

LEGISLATIVE #

120502B

STAFF REPORT

JULY 5, 2011

PETITION NUMBER

HP-11-00038/
HP-11-00039

PROPERTY LOCATION

1041 N.E. 6TH STREET

APPLICANT

TIM HOSKINSON

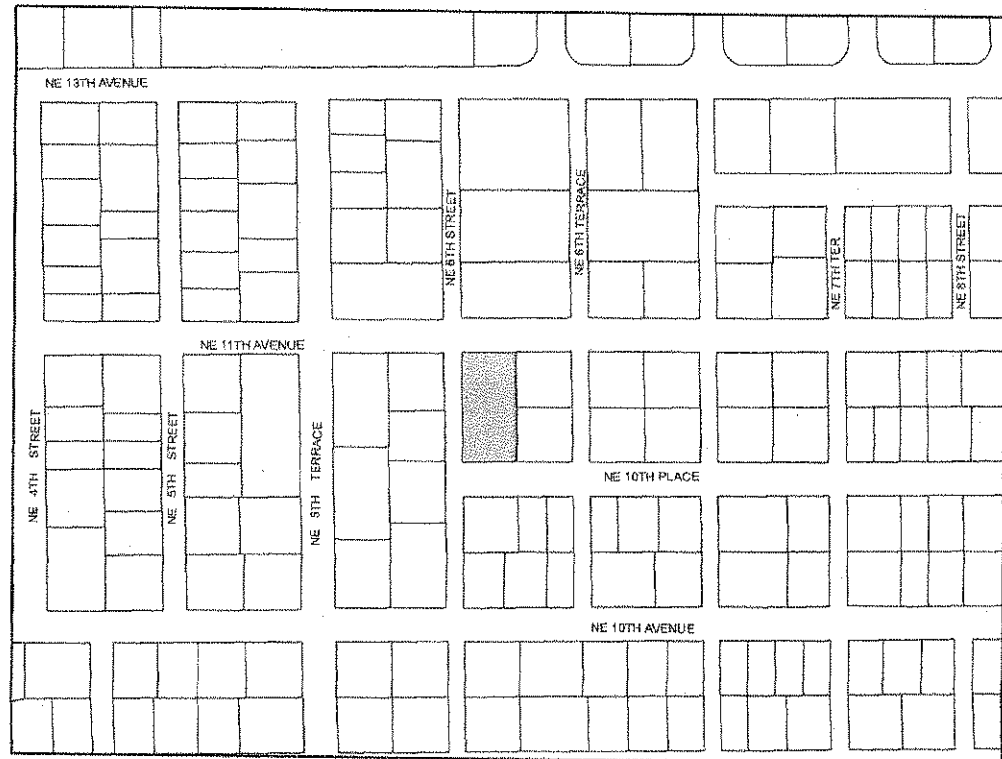
APPLICATION

REQUEST


ENCLOSE A GARAGE AND
REQUEST AN AD
VALOREM TAX EXEMPTION.

RECOMMENDATION

**Staff recommends
APPROVAL.**



Location Map

 Subject Site



SUMMARY

Project Description

The applicant is proposing to create a bedroom and bath in an attached garage. It is also a request for an ad valorem tax exemption.

Property Information

The property is located at 1041 N.E. 6th Street, on the corner of N.E. 6th Street and N.E. 11th Avenue. It is a contributing building located in the Northeast Residential Historic District. It was built in 1935 according to the Alachua County Property Appraisers Office. It is zoned RSF-1 and the lot size is .46 acre.

Public Notice

A public notice sign has been placed on the property 10 days prior to the Historic Preservation Board hearing and the Clerk of the Commission has received notice of the Historic Preservation Board meeting on July 5, 2011.


Principal Planner

Prepared by D. Henrichs,
Historic Preservation Planner

PROPOSED PROJECT AND GUIDELINES

The applicant is proposing to rehabilitate an attached one-car garage to create a bedroom and bathroom. It is also a request for an ad valorem tax exemption. The 1935 contributing building is located at 1041 N.E. 6th Street, on the corner of N.E. 6th Street and N.E. 11th Avenue. It is zoned RSF-1 and the lot size is .46 acre and it is located in the Northeast Residential Historic District.

The rehabilitation is minimal to the exterior and would be a staff approval with the exception of a board approval of the ad valorem tax exemption. The garage faces N.E. 11th Avenue. The windows will be retained with the only exterior modification to be the replacement of the garage roll-up door with French doors and side lights.

Part 1, the Ad Valorem Tax Exemption Pre-Construction Application is attached. The proposed project is consistent with the Secretary of Interior Standards for Rehabilitation and the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*.

Staff recommends **APPROVAL** of the application.

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-1.12 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.



ADDITIONS TO EXISTING BUILDINGS

Applicable Secretary Standards

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Additions to historic buildings are often required to make projects economically feasible, to satisfy fire and building code requirements, to house mechanical systems, and for other personal or practical reasons. They are allowed under the Secretary of the Interior's Standards and specifically addressed in Standards 9 and 10.

Although additions are usually acceptable, they should be undertaken only after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces. If undertaken, additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration,

tration, and stylistic elements under Standard 2. Additions that imitate the style of the existing building or other historical styles should be avoided under Standard 3.

Under Standard 9, additions should be clearly distinguished from original portions of the building and should result in minimal damage to its integrity. Character-defining features of a historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of a building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of a building. Under Standard 10, they should be constructed so that if removed in the future, the essential form and integrity of a building will be unimpaired.

In order to comply with the Americans with Disabilities Act (ADA), handicap access is required. The addition of a handicap access ramp as required by ADA must comply with Standards 9 and 10. The ramp must be clearly distinguished from the historic portion of the building by its form and construction. Access ramps are clearly not historic features. At the same time the design should be well integrated with the building through the use of appropriate materials and matching paint colors. The ramp location should be considered a design issue. No significant historic features should be impacted. The size and scale of the ramp shall be appropriate to the building and clearly subordinate to it. Under Standard 10, ramps could be removed in the future without altering the form of the building or any significant features. See Design Guidelines for more information on handicap access.

Before considering an addition to a historic building, attempt to accommodate the needed function within the existing structure. Enclosing a historic porch, however, is discouraged.

New additions should be designed to minimize the impact on the visual character and materials of the historic structure. The applicant should take care to preserve as much of the original building wall as possible by utilizing existing openings for passageways rather than increasing their size.

New additions should be compatible in terms of mass, materials, vertical or horizontal projection, relationship of solids and voids, symmetry or asymmetry and size and scale with the principal structure. However, the character of the historic resource should be identifiable after the addition is constructed. Additions should be constructed in a manner that clearly distinguishes the footprint and plan for the historic building.

Recommended

1. Place functions and services required for a new use in non-character defining interior spaces rather than installing a new addition.
2. Protect architectural details and features that contribute to the character of the building during the course of constructing the addition.
3. Construct a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
4. Locate an attached exterior addition at the rear or on inconspicuous side of a historic building; and limit its size and scale in relationship to the historic building.
5. Design new additions in a manner that clearly distinguishes historic and non-historic features.
6. Design additional stories, when required for a new use that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Expanding the size of a historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.
2. Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
3. Designing a new addition so that its size and scale are out of proportion to the historic building, thus, diminishing its historic character.
4. Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
5. Imitating a historic style or period of architecture in new additions, especially those used for contemporary uses.
6. Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
7. Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be part of a historic building.
8. Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

Staff Approval Guidelines

Additions that meet all of the following conditions can be approved by staff:

Addition to historic building is sited in the rear yard and does not front on two or more streets;

Do not exceed 1-story in height and 300 sq. ft. area;

Utilizes materials and textures consistent with the principal building;

Window openings are of the same proportion as the nearest windows on the principal building;

Existing window and door openings that will be enveloped by the addition are retained and not modified.

Board Approval Guidelines

Plans that propose adding floors to buildings are inappropriate and are unlikely to be approved.

CITY OF GAINESVILLE
FLORIDA

HISTORIC PRESERVATION BOARD

COA APPLICATION REQUIREMENTS

Planning & Development Services 306 N.E. 6th Avenue
Gainesville, Florida 32602

352.334.5022 Fax 352.334.3259 planning.cityofgainesville.org

DID YOU REMEMBER?

REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL (If all requirements are not submitted it could delay your approval.)

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

ATTACH A SITE PLAN OR CERTIFIED SURVEY

PROVIDE 1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS AND 10 COLLATED REDUCED INDIVIDUAL SETS OF THE PLANS (no larger than 11" x 17", writing to be legible)

PROVIDE PHOTOGRAPHS OF EXISTING CONDITIONS

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING COUNTER, 1ST FLOOR, THOMAS CENTER-B + APPROPRIATE FEES

CHECKLIST REMINDER

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS ATTACHED.

FAILURE TO TIMELY COMPLETE THE APPLICATION, COMPLY WITH THE INSTRUCTIONS, AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY MEETING.

January 21, 2010

PROJECT TYPE: Addition Alteration Demolition New Construction Relocation
Repair Fence Re-roof Other

PROJECT LOCATION:

Historic District: NE Residential

Site Address: 1041 NE 6 St, Gainesville FL 32601

OWNER

Owner(s) Name: Bailey + Hoskinson
(Aaron Bailey + Tim Hoskinson)

Corporation or Company: _____

Street Address: 1041 NE 6 St
Gainesville FL 32601

City State Zip: _____

Home Telephone Number: 352-336-1219

Cell Phone Number: 352-278-6964

Fax Number: _____

E-Mail Address: tim@timhoskinson.com

APPLICANT OR AGENT

Applicant Name: Elwood Construction
Ken Elwood

Corporation or Company: _____

Street Address: 2727 NW 43 Street, Ste 1A
Gainesville FL 32606

City State Zip: _____

Home Telephone Number: _____

Cell Phone Number: (352) 538-0822

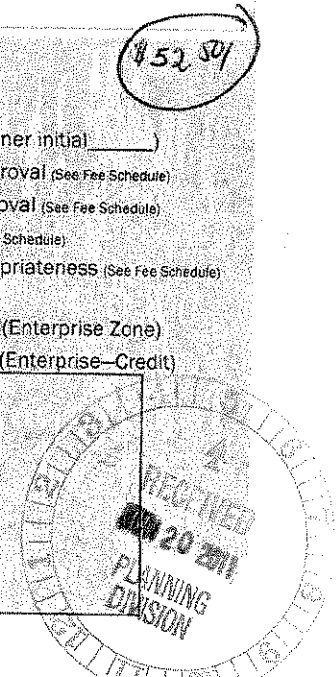
Fax Number: _____

E-Mail Address: _____

TO BE COMPLETED BY CITY STAFF \$105.⁰⁰

- (PRIOR TO SUBMITTAL AT PLANNING COUNTER)
- HP # 11-00038 + 39
- Contributing Y N
- Zoning _____
- Pre-Conference Y N
- Application Complete Y N
- Received By: [Signature]
- Date Received: 6/20/11
- Staff Approval—No Fee (HP Planner initial _____)
 - Single-Family requiring Board approval (See Fee Schedule)
 - Multi-Family requiring Board approval (See Fee Schedule)
 - Ad Valorem Tax Exemption (See Fee Schedule)
 - After-The-Fact Certificate of Appropriateness (See Fee Schedule)
 - Account No. 001-670-6710-3405
 - Account No. 001-670-6710-1124 (Enterprise Zone)
 - Account No. 001-670-6710-1125 (Enterprise—Credit)

Request for Modification of Setbacks
Y N



panel

PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

Remedel attached one car garage into bedroom/bath.

All existing windows and window openings will be retained.

Existing roll up garage door to be replaced by french doors to match existing doors in house but of a weather resistant material since there is no eave over hang.

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attached further description sheets, if needed.

The only exterior element to be changed is the replacement of the existing roll up garage door.

DEMOLITIONS AND RELOCATIONS

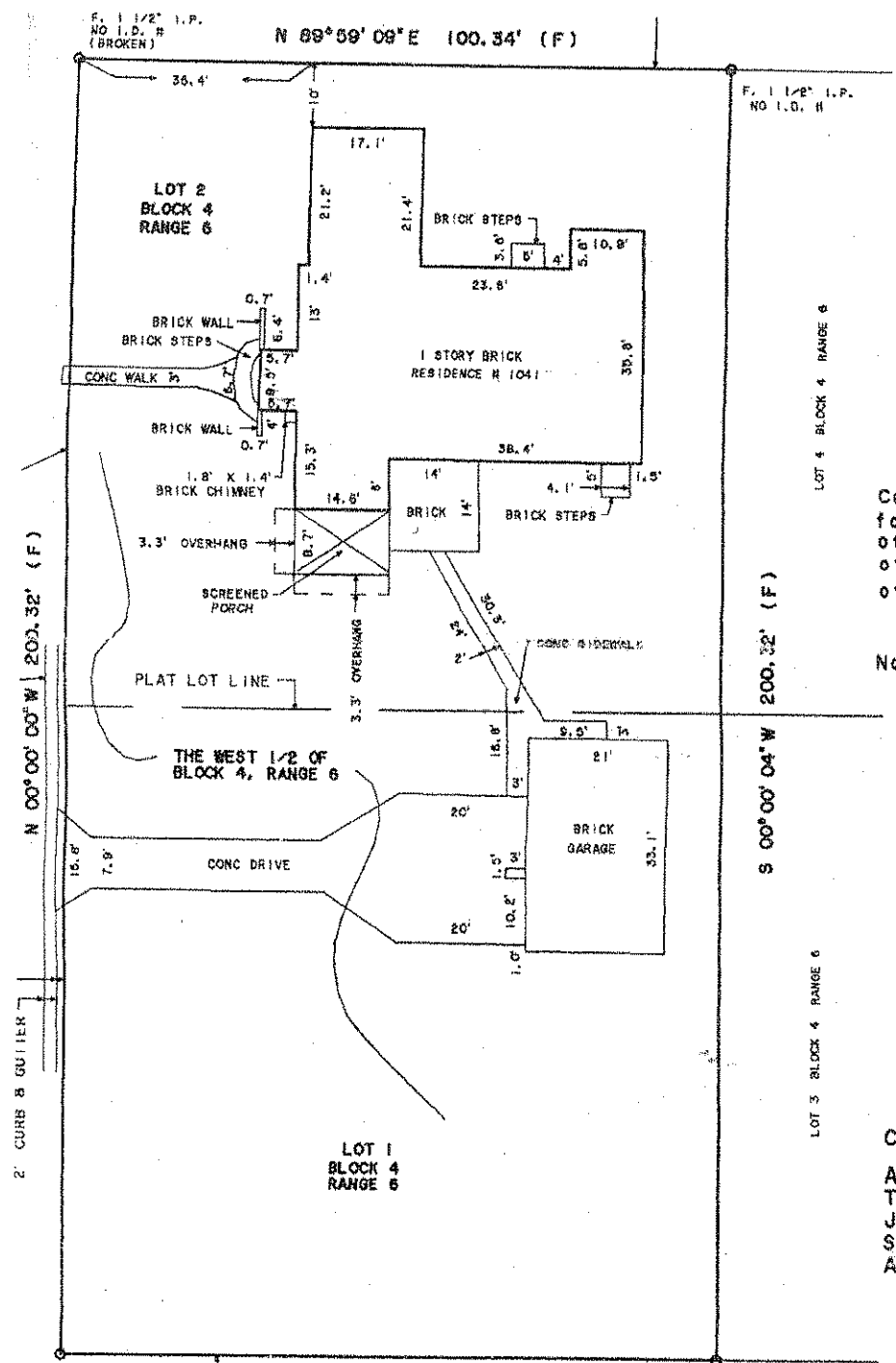
Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

None

MODIFICATION OF EXISTING ZONING REQUIREMENTS.

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b. Please describe the zoning modification and attach completed, required forms.

None



N 00° 00' 00" W 202.32' (F)

S 00° 00' 04" W 200.32' (F)

F. 1 1/2" I.P.
NO I.D. #
(BROKEN)

N 89° 59' 08" E 100.34' (F)

F. 1 1/2" I.P.
NO I.D. #

F. 1 1/2" I.P.
NO I.D. #

S 89° 59' 07" W 100.34' (F)

S. 3/8" C.I.R.
LB 8878

1041 NE 6 Street
Gainesville FL 32601

Barley + Hoskinson

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Note:

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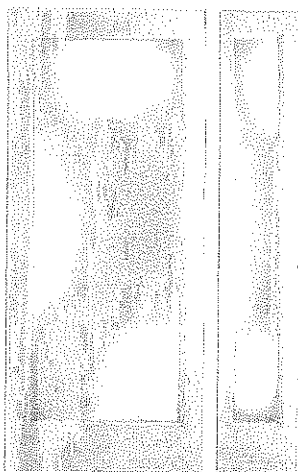
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ONELITE SERIES: SMOOTH SKIN 6/8

FULL LITE: 6/8

CLEAR IG



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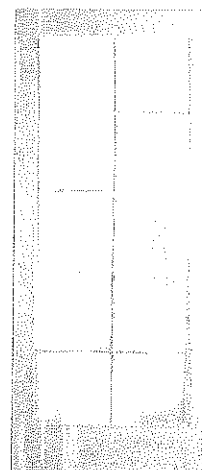
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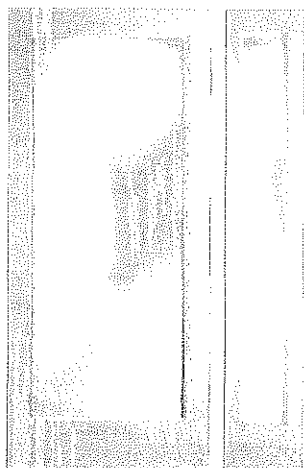
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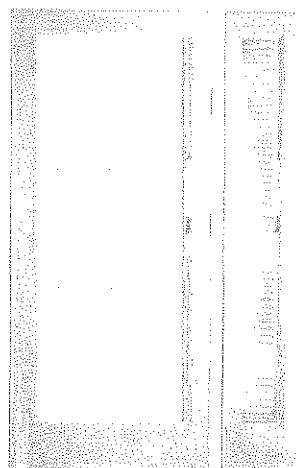
LoE²



DRS10L

SLS10L

MINIBLIND



DRS10B

SLS10B

NORTH FL DOOR & SUPPLY
Prehung Door Order Form

Quore 5/27/2011

BILL TO: Ken Elwood
Job: Duck Pond

SHIP TO:

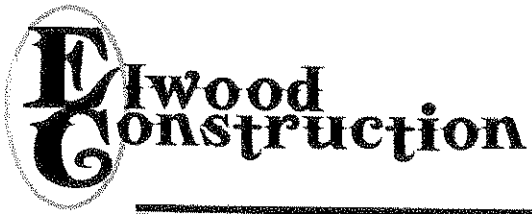
P.O. NUMBER _____
Date Ordered _____

DATE PROMISED _____

Quantity	In/Out	RH	LH	Door Size	Door Type	Jmb Size/Type	Casing	Threshold	Hinges	W/S	Brickmould
1	IF/S			76 5/8" x 76 5/8"	R.O. 94 1/4" x 92 1/2" unit width & height 93 1/2" x 82"	4 9/16 PLASTIC LIFETIME Jamb >		✓	✓	TRX 85.20	1402.40
					2-28 F0 Cant 10 size GAO T-Handle 2-12 F0 Test side lite						
					Send over picture of door unit						

REMARKS:

Machined by: _____
Assembled by: _____
Labelled by: _____



General Contractor

BAILEY-HOSKINSON REMODEL
1041 NE 6th Street
6-15-2011

1. GENERAL REQUIREMENTS

- A. Furnish plans to submit to the City of Gainesville for permit.

2. SITEWORK

- A. Remove existing interior walls, garage door and transom window above garage door located in garage.

3. FOUNDATION

- A. Form and pour 3000 psi concrete with a 3 ½" min. to level garage floor.

4. FRAMING

- A. Furnish and install interior walls as per plan.
B. Hang 7/16" OSB on utility room walls.

5. INTERIOR FINISHES

- a. Interior walls and ceiling to be sheet rocked with smooth finished hard coat.
b. Tile custom built shower and bathroom floor
c. Wet bar and bathroom vanity cabinets to be supplied by owner.
d. Painting to be supplied by owner.
e. Utility to room to be left unfinished.
f. 1"x6" baseboard to be milled by owner.
g. Utility room door to be insulated with weather stripping.

Ken Elwood · CGC 1517187

Elwood Construction · 2727 NW 43rd Street · Suite 1A · Gainesville, FL 32606

6. INSULATION

- a. Ceiling to be insulated with R-30 batts
- b. Utility room wall to be insulated with R-13 batts.
- c. Exterior walls to be insulated with Polyisocyanurate Rigid Foam Insulated Sheathing

7. PLUMBING

- a. Remove existing plumbing fixtures and hot water heater located in garage.
- b. Furnish and install gas tank less water.
- c. Owner to supply all plumbing fixtures. (faucets, sinks, toilet & shower trim)

8. FINISH FLOOR COVERING

- a. Flooring outside of bathroom to be supplied by owner.
- b. \$3.00 per Sq. ft. floor tile & \$3.00 per Ln. ft. for bullnose allowance in bathroom

9. ELECTRICAL

- a. Wiring as per electrical plan. All fixtures to be supplied by owner.
- b. Furnish and install exhaust fan in bathroom.

10. HVAC

- a. Install two supplies from existing A/C system.

DRAW SCHEDULE

30%	Building Permit
30%	Concrete Slab
30%	Walls Plastered
10%	Final Completion

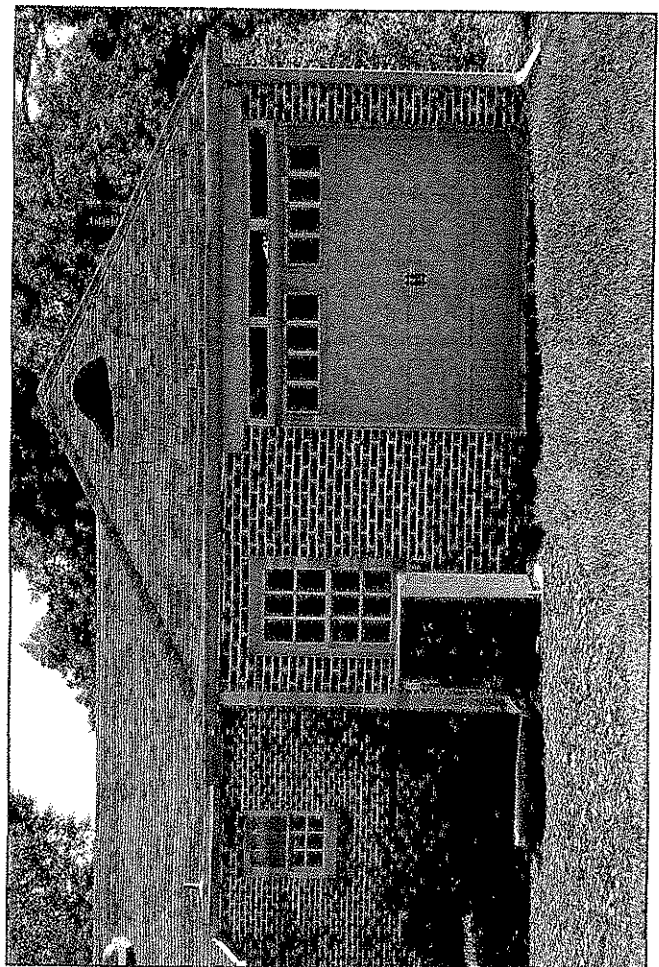
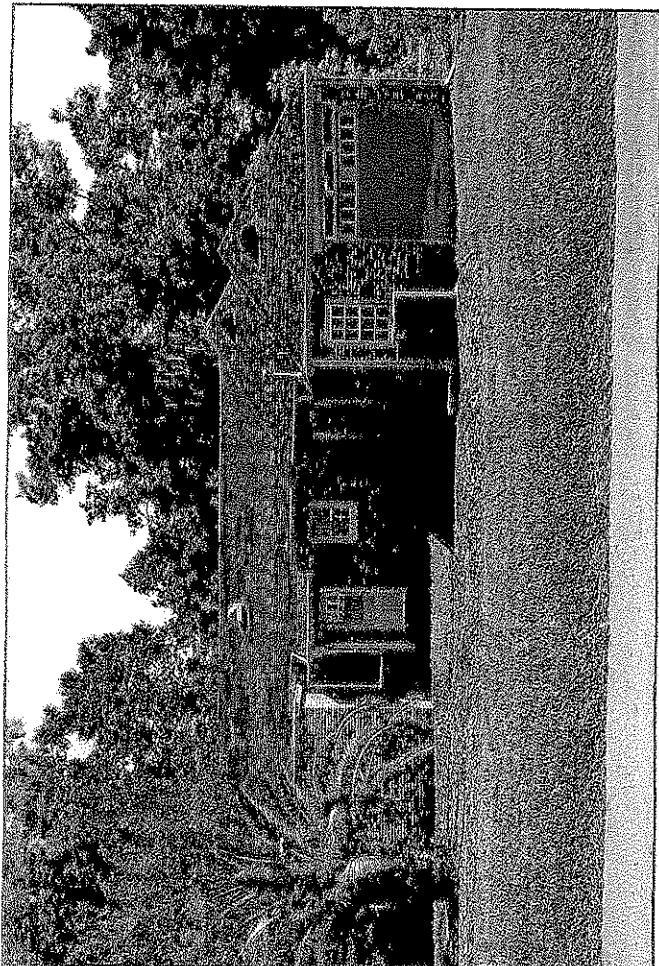
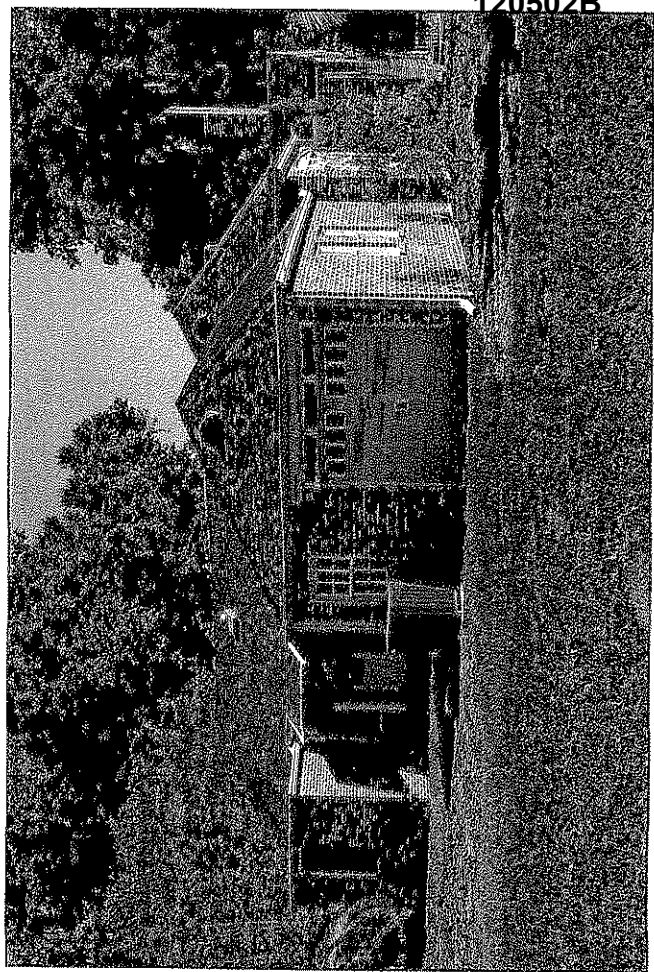
NOTE: All allowance include labor, materials, shipping, taxes and any other costs associated with the item in question.

Signed and Dated:

Date: _____

Owner: _____

Date: _____ Builder _____





**HISTORIC PRESERVATION PROPERTY
TAX EXEMPTION APPLICATION
PART 1 -- PRECONSTRUCTION APPLICATION**

Instructions: Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application for and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. This form needs to accompany a completed Certificate of Appropriateness (COA) form. If additional space is needed, attach additional sheets.

A. GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records) 10376-000-00 (Attach legal description)

Address of property: Street 1041 NE 6 Street

City Gainesville County Alachua Zip Code 32601

- () Individually listed on the National Register of Historic Places () In a National Register Historic District
() Individually listed on the Local Register of Historic Places * (X) In a Local Register Historic District

* For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.

Name of Historic District NE Residential

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office _____

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone Number (____) _____

2. Type of request:

- (X) Exemption under 196.1997, F.S. (Standard exemption)
() Exemption under 196.1998, F.S. (Exemption for properties occupied by non-profit organizations or governmental agencies and regularly open to the public.) If applying under 196.1998, F.S., complete Section D. SPECIAL EXEMPTION

3. Owner Information:

Name of individual or organization owning the property Bailey + Hoskinson
(Aaron Bailey + Tim Hoskinson)

Mailing Address 1041 NE 6 Street

City Gainesville State FL Zip Code 32601

Daytime Telephone Number (352) 336-1219 or (352) 278-6964

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

Property Identification Number 10376-000-00

Property Address 1041 NE 6 Street, Gainesville FL 32601

4. **Owner Attestation:** I hereby attest that the information I have provided is, to the best of my knowledge correct, and that I own the property described above or that I am the authority in charge of the property. Further, by submission of this application, I agree to allow access to the property by representatives of the appropriate representatives of the local government form which the exemption is being requested, to the purpose of verification of information provided in the application. I also understand that, if the requested expiation is granted, I will be required to enter into a covenant with the local government grant the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Timothy F. Hodgkinson
Name

Timothy F. Hodgkinson
Signature

6-13-11
Date

Complete the following if signing for an organization of multiple owners:

Title Organization Name

B. EVALUATION OF PROPERTY
(To be completed only for properties in historic or archaeological districts)

5. **Description of Physical Appearance:**

Date of Construction _____ Date(s) of Alteration(s) _____

Has building been moved? () Yes () No If so, when? _____

6. **Statement of Significance:**

7. **Photographs and Maps:**

Attach Photographs and Maps to Application

Property Identification Number 10376-000-00

Property Address 1041 NE 6 Street, Gainesville FL 32601

C. PROPERTY USE (To be completed by all applicants)

- 1. Use(s) before improvement: Residence
- 2. Proposed use(s): Residence

D. SPECIAL EXEMPTION (complete only if applying for exemption under s. 196.1998, F.S., property occupied by non-profit organization or government agency and regularly open to the public)

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

- 1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site.

- 2. How often does this organization or agency use the building or archaeological site? _____
- 3. For buildings, indicate the total usable area of the building in square feet. (For archaeological sites, indicated the total area of the upland component in acres) _____ square feet () acres ().
- 4. How much areas does the organization or agency use? _____ %.
- 5. What percentage of the usable area does the organization or agency use? _____ %.
- 6. Is the property open to the public? () Yes () No. If so, when? _____
- 7. Are there regular hours? () Yes () No. If so, what are they? _____
- 8. Is the property open by appointment? () Yes () No
- 9. Is the property open only by appointment? () Yes () No

PART 1 PRECONSTRUCTION APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only


Property Identification Number 10376-000-00
Property Address 1041 NE 6 Street, Gainesville, FL 32601

The () Local Historic Preservation Office () Division, has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- Certifies the above referenced property does not qualify for the special exemption provided under s. 196.1997, (11) F.S.
- Certified that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- Certified that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.
- Determined that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

Review Comments: _____

Additional Review Comments attached? Yes () No ()

Signature 
Typed or printed name D. HENRICHS
Title HP PLANNER
Date 20 / JUNE / 11