

**GAINESVILLE HISTORIC PRESERVATION COMMISSION  
MINUTES OF MEETING  
NOVEMBER 5, 2018**

**CALL TO ORDER** Chairman Bachman at 5:37 p.m.

**Members present:** Chairman Dick Bachman and Commissioners Jack Bailey and Cathy Day

**Members absent:** Vice Chairman Bill Bush and Jim Walters

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

**Others present:** Council Member George Wangemann and Applicant Gregg Venable

**MINUTES OF OCTOBER 1, 2018**

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

Motion made by Commissioner Bailey

Motion seconded by Commissioner Day

**Vote – 3 favor, 2 absent (Bush, Walters)**

**NEW BUSINESS**

**A. Certificate of Appropriateness**

- 1) Request from **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 construction of a dormer on the rear façade

**Open Discussion:** Special Projects Manager Jessica Tullar presented the HPC Board with the latest sketch from the applicant which included changes to the roof materials, windows and exterior façade materials.

**Applicant Presentation:** **Gregg Venable** stated they wanted to add a dormer at 4' from the left and 4' from the right and approximately 35' in length. The exterior materials he would like to use is board and batten instead of hardiplanks. The roof of the dormer he was hoping to use was metal instead of the traditional asphalt shingles to help modernize the home. The windows would maintain the same historical flow with the same light patterns with fiberglass frames and interior wood with the isolated glazing glass.

Commissioner Bachman questioned applicant on his use of board and batten over hardiplank. Applicant stated he liked the earth tone colors and the aesthetics looked nice and clean. Commissioner Day asked how the board and batten held up verses the

hardiplanks. Mrs. Tullar stated it depends on how you take care of it. Mr. Venable agreed that the board and batten was easier to maintain and had a better warranty.

Mr. Venable stated he wanted to do metal on the roof but he understands it may not be allowed in the district. Mrs. Tullar stated to keep in mind that the roof would not be the entire roof but it is a large amount. She also reminded the board that in the past metal roof has not been approved. Mr. Venable questioned the issue with the metal roof. Mrs. Tullar stated that metal roofing was not a material that would have been appropriate for the homes in the Ridgewood District in the historical era of the 1930's.

Discussion moved to the roof and whether or not to allow a metal roof or to stay with the asphalt shingles since the space is so large. It was determined that asphalt shingles is the approved material within the district. Mr. Venable stated he has no problem switching to asphalt shingles to help push things along and to help with maintaining the historical structure in the Ridgewood Neighborhood.

Mr. Venable asked the Board if they are opposed to the use of the materials and glazing glass he had suggested for use with the new windows. The Board had no problems with the materials since it would maintain the same historical look already in place. Commissioner Bailey asked if we had allowed clad windows before to which Mrs. Tullar replied yes, it was allowed in the past. No further discussion was made.

### **Statement of Finding**

The site currently contains an historic single-family residential dwelling. The proposed new shed dormer on the rear of the house, while to be comprised of a mixture of materials consistent with the historic building and modern materials; is to be constructed on a secondary façade that does not directly face a public right-of-way. The proposed dormer is of a design that is in keeping with the architectural character and development patterns of the district. Thus, in accordance with Section 9-23-3-8 of the Unified Land Development Code, and based on the evidence presented in the application and during the public hearing, the Commission finds that the proposed material change in the exterior appearance of the site 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 3.4.1 and 3.4.1.4 as it pertains to general guidelines for additions to existing buildings in residential historic districts, and more specifically addition of porches, of the adopted Design Guidelines.

**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**

**The roof material of the shed dormer shall be asphalt shingles. Metal roofing is not approved.**

Motion made by Commissioner Bailey  
Motion seconded by Commissioner Day  
**Vote – 3 favor, 2 absent (Bush, Walters)**

## **ADJOURNMENT**

### **Motion to adjourn the meeting at 6:00 p.m.**

Motion made by Commissioner Day  
Motion seconded by Commissioner Bailey  
**Vote – 3 favor, 2 absent (Bush, Walters)**

Respectfully submitted,

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Dick Bachman, Chairman

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Brandy Palmero, Recording Secretary