

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Minutes

September 6, 2016

5:30 PM

City Commission Auditorium

Historic Preservation Board

CALL TO ORDER

ROLL CALL

Historic Preservation Board Attendance Roster: February 2, 2016 through August 2, 2016 (B)

APPROVAL OF THE AGENDA

Motion By: Jason Straw Seconded By: Jay Reeves, Jr.

Moved To: Approve

Upon Vote: 5-0

ANNOUNCEMENT: Section 30-355 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. 30-112(d)(7) of the Land Development Code. Appeals of Historic Preservation Board decisions are to the City Commission and must be filed within 14 days from the date the decision by the Historic Preservation Board is reduced to writing and served by certified or registered mail. The appeal procedure is specified in Sec. 30-112(d)(7)i. of the Land Development Code.

APPROVAL OF MINUTES - August 2, 2016

Motion By: Jay Reeves, Jr. Seconded By: Jason Straw

Moved To: Approve

Upon Vote 5-0

Draft minutes of the August 2, 2016 Historic Preservation Board meeting (B)

RECOMMENDATION

Staff is requesting that the Historic Preservation Board review the draft minutes from the August 2, 2016 meeting and vote to approve the minutes.

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

REQUEST TO ADDRESS THE BOARD

OLD BUSINESS

NEW BUSINESS

Ad Valorem Tax Exemption Part 1 for Demolition of a Non-Contributing Accessory Structure and New Construction of an Accessory Structure (B)

Petition HP-16-82. Anthony Ackrill, owner. Ad Valorem Tax Exemption Part 1 for demolition of a non-contributing accessory structure and new construction of an accessory structure. Located at 717 NE 3rd Avenue. This building will be non-contributing to the Northeast Residential Historic District.

RECOMMENDATION *Staff recommends approval of the Ad Valorem Tax Exemption Part 1.*

Cleary Larkin, Planner, gave the staff presentation.

Motion By: Jason Straw Seconded By: Jay Reeves, Jr.

Moved To: Approve

Upon Vote 5-0

Setback Modification and New Construction of Footings, Foundation And Structural Framing for a Single-Family Dwelling (B)

Petition HP-16-73. Eastwood Holdings I, LLC, owner. New construction of footings, foundation and structural framing for a single-family dwelling. Setback modification request for front and rear. Located at 625 NW 3rd Street. This building will be a non-contributing structure to the Pleasant Street Historic District.

RECOMMENDATION *Staff recommends approval of Petition HP-16-73 with the following conditions:*

1. All approvals are based upon the active lot split application AD-15-00082, currently noted by the Technical Review Committee as "approvable with conditions". If the lot split is revised in any way affecting the dimensions of the two parcels as shown in the AD application, the applicant shall return to the HPB Board

2. Approve the Application for Modification Existing Zoning Requirements requesting a modification of the front setback from 17.5' to 11' and a rear setback modification from 20' to 13'-11". A signed and notarized application has not been submitted by applicant. If the application is different from this approval, the applicant shall return to the HPB Board.

3. COA approval for only the foundation plan layout for the house as meeting the City of Gainesville's Historic

Preservation Rehabilitation and Design Guidelines for new construction.

Staff cannot recommend framing approval as of this time.

4. Applicant will return for a separate COA for exterior materials and enclosures, including but not limited to windows, doors, siding and roofing.

Cleary Larkin, Planner, gave the staff presentation. This request also involved a modification of the front and rear setbacks. Andrew Coffey, owner, spoke to the matter and answered questions from the board.

Motion By: Jay Reeves, Jr. Seconded By: Jason Straw

Moved To: Approve with staff conditions except for condition #1 concerning the completion of the lot split.

Upon Vote 5-0

Demolish an Existing Accessory Structure and Construct a New Accessory Structure (B)

Petition HP-16-75. Linda Lombardino, owner. Demolish an existing accessory structure and construct a new accessory structure. Located at 560 NE 7th Avenue. This building is a non-contributing structure to the Northeast Residential Historic District.

RECOMMENDATION *Staff recommends approval of Petition HP-16-75.*

Gigi Simmons, Planning Technician, gave the staff presentation. This request also involved a modification of the rear setback.

Motion By: Jay Reeves, Jr. Seconded By: Jason Straw

Moved To: Approve with the modification of the rear setback as requested and subject to applicable building code requirements.

Upon Vote 5-0

Re-Roof a Single-Family Dwelling with a Metal Roof (B)

Petition HP-16-80. Robert Pearce, owner. Re-roof a single-family dwelling with a metal roof. Located at 927 NW 3rd Avenue. This building is contributing to the University Heights Historic District - North.

RECOMMENDATION *Staff to the Historic Preservation Board - Approve Petition HP-16-80 with the condition that the roof be standing seam or 5V Crimp and that the finish be Galvalume or a light to medium gray paint finish.*

Jason Simmons, Planner, gave the staff presentation. Robert Pearce, owner,

gave a presentation concerning the proposal and metal roofs within the neighborhood. He noted that there were several examples of the proposed GulfRib roof type in the area.

Motion By: Michelle Hazen Seconded By: Ann Stacy

Moved To: Approve reroof with the GulfRib metal roof panels.

Upon Vote 5-0

New Exterior Stair, ADA Accessible Ramp, Handrail and Guardrail at Thomas Center Building B Entry. Removal of Existing, Non-Historic Stair And Railings. Replacement of Two Non-Historic, Metal Fire Doors at the Western Breezeway with Paneled, Glass and Metal Doors to Match Existing Main Lobby Doors on Building B (B)

Petition HP-16-79. City of Gainesville, owner. New exterior stair, ADA accessible ramp, handrail and guardrail at Thomas Center Building B entry. Removal of existing, non-historic stair and railings. Replacement of two non-historic, metal fire doors at the western breezeway with paneled, glass and metal doors to match existing main lobby doors on Building B. Located at NE 6th Avenue. This building is contributing to the Northeast Residential Historic District.

RECOMMENDATION *Staff recommends approval of Petition HP-16-79.*

Cleary Larkin, Planner, and Sarit Sela, Project Manager, gave the staff presentation. The board asked questions and expressed concern over the design of the proposed stairway on the east entrance to Thomas Center B. They wanted to see more detailing concerning the railing on the proposed stairway and more details in general. Doug Jones, a member of the public, spoke to the matter.

Motion By: Jason Straw Seconded By: Jay Reeves, Jr.

Moved To: Continue

Upon Vote 5-0

Northeast Residential Historic District - Add A Porch at 1020 NE 3rd Street.

Petition HP-16-78. Ryan and Michelle Nall, owner. Addition of 186 s.f. front porch, including relocation and reuse of historic scalloped trim from existing entry. Located at 1020 NE 3rd Street. This building is contributing to the Northeast Residential Historic District.

RECOMMENDATION *Staff to Historic Preservation Board - Approve Petition HP-16-78 with condition:*
1. The materials on the porch will match the existing building materials of the structure and will include painting to match

the existing paint color of the existing siding.

Jason Simmons, Planner, gave the staff presentation. Joshua Shatkin, architect, answered questions from the board. There was discussion about the proposed gable end and how the roof over that gable dead-ends at the columns. It was suggested that the roof be extended a few inches past the column, to more closely match the dormers on the house and possibly make the fascia slightly bigger to better fit the scalloped detail.

Motion By: Jason Straw Seconded By: Michelle Hazen

Moved To: Approve with the recommended changes as discussed.

Upon Vote 5-0

STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:

- 1. Petition HP-16-69. 630 NE 8th Avenue. Reroof a single-family structure. This building is non-contributing to the Northeast Residential Historic District. Irvin and Lori Nachman, owners. Jason McFall, McFall Builders, Inc., agent.**

- 2. Petition HP-16-72. 1108 NE 5th Street. In-kind replacement of wood siding on gable ends of a single-family house. This building is contributing to the Northeast Residential Historic District. Stephen Robson, owner. Richard Pernini, Good Guys at Total Services, agent.**

- 3. Petition HP-16-77. 619 N.E. 6th Avenue. Infill of existing garage door opening with CMU and two windows, both to match the existing house. This building is contributing to the Northeast Residential Historic District. Carla Mavian, owner. Joshua Shatkin, Shatkin Architecture, LLC, agent.**

- 4. Petition HP-16-84. 1104 NE 5th Terrace. Replace 2 existing windows with new vinyl windows on an existing single-family dwelling. This building is contributing to the Northeast Residential Historic District. Adele Franson, owner. Boysie Ramdial, The Home Depot at Home Services, Inc., agent.**

- 5. Petition HP-16-83. 722 E. University Avenue. Re-roof a single-family dwelling. This building is contributing to the Northeast Residential Historic District. J.W. Barnes, owner. Tom Whitton, Whitton Roofing Co., agent.**

- 6. Petition HP-16-85. 311 NE 1st Street. Re-roof an office building. This building is non-contributing to the Northeast Residential Historic District. 309 LLC, owner. Mac Johnson Roofing Inc., agent.**

- 7. Petition HP-16-86. 1200 NE 4th Street. Partial re-roof of a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Curtis Cooper, owner. Tom Whitton, Whitton Roofing Co., agent.**

INFORMATION ITEMS:

- A. Gigi Simmons: Update on Mr. Harris' new roof project.**

BOARD MEMBER COMMENTS

ADJOURNMENT