

# City of Gainesville

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



## **Minutes - Final**

**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*

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## CALL TO ORDER

## ROLL CALL

**Members Present:** Jay Reeves, Bill Warinner, Michelle Hazen, Kyra Lucas, Michael Hill, Elizabeth Hauck

**Staff Present:** Jason Simmons, Brittany McMullen, Kathleen Kauffman

## ADOPTION OF THE AGENDA

**Motion to approve the agenda**  
**Motion by:** Member Warinner  
**Seconded by:** Member Hill  
**Motion passes following a 6-0 vote.**

## 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.*

**Motion to approve the minutes.**  
**Motion by:** Member Warinner  
**Seconded by:** Member Hill  
**Motion passes following a 6-0 vote**

## 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.*

**Motion to approve petition including the use of Plan "A" as presented, with a 48 inch high fence on the front including the diagonal that transitions to the 50/50 fence on the east, and then a solid 6 foot fence from the face of the house back to the rear yard. This proposal is unique to this unusual site**

situation and the era of the mid-century modern architecture of the house.

**Motion by: Member Warinner**

**seconded by: Member Hill**

**Motion passes following a 6-0 vote**

[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.*

Jason Simmons, Planner, gave the staff presentation. David Harlos and Darcie MacMahon, owners, presented information and pictures about the roofing issue and why they needed 5V-Crimp for their roofing project and answered questions from the board. The board provided comments and feedback about the proposed roofing material and the reasons why it was requested.

**Motion to Deny**

**Motion by: Member Warinner**

**Seconded by: Member Lucas**

**Motion passes following a 5-0 vote with Member Hill abstaining**

**Motion to approve the petition for a 5V-Crimp metal roof as it has been presented this evening especially including the energy conservation detailing described as a unique condition.**

**Motion by: Member Warinner**

**Seconded by: Member Hazen**

**Motion passes following a 6-0 vote**

**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.*

**Jason Simmons, Planner, gave the staff presentation. Michael Walker & Christina Kessler, owners, answered questions from the board. Jessica Henshaw, a contractor who works with Trex fencing described the product to the board.**

**Motion to approve fencing with conditions including using a Trex fence with vertical panels with a minimal interval between the boards, no board on board construction, the fence segments to start at the most NW corner of the house to run west to the property line and from the most SE corner of the house to the property lines, at a height of 6 feet.**

**Motion by: Member Warinner**

**Seconded by: Member Lucas**

**Motion passes following a 5-0 vote**

**[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.*

**Jason Simmons, Planner, gave the staff presentation. Bradd & India Weinberg, owners, spoke to the matter and answered questions from the board.**

**Motion to approve as proposed consistent with staff recommendations.**

**Motion by: Member Warinner**

Seconded by: Member Hazen  
Motion passes following a 5-0 vote

[210145.](#)

**Petition HP 21-00064.** Certificate of Appropriateness to install fencing at 502 NE 8th Avenue, a non-contributing structure in the Northeast Residential Historic District. Larina Hintze, owner.

**RECOMMENDATION**

*Staff recommends approval of the application, providing the 6" fence height variance, as the proposal conforms to the applicable Secretary of the Interior's Standards for Rehabilitation.*

Jason Simmons, Planner, gave the staff presentation.

Motion to deny  
Motion by: Member Warinner  
Seconded by: Member Hauck  
Motion passes following a 5-0 vote

[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.*

**Jason Simmons, Planner, gave the staff presentation.**

**Motion to Approve with staff recommendations**

**Motion by: Member Warinner**

**Seconded by: Member Hazen**

**Motion passes following a 4-1 vote with Member Lucas opposing**

[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.*

**Jason Simmons, Planner, gave the staff presentation.**

**Motion to approve with staff recommendations**

**Motion by: Member Warinner**

**Seconded by: Member Hazen**

**Motion passes following a 5-0 vote**

**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.*

**INFORMATION ITEM(S):**

[210250.](#)

**Comprehensive Plan update.**

**Information Item: Comprehensive Plan update.**

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**