

**GAINESVILLE HISTORIC PRESERVATION COMMISSION  
MINUTES OF MEETING  
MARCH 29, 2012**

**Members present:** Chairman Dick Bachman, Vice Chairman Kevin Meyer and Commissioners Jim Walters, Cheryl Morrow and Jack Bailey  
**NOTE: Commissioner Morrow arrived at 5:38pm.**

**Members absent:** None

**Staff present:** Community Development Director Rusty Ligon, Special Projects Manager Jessica Tullar and Recording Secretary Judy Foster

**Others present:** Council Member Myrtle Figueras, Plans Review Manager Joe Davidson, and Applicant Candace Long

**CALL TO ORDER**

The meeting was held in the Green Street Station Training Room and was called to order by Chairman Bachman at 5:30 PM.

**MINUTES OF MARCH 5, 2012 MEETING**

**Motion to approve the Minutes as presented.**

Motion made by Vice Chairman Meyer  
Motion seconded by Commissioner Walters  
**Vote – 4 favor, 1 absent (Morrow)**

**NEW BUSINESS**

**A. Certificate of Appropriateness**

- 1) Request from **Long Development Group, Inc.** for a Certificate of Appropriateness for a Major Work Project involving building changes on a 0.611<sup>±</sup> acre tract located on the east side of Green Street, 540<sup>±</sup> feet north of its intersection with Ridgewood Avenue (a/k/a **756 Green Street, NE**).

Ward Number: Two

Local Historic District: Green Street

Tax Parcel Number(s): 01-039-001-001

Proposed Work Project: Building changes involving (1) a small addition; (2) replacement of windows in the existing sunroom; (3) addition of wooden railing above the existing porch balustrades and railings; (4) addition of wooden handrails with interior metal rails to the front steps; (5) addition of a handrail to the existing handicap ramp; (6) modifications to existing front, side and rear steps to bring them up to code; (7) introduction of windows on the left and right sides of detached garage; and (8) replacement of doors on detached garage.

**Applicant's Presentation:** Candace Long, stated she grew up on Green Street and wanted to develop a personal care home in Gainesville which would serve six to twelve residents. She stated the main goal was to have six master suites for residents to lease

as single (one person occupying the suite), married couples, or doubles (two unrelated people sharing the suite). They will provide 24 hour caregiver services, an administrator, meals, cleaning, and laundry services for the residents, noting it would be a home and not an institution. She stated the 85+ demographic is the fastest growing and very few cities and counties are able to meet the demands for personal care homes. Ms. Long stated she was specifically looking in the downtown area to be close to the hospital and medical offices, and convenient for the residents' children to pick them up for lunch. She stated that she is committed to Green Street, and this home has been on the market for three years just waiting for a fresh vision and she has an aggressive team ready to put their creative ideas to work.

**Staff Presentation:** Special Projects Manager Jessica Tullar made the following staff presentation:

- A very similar request came before the Commission in 2010 for an assisted living facility at the same location but with a much more aggressive plan of two to three times larger than this proposal.
- Since this is a change in use from office to assisted living facility, the building must be inspected and brought up to code for occupancy requirements. The proposed changes to meet life safety codes are the same as documented in the previous request and the applicant has agreed to meet those modifications.
- The two different changes from the previous request include 1) expansion of the sunroom on the front left side of the house, behind the front porch; and 2) turning the detached garage into an art studio including installing new garage doors and introducing windows on the south and north sides of the building.
- The supporting documents show an addition of a full bath on the front upper level; however, it is designed so that the front upper story balcony door doesn't change, noting the existing double doors will not be operable.
- The staff report outlines the applicable guidelines and significant factors including sections related to porches, additions and accessibility features. It also includes the conditions for approval in the previous request for this property.
- The sunroom expansion is a very small change and does not disrupt the roof line of the front porch and it does not come forward to the front façade of the house, but does require the removal of a small portion of the front porch, a non primary façade.
- Since the detached garage changes include the introduction of new windows, they should be simple in design, i.e. single pane or one over one and made from wood. Design guidelines suggest that the proposed new front garage doors should mimic the window and paneling design on the existing doors.

**Public Forum:** None

**Historic Preservation Commission Comments:**

Upon inquiry by Commissioner Walters, Ms. Long stated that she is not yet the owner, but needed approval of this request to put in an offer. She stated that she is proposing to charge \$4,500 per month for a single suite, \$5,500 per month for married couples, and \$6,500 per month for doubles.

Chairman Bachman asked about the windows on the library side. Ms. Long stated that the current window will be changed to a door leading to the sunroom which will be

hidden. She also confirmed that the existing sunroom windows will be lengthened for a better view for the residents.

Vice Chairman Meyer was concerned that the applicant was not sure how many windows or what type windows would be used.

Commissioner Bailey, also the architect on record for the applicant, stated that the sunroom windows as shown in the drawing continues the same repetition as the existing windows but are simply extended another ten feet. He stated, and the applicant agreed, that the existing wood windows would be replaced with wood windows.

Vice Chairman Meyer asked if it would be possible to have the new sunroom windows the same size as the windows on the front and other side as they are longer than the existing windows in the sunroom, but not quite as long as the ones proposed on the drawing. Ms. Long stated she was agreeable to keeping the sunroom windows the same length as on the front and side of the house.

Vice Chairman Meyer asked Mrs. Tullar if this would be appropriate or if it should be different since it is new addition. Mrs. Tullar stated that the guidelines suggest that the addition should be recognizable as new, but the windows can mimic the height and width of other windows on the structure, noting that a more modern material could be allowed such as composite material. Chairman Bachman stated that composite material would be longer lasting. Mrs. Tullar stated composite materials could also be a more economically viable option.

Discussion was held to clarify the size of the windows to be used in the sunroom which would eliminate the transom effect as proposed in the drawing. It was also noted that the windows on the front and other side of the house are wider than those proposed in the sunroom drawings but could be done in proportion. Ms. Long stated that this change would not be a problem for her.

Ms. Long stated that she worked with Joe Davidson because she was concerned with the life safety codes in regards to the steps in the back and that has been addressed.

Vice Chairman Meyer stated that the modifications to the garage are visibly hidden and would be an improvement.

Discussion was held regarding whether or not the Plexiglas condition from the previous application would be applicable to this request. Plans Review Manager Joe Davidson confirmed that if the porch floor is not over 30-inches from the ground, then no improvements would be required. Commissioner Bailey stated that the grade would be brought up so the porch would not be higher than 30-inches in any area.

Ms. Long also questioned the applicability of the requirement for additional railing on the top balcony if there is no access to the balcony. Mr. Davidson confirmed that only doors are considered regarding the railing height for balconies and if the door is inoperable, it would not be required. Mrs. Tullar stated that based on this information, the additional modification for upper railing would not be necessary.

Vice Chairman Meyer stated that he believed the window over the elongated window as shown in the drawing of the sunroom would be acceptable as long as the bottom window was a one-over-one double pane window.

**Statement of Findings:** Commissioner Walters stated that the site contains a historic principal building. The proposed work project, including a small addition; replacement of windows in the existing sunroom; addition of wooden railing above the existing porch balustrades and railings; addition of wooden handrails with interior metal rails to the front steps; addition of a handrail to the existing handicap ramp; modifications to existing front, side and rear steps to bring them up to code; introduction of windows on the left and right sides of detached garage; and replacement of doors on detached garage, are of a simple design and of a scale that is in keeping with the character of the principal building. Thus, in accordance with Section 9-23-3-8 of the Unified Land Development Code, I move that – based on the evidence presented in the application and during the public hearing – the Commission finds that the proposed material changes in the exterior appearance of the building would not adversely affect the historical, architectural, aesthetic, cultural or environmental character or value of the historic district; and therefore, is in compliance with Sections 2-6, 4-2 and 4-3 as it pertains to general guidelines for porches, additions, and accessibility features of the adopted Design and Construction Guidelines.

**Motion to conditionally approve the application dated 03/01/12 for a Certificate of Appropriateness for a Major Work Project involving building changes at 756 Green Street with the following modifications/conditions as agreed to by the applicant:**

**Modifications/Conditions:**

1. Install Plexiglas to the left side of the front porch area instead of cabling option, and to the extent possible attach the Plexiglas to the new railing additions being added to meet building/life safety codes; or increase the height of the grade of the ground to create a height differentiation of less than 30-inches.
2. The inclusion of one-over-one windows in the sunroom addition shall be of the same size, design and pattern as the windows of the historic house.
3. Any new windows for the sunroom and/or detached garage are to be comprised of wood or a composite with a wooden appearance.
4. Any new doors on the detached garage are, to the extent possible, to mimic the design, materials, window/door opening pattern, and paneling as the existing doors shown on the photos in the application.

Motion made by Commissioner Walters  
Motion seconded by Vice Chairman Meyer  
**Vote – 4 favor, 1 recusal (Bailey)**

- 2) Request from **Quinlan Visual Arts Center (Frank Norton, Jr.)** for a Certificate of Appropriateness for a Major Work Project involving a site change on a 0.244<sup>±</sup> acre tract located on the north side of Candler Street, 290<sup>±</sup> feet east of its intersection with Green Street (a/k/a **431 Candler Street, NE**).

Ward Number: Two  
Local Historic District: Green Street  
Tax Parcel Number(s): 01-039-001-012  
Proposed Work Project: Site change involving the demolition of an historic building (Moon-Apperson House), and replacement with an outdoor sculpture garden that also includes an outdoor classroom, program areas and Moon-Apperson House interpretive plaque.

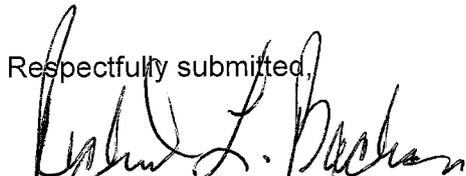
**NOTE:** *This request was withdrawn prior to the meeting. Special Projects Manager Jessica Tullar stated that it was possible that this request would come up again in the future as the applicant/owner still has no use for the structure.*

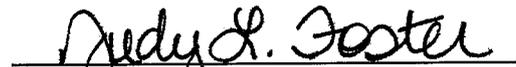
#### ADJOURNMENT

**Motion to adjourn the meeting at 5:55 PM.**

Motion made by Commissioner Walters  
Motion seconded by Vice Chairman Meyer  
**Vote – 5 favor**

Respectfully submitted,

  
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Dick Bachman, Chairman

  
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Judy Foster, Recording Secretary