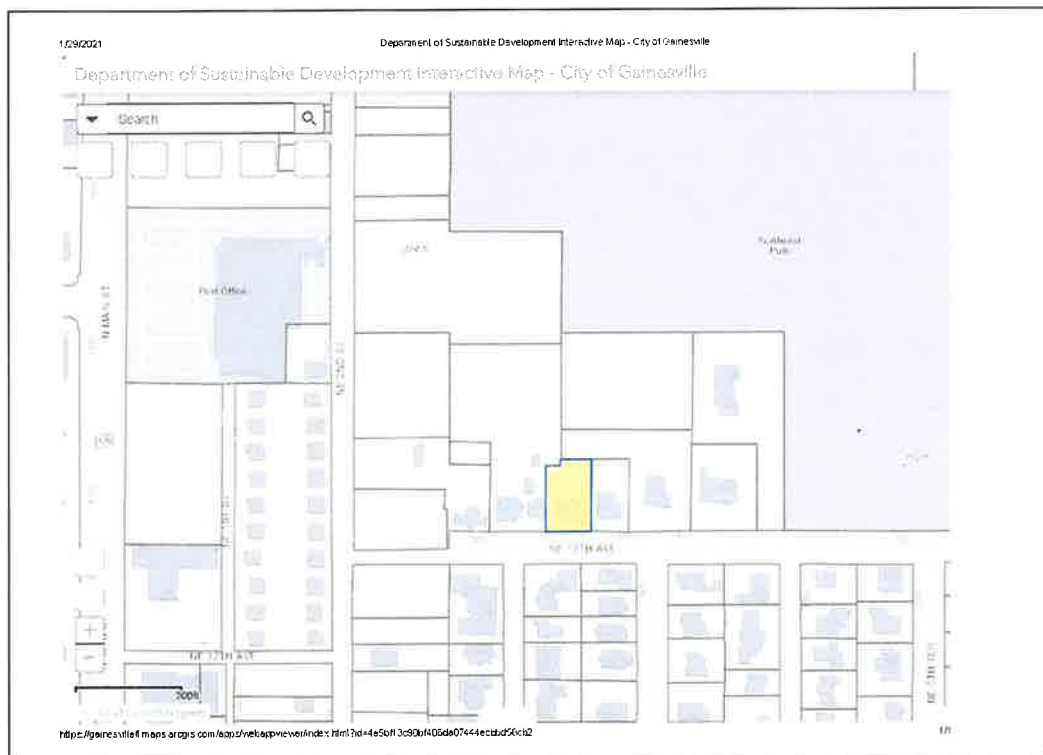


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: P.J. & Gina van Blokland
Property Owner(s): P.J. & Gina van Blokland

SITE INFORMATION:

Address: 310 NE 13th Avenue
Parcel Number(s): 10070-002-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RSF-2
Historic District Northeast Residential
Historic District Status: Contributing
Date of construction: c. 1936 ACPA, the Florida Master Site File says tax records indicate construction between 1946 and 1949

PURPOSE AND DESCRIPTION:

P.J. & Gina van Blokland, owners. Certificate of Appropriateness to gain approval of installed fencing around the side and rear of a single-family dwelling. Located at 310 NE 13th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

A Certificate of Appropriateness (COA) was approved for an addition, reroof, and other renovations for this house with Petition HP-18-85 in 2018. The existing house was a one-story, wood frame vernacular house with ship lap siding, a brick foundation, a side gabled roof, and a brick chimney. It had two bedrooms, one bathroom and a one car garage. The roofing material was asbestos tile. The windows are wood double hung windows, primarily six over six, with aluminum awnings over the windows. There is a screened breezeway between the house and the garage. The garage was possibly an addition. All new construction was to match the existing structure with the exception of the roof, which had the asbestos shingles replaced with a 5V-Crimp style metal roof.

PROPOSED

The applicant is seeking the approval of a six foot tall chain link fence that was installed without receiving a COA for the proposal. The owners have been cited by the Code Enforcement Division

for a fence installation without receiving a COA. This petition makes the request that the installed fence remain in place on three sides of the back yard; on the west side, the north side, and on the east. These portions of the fence are not visible from the right-of-way. The western segment of the fence is adjacent to a chain link fence on the adjacent property. The south portion of the chain link fence is visible from the right-of-way, and would be replaced with a six foot tall wood stockade fence over metal posts painted black, with partially open gates. The board pattern for the gates would be 1x6, 1x2, 1x2, and 1x6, for a 40% transparency and some visibility into the side yard. The six foot height is requested because of the need to keep a large dog (Great Dane) in the yard and not jumping a four foot tall fence. (See Exhibit 2). The small segment of chain link fencing on the south elevation on the east side of the house will be replaced with the six foot tall wood stockade fence.

REVIEW

The six foot tall wood stockade fence does not extend in to the front yard beyond the front wall of the house and this property is not a corner lot with a highly visible side or rear yard. The three sides of the fence on the east, west, and north, are not highly visible from the right-of-way. Chain link fencing is not recommended in the historic districts but is not outright prohibited. The proposed wood fence for the visible south elevation is not more than six feet in height and is an appropriate material. This south elevation fence with the gates would be set back from the street over 40 feet, while the proposed fence on the east side would be set back over 60 feet from the street. The proposed south elevation fencing meets the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines for fencing because it 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. The chain link portion of the installed fencing is not highly visible from the public right-of-way.

Basis for Approval – Secretary of the Interior's Standards for Rehabilitation

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

RECOMMENDATION

Staff recommends approval of the application.

LIST OF EXHIBITS:

Exhibit 1 **City Of Gainesville Historic Preservation Rehabilitation and Design Guidelines: Fences and Garden Walls**

Exhibit 2 **COA Application with Fence Rendering, Pictures**

Exhibit 3 **Site Plan**

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

THE ***HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES***, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

Fences and Garden Walls

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Fences, walls and hedges can define the private landscape of personal property and make the spatial order of the district visible. Fences and walls designed in this manner combine personal expression with civic order.

The term “fence” generally applies to a lightweight construction of wood or metal whereas “wall” applies to a more substantial barrier constructed of stone or masonry. Hedges are lines of enclosure constructed of natural material such as shrubs or flowers. Trees may also be used to define space in the landscape.

Fences and walls that are designed to permit the passage of light and air are preferred over totally solid construction. Recommended fence and wall materials are wood, stone, masonry, and metal used separately or in combinations. Fences designed with more than two materials are not recommended. Owner designed solutions are recommended over pre-manufactured fences such as “stockade” fencing due to its ubiquitous use and lack of detailing. Vinyl and recycled prefabricated fence materials are also discouraged for the same reason. The board may approve selected use of these materials on a case-by-case basis. Finish, appropriate detail and compatibility with existing architecture are significant factors to be considered.

Grid wire fencing supported by metal, wood or masonry piers is acceptable if used as a support for plant materials.

Fences should be coordinated with landscaping elements. Taller fences should be placed adjacent to taller landscape elements.

Applicants who live on corner lots must design fences to comply with the City’s intersection visibility requirements. The State of Florida’s Department of Transportation and the City of Gainesville have adopted The American Association of State Highway and Transportation

Officials (AASHTO) guidelines for determining visibility at intersections. If you have any questions concerning the requirements, call the City of Gainesville's Public Works.

Recommended

1. Utilize custom-design fences or walls over pre-fabricated constructions.
2. Use design, scale and materials compatible with the context.
3. Design features such as vertical accent elements or tapering picket heights to offset repetition of fences.

Not Recommended

1. Use of stockade style fencing.
2. Use of chain link fencing.
3. Use of vinyl fencing.

Staff Approval Guidelines

Fences and walls extending in to the front yard beyond the front wall of the house or with a highly-visible side or rear yard must meet the following conditions:

Constructed of wrought iron, masonry, wood or stucco;

No greater than 48 inches tall if mostly open (i.e., 50% or more transparent);

No greater than 36 inches tall if mostly closed (i.e., 50% or more opaque);

Where the lot is higher than the sidewalk or street, the fence height should be reduced, where practical, by the difference between the height of the lot and the sidewalk;

Align with adjacent fences, if appropriate, in terms of height (where permissible) and materials;

Vertical elements which break up the repetition of the picket fence should be introduced for every ten feet of picket fence. This can be accomplished by tapering the height of the pickets or interjecting decorative posts at rhythmic intervals.

Comply with the AASHTO Standards.

New construction should include fence-lines/walls when adjacent to historic properties with fence-lines and walls.

Fences in backyards shall be no more than six feet in height and constructed of wood or masonry; and

Picket designs should draw inspiration from architectural elements of the historic structure.

Board Approval Guidelines

None required if all conditions are met.

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness (COA) Application

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.cityofgainesville.org
HPB@cityofgainesville.org

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 | E2 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
☐ 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

Site Address 310 NE 13th AVEParcel ID #(s) 10070-001-000

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

PL & GINA VAN BLANKLAND

Company (if applicable)

Applicant Name

Company (if applicable)

Street Address

625 S.E 119 Ave

Street Address

City State Zip

MICANOPY FL 32667

City State Zip

Telephone Number

352 317 5954

Telephone Number

E-Mail Address

PJVB@UFL.EDU

E-Mail Address

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

| Application Deadline (12:30PM) | Dec 02 2019 | Jan 06 2020 | Feb 03 2020 | Mar 02 2020 | Apr 09 2020 | May 04 2020 | Jun 04 2020 | Jul 06 2020 | Aug 03 2020 | Sep 07 2020 | Oct 05 2020 | Nov 02 2020 |
|--------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Meeting Date | Jan 07 2020 | Feb 04 2020 | Mar 03 2020 | Apr 07 2020 | May 05 2020 | Jun 02 2020 | Jul 07 2020 | Aug 04 2020 | Sep 01 2020 | Oct 06 2020 | Nov 03 2020 | Dec 01 2020 |

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).

SEEKING APPROVAL FOR INSTALLED 6' CHAIN LINK FENCE TO REMAIN IN PLACE OF 3 SIDES OF REAR YARD - WEST, NORTH, & EAST REPLACE SOUTH (VISIBLE) PORTIONS & GATES WITH 6' WOOD STOCKADE FENCE WITH PARTIALLY OPEN GATES 1X6, 1X2, 1X2, 1X6 BOARD PATTERN FOR VISABILITY. THE TAIL FENCE IS REQUIRED FOR A LARGE DOG (GREAT DANE).

SEE ATTACHMENTS FOR DETAIL.

List proposed materials:

| Project Scope | Manufacturer | Product Description | Color (Name/Number) |
|---------------------|--------------|---|---------------------|
| Exterior Fabric | | | |
| Doors | | | |
| Windows | | | |
| Roofing | | | |
| Fascia/Trim | | | |
| Foundation | | | |
| Shutters | | | |
| Porch/Deck | | | |
| (Fencing) | X | Existing 6 foot chainlink @ West,North & East South (visible) wood stockade over metal posts painted black. | |
| 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.

Olson B...

5th JAN '20
Date

P.J. VAN BLOKLAND

Applicant (Print)



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

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
1/4/21 & 1/12/21

Received By:
Jason Simmons

HP 21-00010

Zoning: RSF-2

Contributing? ☒ Yes ☐ No

Pre-Conference? ☒ Yes ☐ No

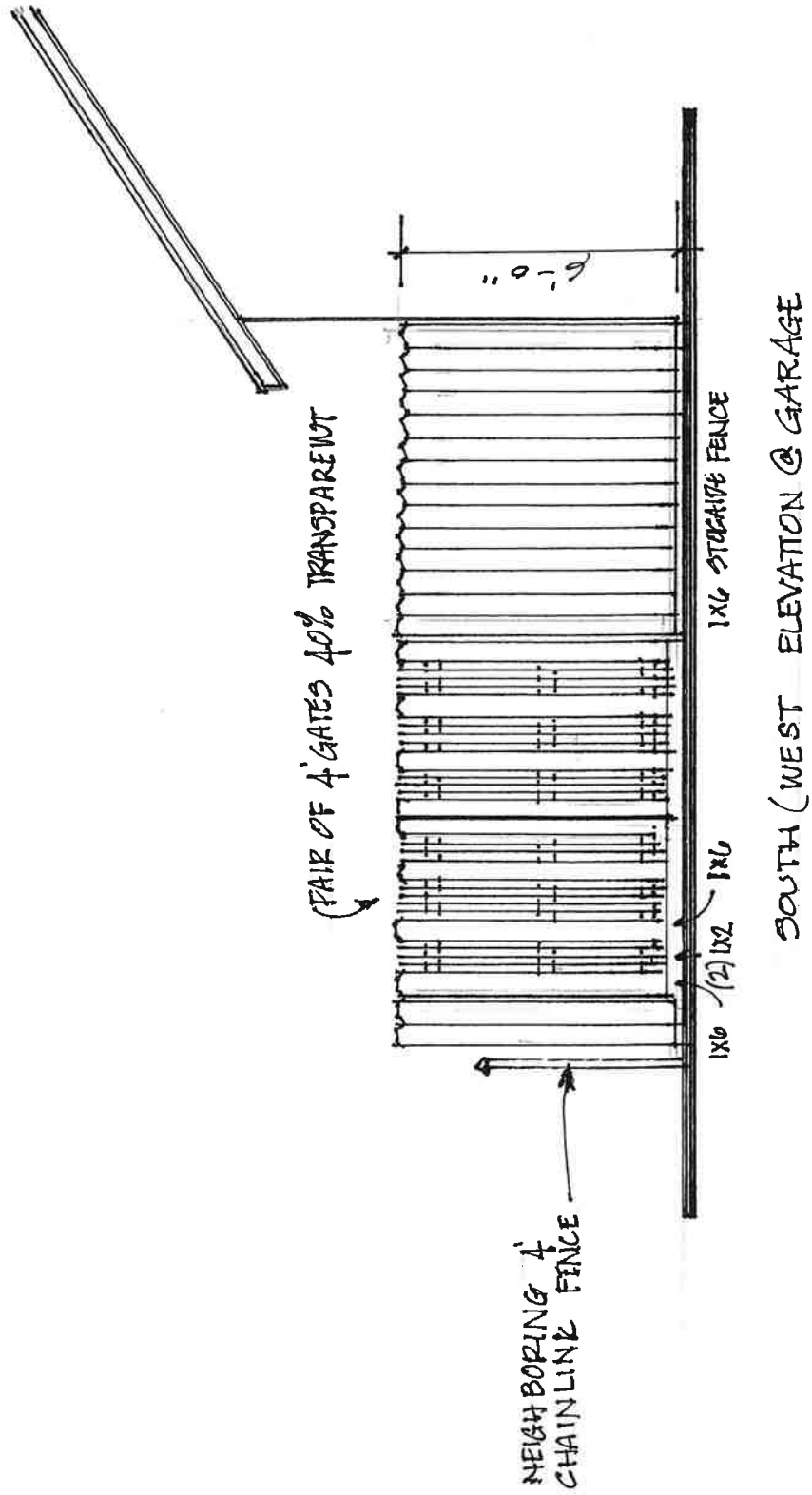
Application Complete? ☒ Yes ☐ No

Enterprise Zone? ☐ Yes ☐ No

Request for Modification of Setbacks (or other variances)? ☐ 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)





Fence Installation
Write a description for your map

Legend
310 NE 13th Ave



Google Earth
© 2021 Google
© 2021 Google







ROOF ALTERATIONS/ ADDITION

The roof alteration/ new additions complies with Chapter 16 of the 2017 Florida Building Code 6th Edition Section 1609.
The new roofing shall comply with 130 MPH basic wind speed with a building risk category II, Wind exposure B. The new roof has an area of 252 sq. ft. and is trussed. The reworked breezeway Roof and porch additions are 366sq. ft and are of conventional framing matching the original construction with balloon framed gable ends. All fasteners shall be Simson as specified.

PROJECT SCOPE:

A NEW REAR MASTER BEDROOM ADDITION CONSISTING OF A NEW MASTER BATH AND A NEW UTILITY ROOM. THE ADDITION IS A TRUSSED GABLE ROOF ON WOOD FRAME CONSTRUCTION ON A CONCRETE SLAB RAISED ON A STEM WALL FOUNDATION.

THE SECOND PART CONSISTS OF ENCLOSING A 216 SQ. FT. EXISTING ROOFED BREEZE WAY BETWEEN THE HOUSE AND A SINGLE CAR GARAGE. THE ROOF WILL BE RAISED TO MATCH THE HOUSE GABLE ROOF HEIGHT. THERE WILL BE A SHED ROOF OPEN PORCH ADDITION AND BOTH BREEZEWAY ENDS EXTENDING FROM THE MAIN HOUSE ROOF CONSISTING OF 150 Sq. Ft.

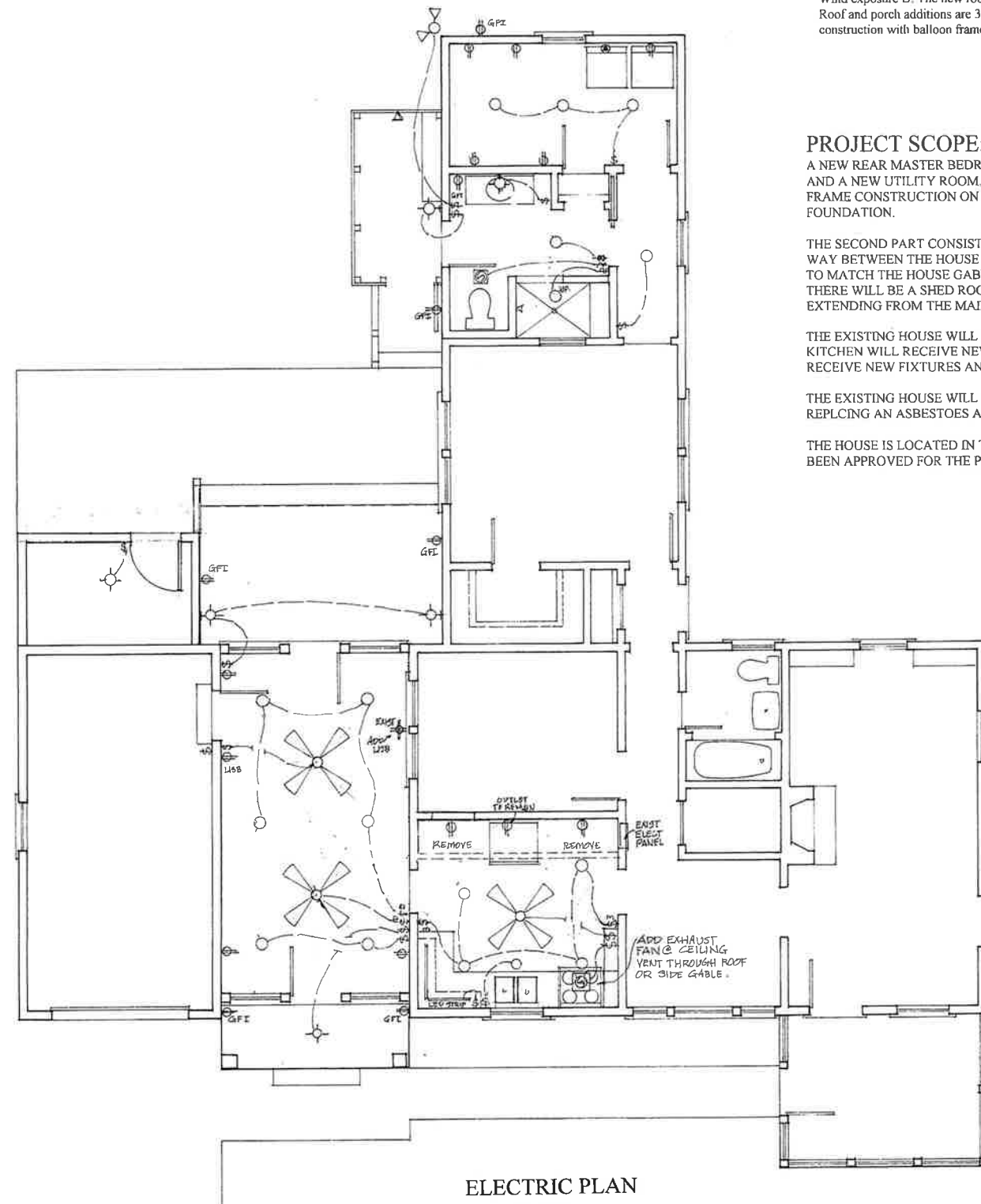
THE EXISTING HOUSE WILL RECEIVE NEW PLUMBING THROUGHOUT. THE EXISTING KITCHEN WILL RECEIVE NEW COUNTER AND CABINETS. THE EXISTING BATH WILL RECEIVE NEW FIXTURES AND TILE WORK.

THE EXISTING HOUSE WILL RECEIVE A NEW 26 GA GALVALUME 5V CRIMP ROOF REPLACING AN ASBESTOS AND ASPHALT SHINGLE ROOF.

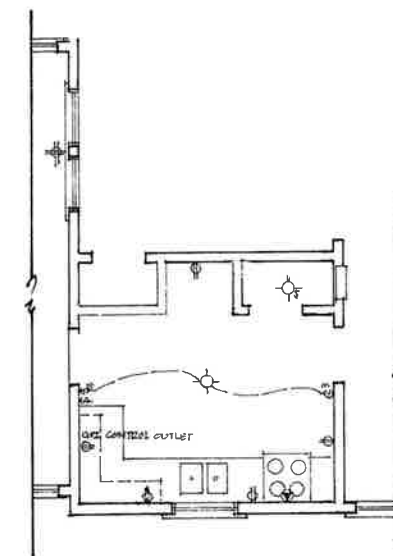
THE HOUSE IS LOCATED IN THE NORTH EAST HISTORIC DISTRICT AND A HPB COA HAS BEEN APPROVED FOR THE PROPOSED WORK.

PROJECT SQUARE FOOTAGE:

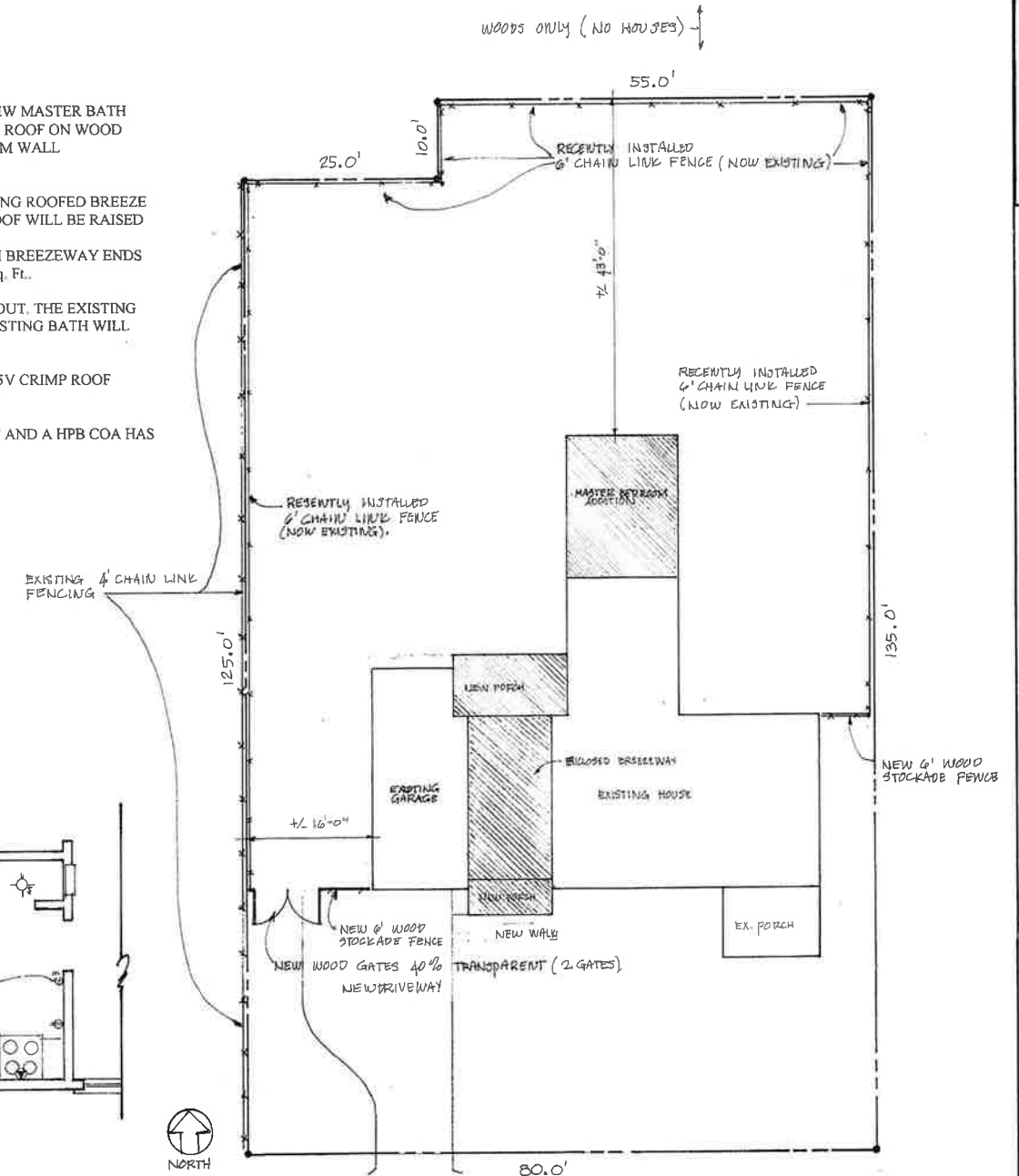
| | | |
|--|-----|---------|
| 1.) ENCLOSED BREEZEWAY | 216 | SQ. FT. |
| 2.) MASTER BATH/ UTILITY ROOM ADDITION | 252 | SQ. FT. |
| TOTAL NEW HEATED & COOLED | 468 | SQ. FT. |
| 3.) NEW OPEN AIR PORCHES FRONT & BACK | 150 | SQ. FT. |



ELECTRIC PLAN
SCALE: 1/4" = 1'-0"



EXISTING KITCHEN ELECTRICAL
SCALE: 1/4" = 1'-0"



NORTH EAST 13TH AVE
SITE PLAN
SCALE: 1" = 10'-0"

JAY REEVES & ASSOCIATES, INC.
ARCHITECTS AND DESIGNERS
725 NORTHEAST 1ST STREET
GAINESVILLE, FLORIDA 32604
JAY@JREEVES.COM
OFFICE 352.371.3265
CELL 352.284.4399

House Additions for PJ & Gina van Blokland
310 NE 13th Ave, Gainesville, Florida 32601
Tax Parcel Number: 10070-002-000
REV. MAY 6, 2019
REV. JAN 6, 2021
APRIL 24, 2019

SITE PLAN
ELECTRIC PLAN

A-0