

City of Gainesville

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



Minutes - Final

April 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*

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CALL TO ORDER**ROLL CALL**

Staff Present: Jay Reeves, Bill Warinner, Michelle Hazen, Kyra Lucas, Michael Hill, Nicole Nesberg, Elizabeth Hausauer, Elizabeth Hauck

Staff Present: Jason Simmons and Yvette Thomas

ADOPTION OF THE AGENDA

Motion to approve.

Motion by: Member Warinner

Seconded by: Member Hill

Motion passes following a 8-0 vote

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 March, 2021 Historic Preservation Board Meeting (B)**RECOMMENDATION**

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

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

Motion to approve.

Motion by: Member Hausauer

Seconded by: Member Lucas

Motion passes following a 8-0 vote.

OLD BUSINESS:

[200896.](#)

Construct a new single-family dwelling in Pleasant Street (B)

Petition HP-21-15. Ricardo Cavallino, Ricardo Cavallino and Associates, Inc., agent for Martine Lowe, owner. Certificate of Appropriateness to construct a single-family dwelling. Located at 622 NW 1st Street. This building will be a non-contributing structure to the Pleasant Street Historic District.

Project Description

The property is located at 622 NW 1st Street on the west side, with a zoning designation of RC (Residential Conservation). The site under tax parcel 14192-000-000 is located just to the south of a recently reviewed Certificate of Appropriateness for new construction at 626 NW 1st Street. The subject property is located in the Pleasant Street Historic District and is approximately 0.110 acres in size. The proposed single-family dwelling will be a non-contributing structure to the Pleasant Street Historic District.

The project involves the construction of a new single-family residence. The house will be 4 bedrooms and 4 ½ bathrooms, with approximately 2,008 square feet of conditioned space. It will be a 3 story structure that will be facing NW 1st Street. The house will feature a 16 inch raised finished floor foundation (16 inches from the existing adjacent grade elevation); 8 inch horizontal cementitious siding with accent cementitious shake and matching vertical and horizontal trim material of a different width. The front porch will be cement. The proposed windows are Jeld-Wen single-hung white vinyl windows with 3 / 1 mullion arrangements. The proposed exterior doors will be Jeld-Wen painted fiberglass doors with a stamped rectangular design in a pastel color, while the proposed roof for the house including the porch will be a metal 5V-Crimp style, in Galvalume, manufactured by Tri-County Metals.

RECOMMENDATION

Staff to the Historic Preservation Board - Approve Petition HP-21-00015 with the following conditions:

§ Windows shall utilize the Simulated Divided Light grilles for the grille pattern or actual divided light grilles for the chosen window.

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

§ Notify staff of any changes during construction.

Motion to approve with the following modifications: the foundation height to be 24 inches; the porch to be placed on piers; the porch roof to be extended to the edge of the house; and the proposed doors to be appropriate to the style of the structure and not just a plain six-panel door.

Motion by: Member Hausauer

Seconded by: Member Nesberg

Motion passes following a 7-0 vote

NEW BUSINESS:

201010.**Renewal of a previously approved COA for new construction of an accessory structure (B)**

Petition HP-18-91. Gary Heil & Anna Heineman, owners. Renewal of a previously approved Certificate of Appropriateness for new construction of an accessory structure. Located at 504 NE 9th Avenue. This building will be non-contributing to the Northeast Residential Historic District.

Project Description

The property is located at 504 NE 9th Ave and is zoned RSF-3. The parcel (10351-000-000) is located in the Northeast Residential Historic District and contains an existing contributing structure with Prairie style architecture and a non-contributing shed.

The existing house is a two-story wood frame, Prairie style house, with a textured stucco exterior and a hip roof with 3 tab shingles. There is an existing screened-in porch with a flat roof on the east side of the house. Windows are 3 over 1 Craftsman style. There is wood trim with some Mediterranean influence in the architectural detail. The house has a rectangular plan type with a central hall, a balcony, and a stucco chimney. A CMU walled courtyard is located in the back of the house. There is no garage or permanent storage structure on the property. The only outdoor storage on the property is a plastic, pre-fab storage shed, which is approximately 80 square feet.

The applicant is proposing to build a detached accessory structure on the NE corner of the property on a slab foundation that would include 816 square feet under roof, which would include a 304 square foot shed and storage area for outdoor equipment, and a 411 square foot recreation room with a bathroom, and including a 101 square foot porch. The accessory structure would be framed construction with a stucco exterior finish to match the existing house. The windows would be vinyl but would match the 3 over 1 style of the existing house. The shed porch on the structure will have a roll-up style garage door facing NE 5th Terrace, and a sliding-style barn door that opens into the yard.

The Historic Preservation Board voted to approve the petition, 7-0, at the October 2, 2018 HPB meeting, with the conditions that the accessory building could not be used as an accessory dwelling unit (ADU) and the windows of the accessory building be wood or wood clad windows consistent with the original windows of the house. At that time ADUs were not an allowed use in the RSF-3 zoning district. Since then, they have been added as permitted uses in the single family residential zoning districts. As a result, the conditions for approval that were required back in 2018 for this accessory building no longer apply and this proposed structure may

function as an ADU. The building would meet the provisions of Section 30-5.35. - Accessory dwelling units (ADUs), including a square footage that does not exceed 850 square feet, compliance with required setbacks and building height limits, and a building that is designed as a subordinate structure to the primary structure on the lot in terms of mass, size, height, and architectural character. The architectural design, character, style, and appearance of the ADU must be consistent and compatible with the primary structure.

RECOMMENDATION

Staff recommends approval of the application.

Motion to approve with conditions including drawings for the garage style door be submitted to staff for approval prior to any work being done; substitute the barn style door with a door more in keeping with the style of the main structure; & the windows are to be wood or wood clad to match the house and the original condition of the COA in 2018.

Motion by: Member Hausauer

Seconded by: Member Hill

Motion passes following a 8-0 vote

[201011.](#)

Install a roof mounted photovoltaic solar system on a principal building (B)

Petition HP-20-00102. Barry Jacobson, Solar Impact, agent for Carla Mavian. Certificate of Appropriateness to install a roof mounted photovoltaic solar system on a single-family house. Located at 619 NE 6th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Project Description

The applicant is requesting approval of a Tier One 6.66kW roof mounted solar photovoltaic system, to be installed on the rear slope of the roof, which is on the south side of the house. The system will tie into the existing roofing structure with attachments. The 18 black 370W Bovie modules are the flush mount type to be installed in the same plane as the roof. The system also includes a Solar Edge 6kW inverter.

The contributing building was built in 1946 according to the Alachua County Property Appraiser records. The property is zoned RSF-3 and is approximately 0.21 acres in size. The house is approximately 1,596 square feet in total area, with 1,578 square feet of heated area. The property is an interior lot with right-of-way frontage on NE 6th Avenue. The house is a one story, concrete block house.

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. A rooftop solar photovoltaic power system is a system that uses one or more photovoltaic panels installed on the surface of a roof, either parallel to a sloped roof/surface or rack-mounted on a flat

roof, to convert sunlight into electricity and is ten kw or less for residential structures and 300 kw or less for nonresidential structures. The subject power system has been placed on the principal structure on the property which is a single-family dwelling. The building is considered a contributing structure in the Northeast Residential Historic District.

The system is located on a secondary roof facade elevation and will not be visible from NE 6th Avenue or any side streets. The installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers; the installation is reversible; the system is flush to the roof or low profile, to the extent feasible; and the system blends into the surrounding features of the historic resource to the extent possible.

RECOMMENDATION

Staff recommends the board approve the request for the solar array as proposed in the application.

Motion to approve.

Motion by: Member Waarinner

Motion seconded by: Member Nesberg

Motion passes following a 8-0 vote.

201012.

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

Petition HP-21-19. James Whitton, agent for Brooke & Nicholas Armfield.

Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof and remove a chimney. Located at 530 NE 3rd Street. This building is contributing to the Northeast Residential Historic District.

Project Description

The existing house is a one and a half-story, wood frame Craftsman Bungalow house with wood shingle siding, a brick pier foundation, a hip roof with asbestos composition shingles, a secondary roof structure with a hip dormer and a cross gable, two brick chimneys, and both double hung 1/1 wood windows and several multi-pane wood windows. The house has a porch-wood shingle balustrade and paneled columns. According to the Florida Master Site File, the house represents a typical Gainesville dwelling of the 1920's. The structure appears on the 1928 Sanborn map.

The applicant is requesting the removal of 3,100 square feet of asbestos roofing tiles, and the installation of 26 gauge Galvalume "Snaplok" standing seam metal roofing system from Tri County Metals. The proposal also includes a request to remove an existing chimney that lies on the rear slope of the house, not visible from the right-of-way. The main chimney that is a prominent feature of the historic house is to remain. The secondary chimney has no more functional use. The chimney is not an interior feature anymore as it has been completely closed in and walled over. Additionally, the chimney was retrofitted at some point to vent a furnace, evidenced by a large hole on the side of the inside of the attic. The chimney does not have a significant height above the roof tiles and is structurally unsound as there is significant

movement of the feature when it is pressed against, leading the applicants to assume that the structural integrity was compromised when the interior work closed in the chimney, or during the retrofit, or possibly when it was modified from its original brick appearance.

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.

As indicated in the guidelines, removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. However, interior photos of the house indicate that there is no interior chimney space as it has been closed in and walled over. The chimney no longer works and it does not have working interior applications.

RECOMMENDATION

Staff recommends approval of the reroof and the request to remove the chimney as proposed in the application.

Motion to approve

Motion by: Member Hausauer

Seconded by: Member Lucas

Motion passes following a 7-0 vote (Member Reeves recused himself)

201013.

Construct an addition, create a new entry plaza, & renovate the Thelma Boltin Center (B)

Petition HP-21-00021. Jason Jensen & Sarah Lyons, Wannemacher Jensen Architects, Inc., agent for the City of Gainesville, owner. Certificate of Appropriateness to construct an addition, add a new entry plaza, and renovate the Thelma Boltin Center. Located at 516 NE 2nd Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Project Description

The Thelma Boltin Center is a recreation center that was built in 1943 according to the Florida Master Site File and is located within the Northeast Residential Historic District. The building is not within the district time frame (1880s through 1920s) according to the site file, but it represents a very important building in the later history of the district. Some Moderne buildings such as the recreation center are scattered throughout the district. The building was originally known as the "Service Center," one of several Works Progress Administration (WPA) projects in Gainesville. It was designed to house entertainment programs for servicemen

stationed at Camp Blanding and nearby military bases. The center was officially opened in 1943. Miss Thelma Boltin was the City's first director of the Recreation Center.

The original building was designed with clean, simple, utilitarian details typical of the Moderne or International style and consistent with its governmental purpose. The City Commission at the time wanted the building designed to reflect the future use as a community center and since the property was City-owned, the plans had to accommodate local civic and social organizational needs. The building is a two-wing unit with a large auditorium, social room, small meeting room, and a mezzanine. The original building has only been altered with the addition of a handicap ramp on the southwest entrance side of the building. The building is a painted brick masonry building with a concrete slab foundation, an asphalt shingle gable roof on the west wing with cornice returns, and a flat-top roof on the east wing. There are two chimneys, one red brick masonry on the rear facade of the west wing and one interior chimney on the south facade of the east wing. Windows are wood and include two 4 over 4s on the north rear side. The west facade has 6 over 6, double hung sash windows, each with a nine light window above it. The same symmetrical pattern is found on the south facade. The lower east wing is the main entrance facing southeast, with a portico covering the entrance which has glass block sidelights. A glass block opening is centered over the entry porch. The rear section of the east wing has a double flat roof. The lower section has both 6 over 6 and 4 over 4 windows.

The project includes the renovation of the existing center's main hall and stage, restrooms, and the conversion of smaller offices to a multipurpose room. New interior flooring, paint, wall layout and ceilings would be part of the renovation. An addition of 1,785 square feet (total) would be added in the northeast corner of the building to create a green room, storage, and mechanical spaces. A new entry plaza will redirect the pedestrian traffic to the front door from the corner of NE 5th Street and NE 2nd Avenue to be center on NE 2nd Avenue.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- 1. The HPB discuss the appropriate window configuration for the addition.*
- 2. Provide information sheets for the proposed windows and roofing material.*
- 3. Notify staff of any changes during construction.*

Jason Simmons, Planner, gave the staff presentation. Jason Jensen & Sarah Lyons, Wannemacher Jensen Architects, Inc., agent for the City of Gainesville, gave a presentation and answered questions from the board. Melanie Barr, resident, asked questions of the applicant about the proposed plans for the building. The board commented on the proposed windows for the addition and indicated that the horizontal style was not evident elsewhere on the historic building. Although they appreciated the efforts to differentiate the

addition from the historic building, they thought that the addition should be more compatible and that the architects could take cues from the historic building and incorporate those cues into the design of the addition.

The board made no vote on this item.

201014.

Construct an exterior stair with landings & a second floor balcony with new dormer (B)

Petition HP-21-00022. Joshua Shatkin, Shatkin Architecture, agent for Julie Thaler, owner. Certificate of Appropriateness to construct a covered walkway and exterior stairs, and add a new balcony and dormer with exterior doors onto a single-family dwelling. Located at 400 NE 13th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Project Description

The existing house is a two-story, wood framed New England Colonial Revival house on brick piers with wood weatherboard siding, featuring a saltbox roof with two gable dormers, turned posts on the porch, and a wide frieze with brackets. The house has a rectangular plan type, the roof surfacing is metal, and the windows are double hung 6 over 6 wood windows. The porch has 3 bays and 4 turned columns on pedestals. The Florida Master Site File indicates the house was constructed in 1936.

The project involves two separate additions. One will be visible from the front of the house and the street and consists of an exterior stair with a landing to the second floor on the west side of the building. The other addition is a second floor balcony with a new dormer on the north side of the building with access from the second floor bedroom.

The exterior stair would be a wood stair with railing, including a new wood frame landing aligned with the existing interior stair landing, and a new concrete landing at the bottom of the stairs. The new stair and landing total 114 square feet. Currently a window is located where the wood frame landing would align with the interior stair landing; this would be replaced with a new 36 inch by 80 inch door with a center lite. A new 36 inch high wood railing with pickets that have a maximum gap of 4 inches would be built on the wood frame landing and three new 2 x 6 posts with composite trip wrap would also be built in conjunction with the landing. A new metal roof to match the existing roof would be constructed over the wood frame landing as well.

The applicant is also proposing a new 108 square foot balcony with a new dormer

on the north or rear elevation. The new dormer roof would be placed over the two proposed new doors for the second floor bedroom. The doors would be 30 inch by 80 inch doors with lites, exiting out onto a balcony of 2 x 6 pressure treated wood decking over 2 x 10 pressure treated joists at 16 inch off center. A new 36 inch high wood railing with pickets that have a maximum gap of 4 inches would be built on the balcony. A new metal roof to match the existing roof would be constructed over the balcony doors, and new wood novelty siding to match the existing siding on the house would be placed on the dormer. Three new 2 x 6 posts with composite trip wrap would also be built in conjunction with the balcony. This proposed work is not visible from the right-of-way.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

Staff recommends approval of the application with the following conditions:

- 1. Provide information sheets for the proposed doors and roofing material.*
- 2. Notify staff of any changes during construction.*

Motion to approve with condition that the new door on the west elevation not have any muntins.

Motion by: Member Nesberg

Seconded by: Member Hauck

Motion passes following a 8-0 vote

201015.

Reroof a duplex dwelling with a metal roof and add windows on north elevation (B)

Petition HP-21-24. Lily R. Lewis, owner. Certificate of Appropriateness to reroof an existing duplex with a metal roof and add windows to the north elevation. Located at 517 NE 4th Street. This building is contributing to the Northeast Residential Historic District.

Project Description

The existing residential building is a one story, drop siding wood frame vernacular house with a gable roof and a hip porch secondary roof structure, a brick pier foundation with concrete block infill, a brick chimney located on a lateral slope, double hung 1/1 windows and composition shingles on the roof. The wood porch has Doric columns and a plain balustrade. According to the Florida Master Site File, the house represents a typical Gainesville dwelling of the 1920's. The structure appears on the Sanborn map of 1922.

The current shingle roof is leaking around the chimney flashing, causing water

damage on the first and second floors of the home. Previous repairs around the flashing have been inadequate. The applicant is requesting the removal of the existing shingle roofing system and renailed wood deck to code and replace with a 1 inch standing seam metal roof, 26 gauge with non-painted panels and concealed fasteners over Rhino underlayment. The panels will have a mill finish (silver)

Another project associated with this structure involves the remodeling of a guest room. The project involves replacement of drywall, insulation, and floor surfaces, rewiring of electrical components, and adding two windows that are on the north side elevation. The previous owners altered a porch and converted it into a guest room. The old house elevation had windows on this north elevation and adding windows back to this elevation will restore a historic presence of windows on the north side of the building.

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 proposed two windows are to be placed on a visible secondary elevation, one of which is on a portion of the building which is less than halfway behind the front of the building and is highly visible from the street. The windows chosen are the Pella (R) 850 Series double hung wood clad windows in a size chosen to match the original windows in the back of the house. The size of the new windows will allow the applicant to preserve the original porch banister that is visible in the interior of the guest room.

RECOMMENDATION

Staff recommends approval of the reroof from shingle to a standing seam metal roof system and the window additions.

Motion to approve with condition that the new windows not have any muntins.

Motion by: Member Hausauer

Seconded by: Member Hauck

Motion passes following a 8-0 vote

[201016.](#)

University Heights Historic District - South. Construction of a sorority house. (B)

Petition HP-21-00025. Kary Huffman, Florida House Corporation of Alpha

Phi, agent for Michelle Ardern, Phi Sigma Sigma, Inc., owner. Certificate of Appropriateness to construct a sorority house with a request for modification of the front building placement line. Located at 505 & 517 SW 10th Street. This building will be a non-contributing structure to the University Heights Historic District - South. Related to HP-21-26, HP-21-27, & HP-21-28.

RECOMMENDATION

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following condition(s):

- 1. Windows shall utilize the Simulated Divided Light grilles for the grille pattern or actual divided light grilles for the chosen window.*
- 2. Provide information sheets for the proposed windows, doors, and roofing material.*
- 3. Notify staff of any changes during construction.*

Motion to continue

Motion by: Member Warinner

Seconded by: Member Hausauer

Motion passes following a 7-0 vote

[201017.](#)

Relocation of a house within the same lot (B)

Petition HP-21-26. Kary Huffman, Florida House Corporation of Alpha Phi, agent for Michelle Ardern, Phi Sigma Sigma, Inc., owner. Certificate of Appropriateness to relocate a single-family dwelling from tax parcel 13157-000-000 to tax parcel 13156-000-000. Located at 505 SW 10th Street. This building is a contributing structure to the University Heights Historic District - South. Related to HP-21-25, HP-21-27, & HP-21-28.

Project Description

This project involves the relocation of a single-family dwelling onto an adjacent lot. The structure is located at 505 SW 10th Street. The structure was built circa 1912, according to the Florida Master Site File and 1935 according to the property appraiser's office. The property is zoned Urban 5 and is approximately 0.28 acres in size. The building is a contributing structure to the University Heights South Historic District. The proposal is to relocate the house to the adjacent tax parcel 13156-000-000, and place it on the south end of the property, east of where another house is to be located. Related petition HP-21-00028 proposes to relocate the building at 517 SW 10th Street to the northwest corner of SW 10th Street and SW 6th Avenue. The relocation of these structures will allow for more space for the proposed sorority house development that would be built on the combined development site of 505 and 517 SW 10th Street. The relocated house

will be used as a potential guest suite for the Alpha Phi sorority.

The proposed placement of the house has to comply with the building placement standards for transect zones. At the proposed location SW 6th Avenue is a local street, with a building placement requirement of 15 feet minimum and 20 feet maximum from the curb. The placement on the SW 6th Avenue side may be greater than the 20 foot maximum. The board may want to consider a modification of the existing zoning requirement for the building placement along SW 6th Avenue.

RECOMMENDATION

Staff recommends approval of the application with the following condition(s):

- 1. The board consider a modification of the building placement requirement on the SW 6th Avenue side of the relocated house.*
- 2. Care will be taken to ensure that all character defining features are adequately protected from damage/loss during the moving process.*

Motion to continue

Motion by: Member Warinner

Seconded by: Member Hill

Motion passes following a 8-0 vote

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.

Motion to continue

Motion by: Member Warinner

Seconded by: Member Hill

Motion passes following a 8-0 vote

201019.

Relocation of a house within the same lot (B)

Petition HP-21-28. Kary Huffman, Florida House Corporation of Alpha Phi, agent for Michelle Ardern, Phi Sigma Sigma, Inc., owner. Certificate of Appropriateness to relocate a single-family dwelling within the same parcel. 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-21-27.

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. The roof type of the house is intersecting gables with pressed metal and a brick chimney while the accessory structure has a metal roof.

The structure to be shifted is a two story single-family house that is approximately 2,814 square feet in total area. The proposed placement of the house has to comply with the building placement standards for transect zones. At this location both SW 10th Street and SW 6th Avenue are local streets, with a building placement requirement of 15 feet minimum and 20 feet maximum from the curb. On a corner lot the street setback is applicable for both street frontage sides meaning 15 feet minimum and 20 feet maximum distance is required along SW 10th Street and SW 6th Avenue. The placement on the SW 6th Avenue side is greater than the 20 foot maximum. The board may want to consider a modification of the existing zoning requirement for the building placement along SW 6th Avenue.

RECOMMENDATION

Staff recommends approval of the application with the following condition(s):

- 1. The board consider a modification of the building placement requirement on the SW 6th Avenue side of the relocated house.*
- 2. Care will be taken to ensure that all character defining features are adequately protected from damage/loss during the moving process.*

Motion to continue

Motion by: Member Warinner

Seconded by: Member Hill

Motion passes following a 8-0 vote

PUBLIC COMMENT**STAFF APPROVED CERTIFICATES OF APPROPRIATENESS:**

[200666.](#)

Staff Approved Certificates of Appropriateness (B)

Staff Approved Certificates of Appropriateness. January 2021 to February 2021.

Project Description

This is a list of staff approved Certificates of Appropriateness from January 2021 to February 2021.

RECOMMENDATION

Historic Preservation Board review the information.

MEMBER COMMENT

[201020.](#)

Historic Preservation Board Business Item (B)

Historic Preservation Board Discussion Item.

RECOMMENDATION

Staff recommends the board discuss the document prepared by member Kyra Lucas.

NEXT MEETING DATE: May 4, 2021

ADJOURNMENT