

**GAINESVILLE HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
OCTOBER 19, 2017**

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

Members absent: None

Staff present: Special Projects Manager Jessica Tullar

Others present: Applicant Gregg Venable

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.

OLD BUSINESS

A. Certificate of Appropriateness

- 1) Request from **Sara & Gregg Venable** for a Certificate of Appropriateness for a Major Work Project involving a building change on a 0.19± acre tract located on the northwest corner of the intersection of Ridgewood Avenue and Simmons Street (a/k/a **200 Ridgewood Avenue, NW**).

Ward Number: Two

Local Historic District: Ridgewood Neighborhood

Tax Parcel Number(s): 01-041-001-024

Proposed Work Project: Building change involving new construction of a porch addition on the front façade

Open Discussion: Special Projects Manager Jessica Tullar presented the HPC with the latest sketch from the applicant which incorporated proposed changes by Chairman Bachman and Commissioner Bailey at the last meeting.

Gregg Venable stated they were agreeable with keeping the stairs on the front which is more conducive to the English Tudor style house as long as they can bring the stairs out farther so they can open the door without having to step off the landing, like is shown on the drawing as presented by Chairman Bachman. Mr. Venable stated they did not want to incorporate the arch as included on Chairman Bachman's drawing as they would prefer to have it open to the stone. They would also like to find another material which would be more historic in nature for the roof instead of shingles, such as slate or clay. He stated they would also like to have wrought iron railings.

Upon inquiry by Commissioner Walters, Mrs. Tullar stated wrought iron is a material that has been used on other structures within the district, noting her research found homes to have a variety of no railings to metal or wood railings from that era.

Vice-Chairman Meyer asked if the applicant planned to use true wrought iron or the hollow aluminum kind made to look like wrought iron. Mr. Venable stated they plan to use real wrought iron as he is not convinced the aluminum version would be durable.

Commissioner Bailey asked why the applicants want to have a front porch. Mr. Venable stated for functional purposes. They want to be able to sit out on the front porch with their child and enjoy the front yard. They would prefer it to be covered to provide shelter when it rains.

Vice-Chairman Meyer stated he understood the applicants wanting to make use of and enjoy the front yard as the back yards are so small.

Commissioner Bailey stated he could live with the porch and the wrought iron railing. His main concern was with the roof.

Chairman Bachman stated the drawing he provided shows the stairs coming out front instead of to the side which he felt opened up the porch to make the stone more visible instead of having railing along the width of the porch and down the stairs. He felt it was a better solution. Mr. Venable stated they did not have a problem with the stairs being on the front.

Discussion was held regarding the use of an arch over the doorway to help support the roof and what type of arch would work best. Mr. Venable presented a picture of an arch they thought would look good.

Discussion moved to the roof and whether or not to even have a roof or to keep it open as a terrace with just the gable over the front door. It was determined that asphalt shingles is the approved material within the district.

Statement of Finding

The site currently contains a historic single-family residential dwelling. The proposed new porch addition, while to be comprised of a mixture of materials consistent with the historic building, including brick and wood; is to be constructed on the primary façade which is not characteristic of the English Vernacular Revival style. The proposed porch addition with the modifications/conditions stated is of a design that is more in keeping with the architectural character and development patterns of the district. In accordance with the Unified Land Development Code and the Design Guidelines, the Commission finds that the proposed material change in the exterior appearance of the building **with the modifications/conditions** would not adversely affect the historical, architectural, aesthetic, cultural or environmental character or value of the historic district based on the evidence presented in: (1) the application, (2) through sketches and research by the GHPC members and staff, (3) revisions by the applicant, and (4) discussions during the public hearings. Therefore, the modified porch project complies with the Design Guidelines.

Therefore, a motion was made to approve with modifications/conditions the application for a Certificate of Appropriateness for a Major Work Project involving a building change at 200 Ridgewood Avenue, NW with the following modifications/conditions:

Modifications/Conditions:

- 1. The front porch project shall consist of a covered entry porch with front-facing steps with brick pillars (and to the extent possible, concrete steps) as currently exist, and an open terrace to the left side of the new entry porch.**

2. **The new entry porch shall be constructed in a manner which provides the greatest visibility of the existing historic stone and arched entrance, and shall consist of an asphalt shingle roof, be supported by wooden posts (at least 6" x 6" in size) with capital and bases similar in design as the sketch by Dick Bachman, and have either a shallow arch and/or simple brackets to provide support of the entry porch roof. Final design will be determined by the Community Development Director upon approval of the Building Official that the proposed structure complies with applicable codes for structural support.**
3. **The floor decking may be comprised of wooden planks as presented. The foundation of the side terrace area shall be open and consist of brick supports with an opening in between each pillar.**
4. **The landing for the covered entry porch may be extended to allow adequate room for opening the front door without having to step down onto the first step. To the extent possible, the applicant/owner is to minimize demolition of the existing concrete landing/front stoop.**
5. **Wrought-iron metal railing shall be used for the porch railing around the open terrace, front entry porch landing, and for the handrails leading up/down the front steps. If columns are to be constructed as part of the railing, then the columns shall be faced with brick.**
6. **New or replacement light fixture shall be similar in design, style, size, and materials to the extent possible. The Community Development Director shall have final approval.**

Motion made by Commissioner Walters
Motion seconded by Commissioner Bailey
Vote – 5 favor

ADJOURNMENT

Motion to adjourn the meeting at 6:10 p.m.

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

Respectfully submitted,

Dick Bachman, Chairman

Jessica Tullar, Special Projects
Manager