

**GAINESVILLE HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
APRIL 10, 2017**

Members present: Chairman Dick Bachman and Commissioners Jack Bailey, Jim Walters and Bill Bush

Members absent: Vice Chairman Kevin Meyer

Staff present: Special Projects Manager Jessica Tullar and Recording Secretary Judy Foster

Others present: Applicant Sergio Felix, Margarita Felix and Eugene Jessup

CALL TO ORDER

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

MINUTES OF FEBRUARY 6, 2017 MEETING

Motion to approve the Minutes as presented.

Motion made by Commissioner Walters
Motion seconded by Commissioner Bailey
Vote – 4 favor, 1 absent (Meyer)

NEW BUSINESS

A. Certificate of Appropriateness

- 1) Request from **Sergio Felix** for a Certificate of Appropriateness for a Major Work Project involving building changes on a 0.50± acre tract located on the north side of Ridgewood Avenue, 140± feet west of its intersection with Northside Drive (a/k/a **560 Ridgewood Avenue, NW**).

Ward Number: Five
Local Historic District: Ridgewood Neighborhood
Tax Parcel Number(s): 01-042-001-023
Proposed Work Project: Building changes involving covering the exterior siding with new cementeous siding material

Open Discussion: **Margarita Felix**, the applicant's sister, stated they began changing the siding out on the house because the back left side was already covered by hardboard and she claimed she did not know it would require a Certificate of Appropriateness.

Chairman Bachman stated he understood that none of the work started on the house was permitted. She stated no, but they were using a licensed contractor. Commissioner Walters asked if the contractor did not know he needed to permit the job, to which she replied no. Mr. Walters stated some maintenance work does not require permitting. Ms. Felix confirmed it was repair work and it was their first time working with the City.

Special Projects Manager Jessica Tullar stated a property owner in the area noticed work in progress and called the City. Building Official Joe Davidson completed a site visit, issued a stop work order and told them what was required as far as permitting. Since the house will be a rental property, a licensed contractor was required.

Commissioner Bailey asked how much work had been completed. Ms. Felix stated they installed a new roof, replaced some fascia board and began changing out the siding along the left side, noting they were not planning to change anything else. Commissioner Walters confirmed windows had not been changed. Discussion was held to clarify where hardiboard had already been installed by using photos taken by the Building Official.

Commissioner Bailey asked for clarification on whether hardiboard had been permitted within the district in the past. Mrs. Tullar stated it was allowed on one house, 230 Ridgewood Avenue, which had asbestos, so the owner was allowed to cover the siding with hardiboard to encapsulate it. However, it was denied as proposed on another house and outbuilding. Mr. Bailey stated this would set a precedent if it was allowed.

Chairman Bachman stated the hardiboard was installed on top of the original siding, covering it, which affects the trim around the windows and doors.

Commissioner Walters asked about the condition of the original siding. Ms. Felix stated some of the siding needed to be repaired. Commissioner Bailey stated the siding on the Hasty Pope house was in such disrepair, he did not think they would be able to repair it, but they did and it looks good.

Public Comments:

Eugene Jessup stated his family has owned 550 Ridgewood Avenue (next door to subject property) for years and while he does not have ownership of the property, he was unofficially representing his sister's and niece's interest in the property since they live there. He shared some history of the property being handed down through the generations. He was concerned since there was a shared driveway for the two properties, that the subject property might be converted from single-family to multi-family units. He stated Mrs. Tullar had assured him that was not the case. Mr. Jessup wanted to make sure that whatever is done to the subject property does not diminish the value of the 550 Ridgewood Avenue property in any way.

Chairman Bachman stated under the Design Guidelines, no work should have been done without coming before the HPC and obtaining building permits. The Guidelines do not allow for the covering of existing siding. He stated if the applicant had come before the Board initially, the siding could have been inspected. He reiterated that what has been done is not within the Guidelines and if approved, it would set a precedent for future requests.

Sergio Felix stated they did not mind removing the hardiboard and trying to repair the existing siding and paint it. He stated they were only trying to make it look nicer. Margarita Felix stated if the hardiboard was removed from the back of the house, there would be nothing as it did not cover existing siding since it was an addition.

Commissioner Walters asked about costs to repair the existing siding. Commissioner Bailey stated there was a lot of bad paint which had cracked, there might be a rotten place here and there in the siding, but it is repairable. Mrs. Tullar stated that even hardiboard had to be painted and if the wood is properly prepared for painting, the paint would last a lot longer than most people realize.

Clarification was made regarding the addition which currently has hardiboard siding. Mrs. Tullar stated the addition could have been done prior to the district designation. Discussion was held regarding different options for siding and what would be appropriate, noting a compromise could be to allow the applicant to leave the hardiboard on the addition.

Statement of Finding

The site consists of a historic principal building that has been modified over time. The proposed work project, involving the covering of exterior wood cladding with hardiboard, will be comprised of modern materials. Thus, in accordance with Section 9-23-3-8 of the Unified Land Development Code, it appears that the proposed material change in the exterior appearance of the building would adversely affect the historical, architectural, aesthetic, cultural or environmental character or value of the subject house and historic district; and therefore, is in non-compliance with Section 3.2.2 of the adopted Design Guidelines.

Therefore, a motion was made to deny the application dated 3/10/2017 for a Certificate of Appropriateness for a Major Work Project involving a building change at 560 Ridgewood Avenue with the following modifications agreed to by the applicant:

Modifications

- 1. The modern hardiboard materials installed over the historic wood siding shall be removed. The underlying historic wood siding shall be repaired where needed and replaced with matching new wood clapboards where necessary. Then, the surface of the wood siding is to be properly prepared and painted.**
- 2. The new modern hardiboard material installed on the rear addition on the left, rear side of the house may remain in place. If there is a noticeable difference in paint color between the hardiboard and wood siding material, then the City staff will work with the applicant/owner to consider evergreen vegetation to provide visual break in color variation.**
- 3. A minimal building permit shall be obtained for the siding work and inspections by the City Building Official of the removal of the hardiboard material and final painting of the wood siding.**

Motion made by Commissioner Walters
Motion seconded by Commissioner Bailey
Vote – 4 favor, 1 absent (Meyer)

ADJOURNMENT

Motion to adjourn the meeting at 5:49 p.m.

Motion made by Commissioner Walters
Motion seconded by Commissioner Bush
Vote – 4 favor, 1 absent (Meyer)

Respectfully submitted,

Dick Bachman, Chairman

Judy Foster, Recording Secretary