

**GAINESVILLE HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
JANUARY 7, 2019**

CALL TO ORDER Chairman Bachman at 6:20 p.m.

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

Members absent: None

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

Others present: Council Member George Wangemann and Applicants John and Sara Crippen

MINUTES OF November 5, 2018

Motion to approve the Minutes as presented.

Motion made by Commissioner Walters

Motion seconded by Commissioner Day

Vote – 5 favor

NEW BUSINESS

A. Certificate of Appropriateness

- 1) Request from **John and Sara Crippen** for a Certificate of Appropriateness for a Major Work Project involving site and building changes on a 0.23[±] acre tract located on the northeast corner of the intersection of Ridgewood Avenue and Crestview Place (a/k/a **580 Ridgewood Avenue, NW**).

Ward Number: Five

Local Historic District: Ridgewood Neighborhood

Tax Parcel Number(s): 01-042-001-021

Proposed Work Project: Site change involving tree removal and construction of new rear driveway off of Crestview Place, and building changes involving construction of a rear addition and change in two windows

Open Discussion: Special Projects Manager Jessica Tullar presented to the HPC Board the building and site changes being proposed to accommodate the transition of the house from rental property to an owner-occupied primary residence. The applicant proposes to have the rear addition match the materials and roofline of the existing house. As well, the existing wooden fence will be maintained, which further softens the proposed rear addition, tree removal and new driveway. Additionally the applicants are hoping to change out the windows and add a porch/deck to the rear of the home. Details below:

Building Changes:

1. Rear Addition - Approximately 492-square feet in size, the proposed rear addition will extend the existing footprint by twelve feet (12') in depth and will run about 41-feet across the width of the house. The purpose of the rear addition is to enlarge the master bedroom, dining room and kitchen and to allow space for a screened porch or deck. Materials will include wood siding, shingle roof, and brick foundation.
2. Screened Porch or Deck - The applicant proposes to construct either a new deck or screened porch with a shingled roof due to the roof pitch. This would be located on the rear of the house partially within the footprint of the existing wooden deck.
3. Window Changes - The Applicant wishes to alter the existing kitchen windows on the right side/eastern elevation and the bedroom windows on the left side/western elevation. It is the applicant's intent to relocate either the existing kitchen window further back along the right side/eastern elevation and to replace them with larger-sized windows - triple window (3/0 x 3/0) or a larger double window. Additionally, the applicant would like to replace one existing double window on the left side/western elevation above the garage door. The applicant would like to install two (2) single windows spaced farther apart to accommodate placement of a king-size bed on the inside wall (this is still undecided by the applicants).
4. Front porch/deck - Enlarge the existing front porch step at the front door.
5. Exterior Siding - Use hardiplank/hardiboard instead of wood on the historic home and proposed addition.
6. Windows - Replace historic windows with vinyl windows and use vinyl windows on the proposed addition.

Site Changes:

The applicant wishes to install a new asphalt driveway off Crestview Place to allow access to the rear of the house. As well, the applicant proposes to remove an existing, healthy pine tree to accommodate the new rear addition and driveway.

Open Discussion: The Crippens would like to add on a rear addition approximately 492-square feet in size. The proposed rear addition will extend the existing footprint by twelve feet (12') in depth and will run about 41-feet across the width of the house. The purpose of the rear addition is to enlarge the master bedroom, dining room and kitchen and to allow space for a screened porch or deck. Discussion continued for the request, of the screened porch/deck and the materials that they could use. Several suggestions for materials used for the proposed rear addition were made but in conclusion, the GHPC approved hardiplank siding for the exterior of the house and the proposed rear addition at an exposure of 6-inches. The materials for the bottom of the porch would be wood pilings and brick around the foundation of the house. Materials will include hardiplank siding, shingle roof, and brick foundation.

The Crippens would like to add an asphalt driveway off Crestview Place verses using the street for parking. They stated that the fence would help hide most of the new driveway. However, they needed a parking area closer to their home giving the busy streets and their age. Applicants also stated that they wanted to restore the existing wooden fence with the same materials. According to the guidelines stated by Chairman Bachman, asphalt appears to be in conflict with the guidelines, so they would need to use

concrete with asphalt in the rear of the home. Both the Board and applicants agreed with the guidelines and will use concrete at the street and up to the fence line and then switch to asphalt in the rear. Tree removal was approved by the Board to help with the driveway addition.

Window changes were the next proposed item on the list. The applicants want to use vinyl windows instead of wooden windows due to cost and design. Chairman Bachman, stated that vinyl windows appear to be in conflict with the guidelines due to vinyl materials not having the same appearance or look of wood material. There was discussion about where on the house vinyl windows might be used, and the applicant discussed using a set of vinyl sliding French doors onto the covered rear deck/porch. In addition to the windows, the triple window and/or double window in the kitchen was also approved to add more natural lighting within the house.

Statement of Finding Waters would like to include the statement of findings as follows.

The site consists of a historic principal building that has been modified overtime. The proposed work project, including construction of a rear addition and covered porch, tree removal, installation of a new driveway, enlarging the step area at the front door, installing hardiplank siding, and window changes; 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 the adopted Design Guidelines.

Therefore, a motion was made to approve the application dated 12/07/2018 for a Certificate of Appropriateness for a Major Work Project involving site and building changes at 580 Ridgewood Avenue with the following modifications agreed to by the applicant:

Modifications/Conditions:

- 1. Vinyl windows are not approved on the historic house. Vinyl clad wooden windows are approved for the rear façade on the new addition, and a vinyl sliding French door is approved if a wood sliding French door is not available. The triple window and/or double window in the kitchen area also is approved but must be wooden.**
- 2. Hardiplank with a 6-inch exposure is approved for use on the historic house and rear addition. Materials of the addition will include hardiplank siding, shingle roof, and brick foundation.**
- 3. The new driveway will start as concrete and then change to asphalt at the grade change and where the privacy fence is located. Asphalt is not approved for the entire driveway.**
- 4. The rear addition and screened porch/deck project shall consist of a covered porch with side-facing steps with wood pillars. This would be located on the rear of the house partially within the footprint of the existing wooden deck. The materials for the bottom of the porch would be wood posts, with**

possibility of lattice covering the opening underneath the porch deck. The railing may be wood or metal.

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

ADJOURNMENT

Motion to adjourn the meeting at 6:20pm

Motion made by Commissioner Walters
Second made by Vice-Chairman Bush
Vote – 5 favor

Respectfully submitted,

Dick Bachman, Chairman

Brandy Palmero, Recording Secretary