

**GAINESVILLE HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
OCTOBER 1, 2018**

CALL TO ORDER Chairman Bachman at 5:30 p.m.

Members present: Chairman Dick Bachman, Vice Chairman Bill Bush and Commissioners Jack Bailey and Cathy Day

Members absent: Commissioner Jim Walters

Staff present: Special Projects Manager Jessica Tullar and Recording Secretary Brandy Palmero

Others present: Council Member George Wangemann, Applicant Kathryn Hobgood, Chad Shoaf, Paige Moore, Anita Frederick and Kyle Frederick

MINUTES OF MARCH 5, 2018

Motion to approve the Minutes as presented.

Motion made by Commissioner Bailey
Motion seconded by Vice-Chair Bush
Vote – 4 favor, 1 absent (Walters)

NEW BUSINESS

A. Certificate of Appropriateness

- 1) Request from **Kathryn Hobgood** for a Certificate of Appropriateness for a Major Work Project involving building and site changes on a 0.352[±] acre tract located on the north side of Ridgewood Avenue at its intersection with Denton Drive (a/k/a **660 Ridgewood Avenue, NW**).

Ward Number: Five

Local Historic District: Ridgewood Neighborhood

Tax Parcel Number(s): 01-042-002-013

Proposed Work Project: Demolition of an existing rear addition containing laundry room; and Construction of a rear building addition including an attached two-car garage with a bonus room; option for two covered porches/patios on the left side of the house

Open Discussion: Special Projects Manager Jessica Tullar stated that this was a rental and has since moved to a permanent home ownership for Kathryn Hobgood and her three girls. The applicant would like to add on an 800 square feet addition for a new laundry room, master suite and back porch. Applicant also is proposing a 600- square foot attached two-car garage with a bonus room for her daughters. The applicant would also like to replace the windows while keeping the same glaze finish as the existing windows with the exception of replacing the windows on the left side of the house with French doors. The new addition and garage will be 1,400 square feet total. The applicant will fill in the existing sinkhole to help maintain the same grade. The roofline of the proposed addition will be in line with or lower than the roofline of the original house.

The porches/patios are something she would like to do in the future, as funds are available.

Kathryn Hobgood stated that she has three girls and would like to add one more bathroom to help accommodate four women. She would like to finish one patio section and update to match the house and add the French doors instead of the existing windows. She would also like to add an addition including an attached two-car garage with a small bonus room for her girls to have their own space.

Commissioner Bailey stated he liked the look of the drawings but asked for clarification from staff. Mrs. Tullar restated the proposed plans. She stated if someone wanted to remove the addition in the future, it could be done without significant damage to the original house. She also stated that no trees would be removed. Commissioner Bailey asked if staff was recommending any conditions. Mrs. Tullar stated no conditions have been recommended. Commissioner Bailey stated that he liked that the roofline would not change and the windows would stay the same.

Paige Moore stated she was the neighbor next door and her only concern was that she has a pool and didn't want a two-story addition to interfere with her privacy. Kathryn Hobgood explained to her exactly what she would be viewing. The neighbor felt more at ease after seeing the drawings would not hinder her view or privacy.

Commissioner Day questioned the preference for smooth or rippled effect hardiplank siding. Mrs. Tullar stated, in the past the board has approved wood-like grain finished. Ms. Hobgood stated it would be a more earth tone or neutral cream color to match the brick that would flow with the home. Mrs. Tullar reminded the Board that they could not control paint color.

Kyle Frederick stated he was a neighbor and wanted to make sure there was no change of the roofline. Mrs. Tullar stated it would only be noticeable when driving westbound on Ridgewood and no change can be seen from the front of the home.

Statement of Finding

The site consists of a historic principal building that has been modified over time. The proposed work project, including the construction of an addition and garage, will be comprised of generally appropriate materials and is of a design similar to the principal building and other similar structures in the district. Thus, in accordance with Section 9-23-3-8 of the Unified Land Development Code, it appears that the proposed material changes in the exterior appearance of the building and site would not adversely affect the historical, architectural, aesthetic, cultural or environmental character or value of the historic district; and therefore, are in compliance with Section 3.4.1 of the adopted Design Guidelines.

A motion was made to approve the application dated September 11, 2018 for a Certificate of Appropriateness for a Major Work Project involving building and site changes at 660 Ridgewood Avenue, NW.

Motion made by Vice-Chairman Bush
Motion seconded by Commissioner Day
Vote – 4 favor, 1 absent (Walters)

ADJOURNMENT

Motion to adjourn the meeting at 5:55 p.m.

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

Respectfully submitted,

Dick Bachman, Chairman

Brandy Palmero, Recording Secretary