



STAFF REPORT

MAY 7, 2013

PETITION NUMBER

HP-11-00026/
HP-11-00027

PROPERTY LOCATION

420 N.E. 5th Street.

APPLICANT

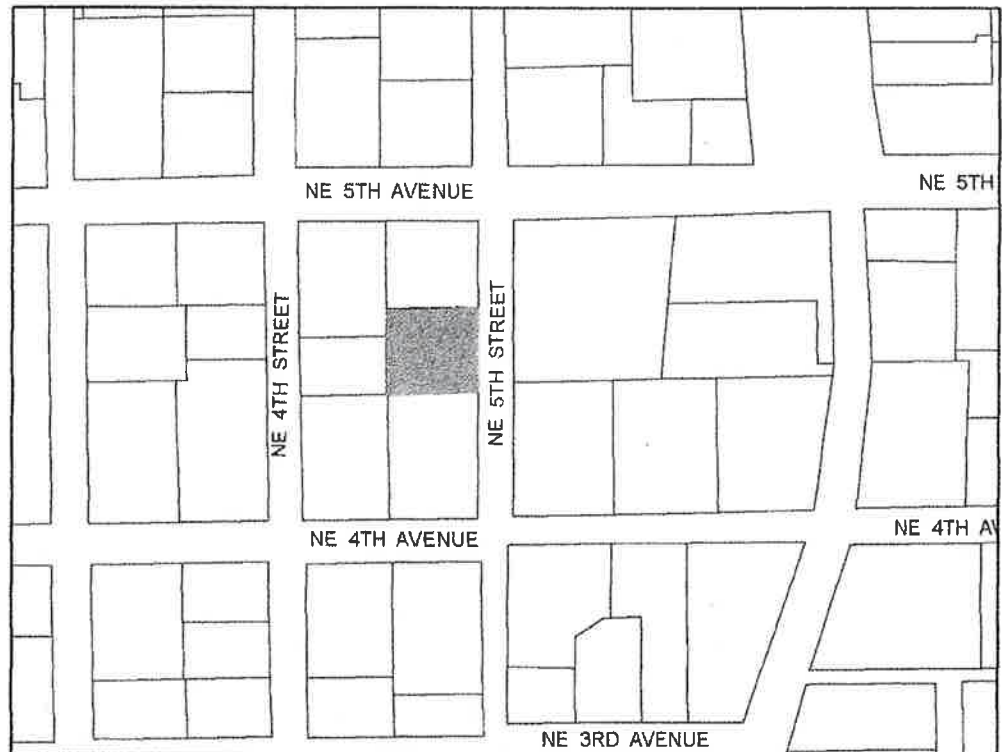
John & Susan
Brennan.

APPLICATIONREQUEST

Rehabilitate the con-
tributing building and
add a new accessory
building.

STAFFRECOMMENDATION

Approval of the appli-
cations.



Location Map

Subject Site

**SUMMARY****Project Description**

The applicant is proposing to rehabilitate the contributing building and add a new accessory building. The principal building is a contributing building to the Northeast Residential Historic District.

The applicant is applying for an Ad Valorem Tax Exemption on the rehabilitation and new construction improvements.

Property Information

The property is located at 420 N.E. 5th Street, on the west side of N.E. 5th Street, mid-block between N.E. 4th and 5th Ave-

nue. The building is contributing and is shown on the 1928 Sanborn Map but is an earlier building and estimated to have been built in the 1890s. It is zoned RMF-5 and the lot size is .23 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 May 7, 2013.

Andrea Lippin
Principal Planner

Prepared by D. Henrichs,
Historic Preservation Planner

PROPOSED PROJECT AND GUIDELINES

The property is located at 420 N.E. 5th Street, on the west side of N.E. 5th Street, mid-block between N.E. 4th and 5th Avenue. The building is contributing and is shown on the 1928 Sanborn Map but is an earlier building and estimated to have been built in the 1890s. It is zoned RMF-5 and the lot size is .23 acre.

The original single family residence was constructed circa 1890s and enlarged at the rear wing several times during the early 20th Century. Later in the 20th Century it received several small additions to the North elevation and was converted into a duplex. At some point during its history, the residence had a fire.

The house continued to deteriorate until approximately ten years ago when the previous owner gutted the building and began rebuilding the structure. He received approval from the Historic Preservation Board and significantly rebuilt the internal structure, installed a new metal roof and added new rear porches. At that point work ceased.

The house has been sold and the new owners, the Brennans, propose to complete the interior of the structure and reconfigure the floor plan to best serve their needs. Additionally, they are proposing to add a new rear porch 12 feet wide off the south kitchen wall of the rear wing, which is an early addition. The existing two windows will become French doors to access the yard. The porch roof will match the existing porch and detailing will be similar but of a simpler design to distinguish it from the originals. The house exterior will be stripped and painted and the missing railings and gingerbread will be restored.

At the perimeter of the foundation there will be new brick skirting to enclose the crawlspace.

The interior of the house will retain its most significant feature which is a four-foot wide pocket door. The masonry fireplace will be rebuilt and a salvaged historic mantle installed. Existing original trim will be reused and supplemented with either new wood or salvaged material, if available. All original and historically appropriate doors will be installed. The living room ceiling will be removed and the ceiling will become vaulted which will expose the stained glass window at the south gable in the room. The original period styling will be maintained on the interior. The house will receive new wiring, plumbing, HVAC and all new finishes.

The applicant is proposing to demolish an existing freestanding garage that is substandard size and in poor condition dating from the 1920's and construct a two car garage with an unfinished future apartment space above in a half story. This new structure will be a compatible design constructed of wood and will be set back approximately 32 feet from the front edge of the front porch and approximately 12 feet away from the new proposed kitchen porch. The structure shall have carriage style doors of a similar design to the originals. The roofing will be 5v crimp metal matching the house. The siding will be wood novelty, doors and windows will be wood.

Part 1, the Pre-Construction Application is attached which is consistent with the *Historic Preservation Rehabilitation and Design Guidelines* of the exterior, as well as the interior.

Staff recommends **Approval** of the application.

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-112 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.



THE *HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES*, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION WHICH HAS BECOME THE AUTHORITY GUIDELINES FOR REHABILITATION STATES:

AUXILIARY STRUCTURES

Applicable Standards

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.*

New Garages, Carport, Accessory and Other Structures

Attaching a new garage to a historic house or enclosing a historic porte cochere or carport to accommodate the function is discouraged.

New garages should not be placed to the front of a house. The garage should be compatible with the materials, design, and architectural features of the principal building.

If proposed, garages should be detached, placed at the rear of the property, and accessible from mid-block alleyways when possible.

Garages, tool sheds, and other structures should be compatible with the design of the major buildings on the site. Newer buildings should take their design clues from other existing (contributing) outbuildings. The use of traditional roof slope and traditional materials are two important criteria.

Recommended

1. Use materials similar in size, proportion, and detail to the original.
2. If additional interior space is needed or desired, place the addition at the rear of the building site.

Not Recommended

1. Obscuring important features of the property with new auxiliary structures.
2. Designs that, through their scale, detail and materials detract from the principal buildings or settings.

Staff Approval Guidelines

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

Historic building on which deck is to be built does not front on two or more streets;

Sited to the rear or rear side yard of building (i.e., behind the point midway between front and back of building); and

Utilize simple designs that are mostly open;

New garages and carports that meet all of the following conditions can be approved by staff:

Structure does not front on two or more streets;

Is not attached to the historic building;

Does not exceed 1-story in height and 400 sq. ft. in area;

Sited to the rear or rear side yard of the building (i.e., behind the point midway between front and back of building);

Utilize materials and textures consistent with the principal building;

Roof type and pitch is similar to principal building.

Sheds that meet the italicized conditions can be approved by staff:

Is not to be attached to structure;

Does not exceed 8 feet in wall height and 200 sq. ft. in area.

Sited behind the rear wall line of the principal building; and comprised of materials compatible with main structure.

Board Approval Guidelines

Auxiliary structures that exceed the staff approval guidelines can be approved by the board on a case-by-case basis.

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?

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT. 334.5023

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

PROVIDE 1 ORIGINAL SET OF PLANS TO SCALE (no larger than 11" x 17", writing to be legible) SHOWING ALL DIMENSIONS AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

ATTACH A SITE PLAN OR CERTIFIED SURVEY

PROVIDE PHOTOGRAPHS OF EXISTING CONDITIONS

IF YOUR COA IS A HISTORIC PRESERVATION BOARD APPROVAL, 10 COLLATED REDUCED INDIVIDUAL SETS OF THE PLANS WILL BE NEEDED FOR SUBMITTAL.

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.

PROJECT TYPE: Addition Alteration Demolition New Construction Relocation

PROJECT LOCATION:

Historic District: NE HISTORIC DISTRICT

Site Address: 420 NE. 5TH STREET

OWNER

JOHN & SUSAN BRENNAN
Owner(s) Name

Corporation or Company

420 NE 5th St.
Street Address

GAINESVILLE FL. 32601
City State Zip

772-234-1977
Home Telephone Number

772-766-2425
Cell Phone Number

Fax Number

E-Mail Address

Jbrn36894@aol.com

APPLICANT OR AGENT

JAY REEVES
Applicant Name

JAY REEVES & ASSOC.
Corporation or Company

725 NE 1ST ST.
Street Address

GAINESVILLE FL. 32601
City State Zip

Home Telephone Number

Cell Phone Number

352-284-4399
Fax Number

Fax Number

E-Mail Address

J.Reeves@JayReeves.com

TO BE COMPLETED BY CITY STAFF Fee: \$105.00
(PRIOR TO SUBMITTAL AT PLANNING COUNTER) EZ Fee: \$ 50.50 EB

HP # HP-13-21 + HP-13 Staff Approval—No Fee (HP Planner initial _____)

Contributing Y Y N 00031 Single-Family requiring Board approval (See Fee Schedule)

Zoning _____ Multi-Family requiring Board approval (See Fee Schedule)

Pre-Conference Y X N Ad Valorem Tax Exemption (See Fee Schedule)

Application Complete Y X N After-The-Fact Certificate of Appropriateness (See Fee Schedule)

Received By [Signature] Account No. 001-660-6680-3405

Date Received 9/18/13 Account No. 001-660-6680-1124 (Enterprise Zone)

Account No. 001-660-6680-1125 (Enterprise—Credit)

Request for Modification of Setbacks

Y N



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.

HOUSE IS INTERNALLY GUTTED - NO FINISHES.
NO ELECT
NO PLUMB
NO MECH

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.

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.

MODIFICATION OF EXISTING ZONING REQUIREMENTS.

Any change shall be based on competent demonstration by the petitioner of Section 30-1.12(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

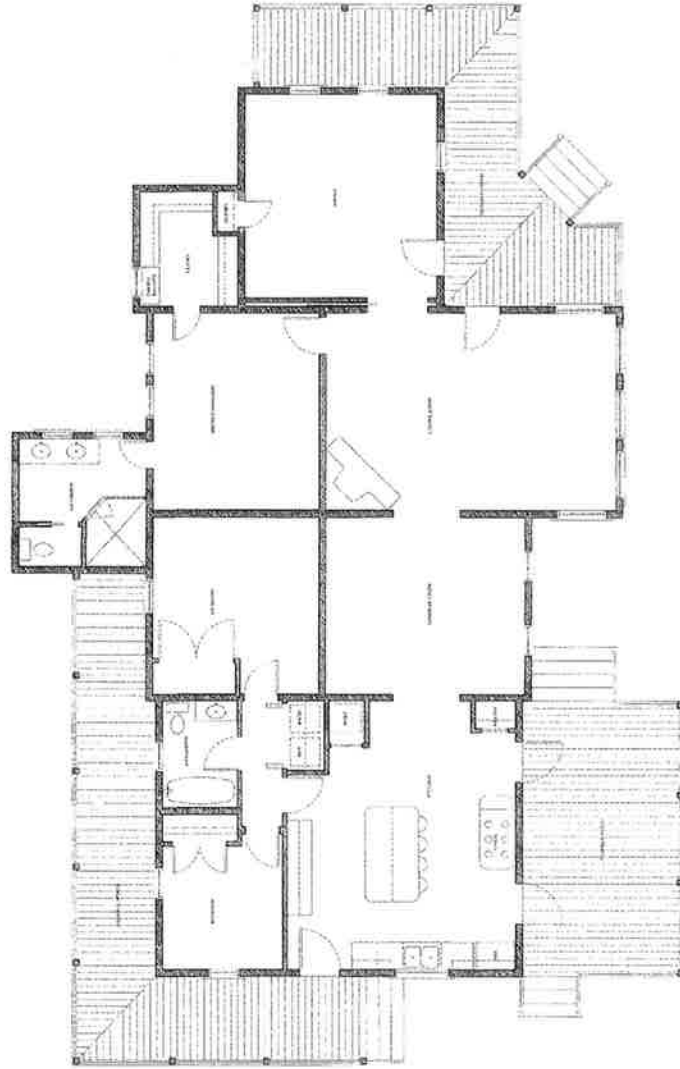
H.L. PHIPPS HOUSE
420 NE 5th STREET
GAINESVILLE, FLORIDA 32601

FILE:
DATE:
04/MAR/13

A REVISIONS

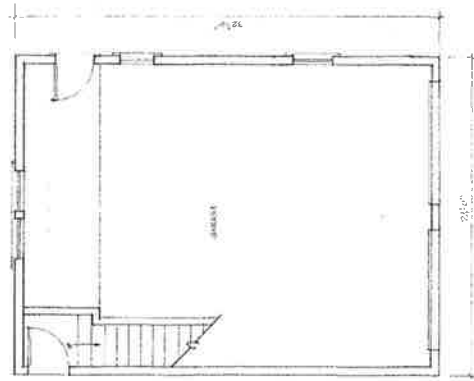
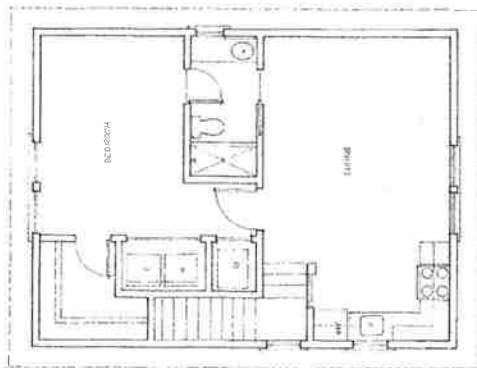
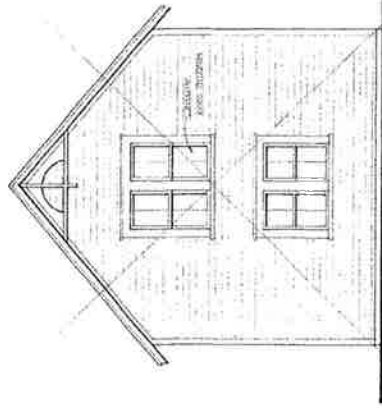
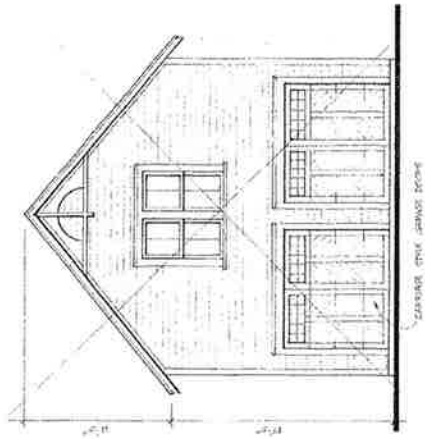
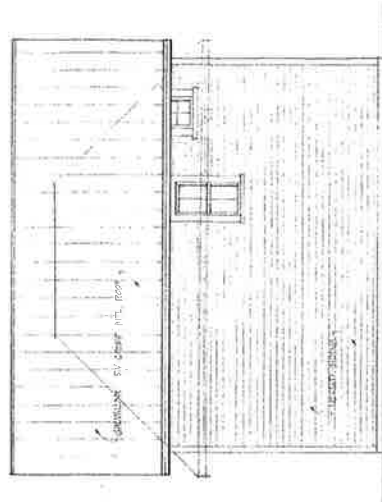
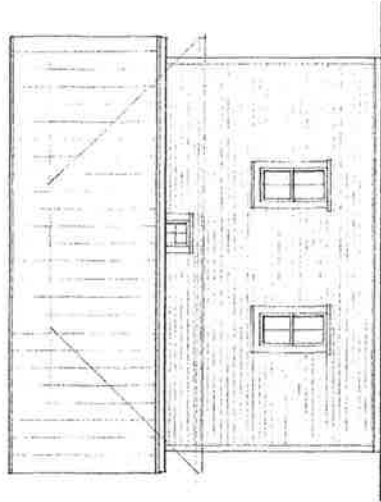


JAY REEVES & ASSOCIATES, INC.
ARCHITECT, DESIGNERS & PLANNERS
2500 E. UNIVERSITY AVENUE, SUITE 100
GAINESVILLE, FLORIDA 32608
TEL: 352.333.1000
FAX: 352.333.1001

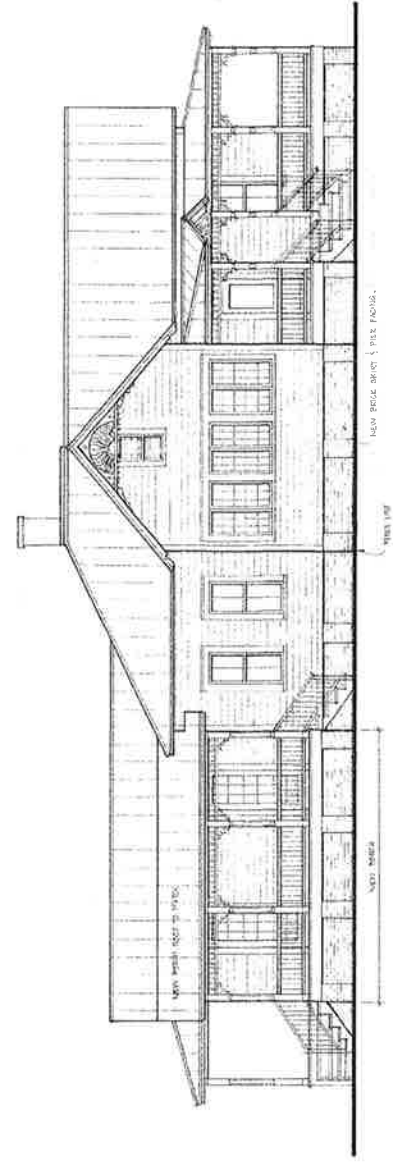
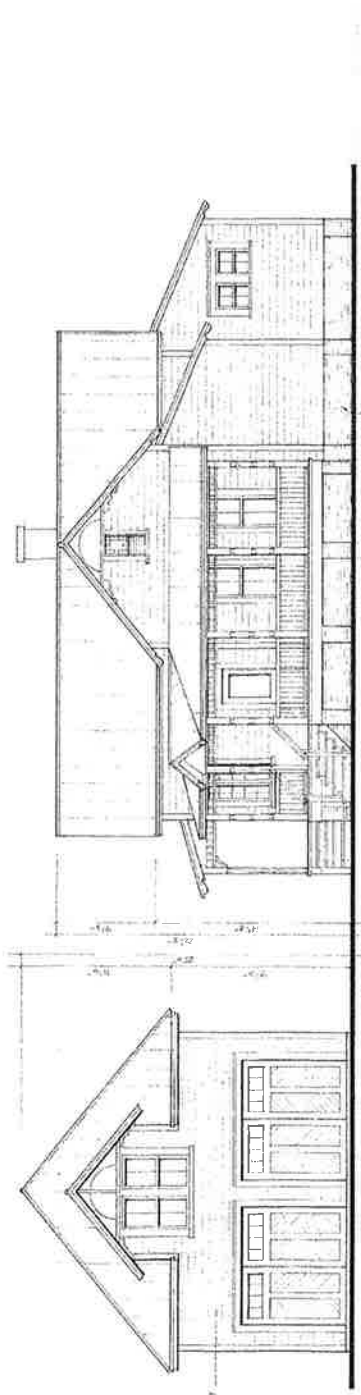


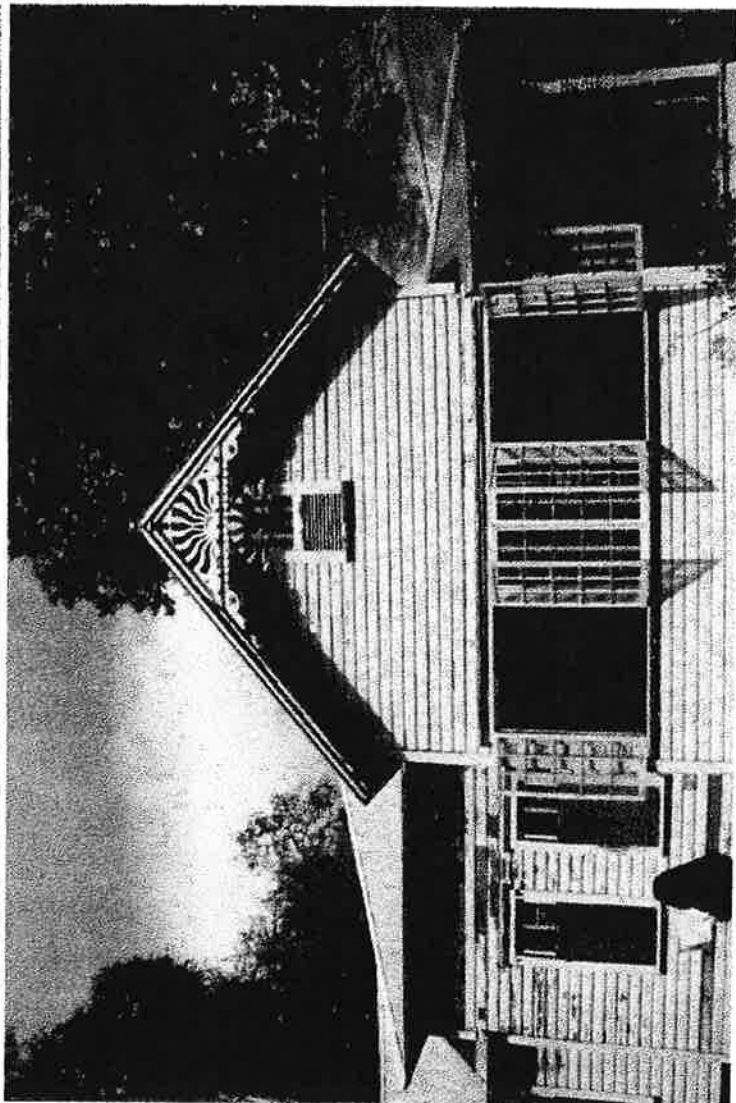
Proposed First Floor Plan
SCALE: 1/4" = 1'-0"

JAY REEBS & ASSOCIATES, INC.
ARCHITECTS AND DESIGNERS
1200 NORTH T STREET
COLUMBIA, MISSOURI 65201
TEL: 636-724-1100
WWW.JAYREEBS.COM



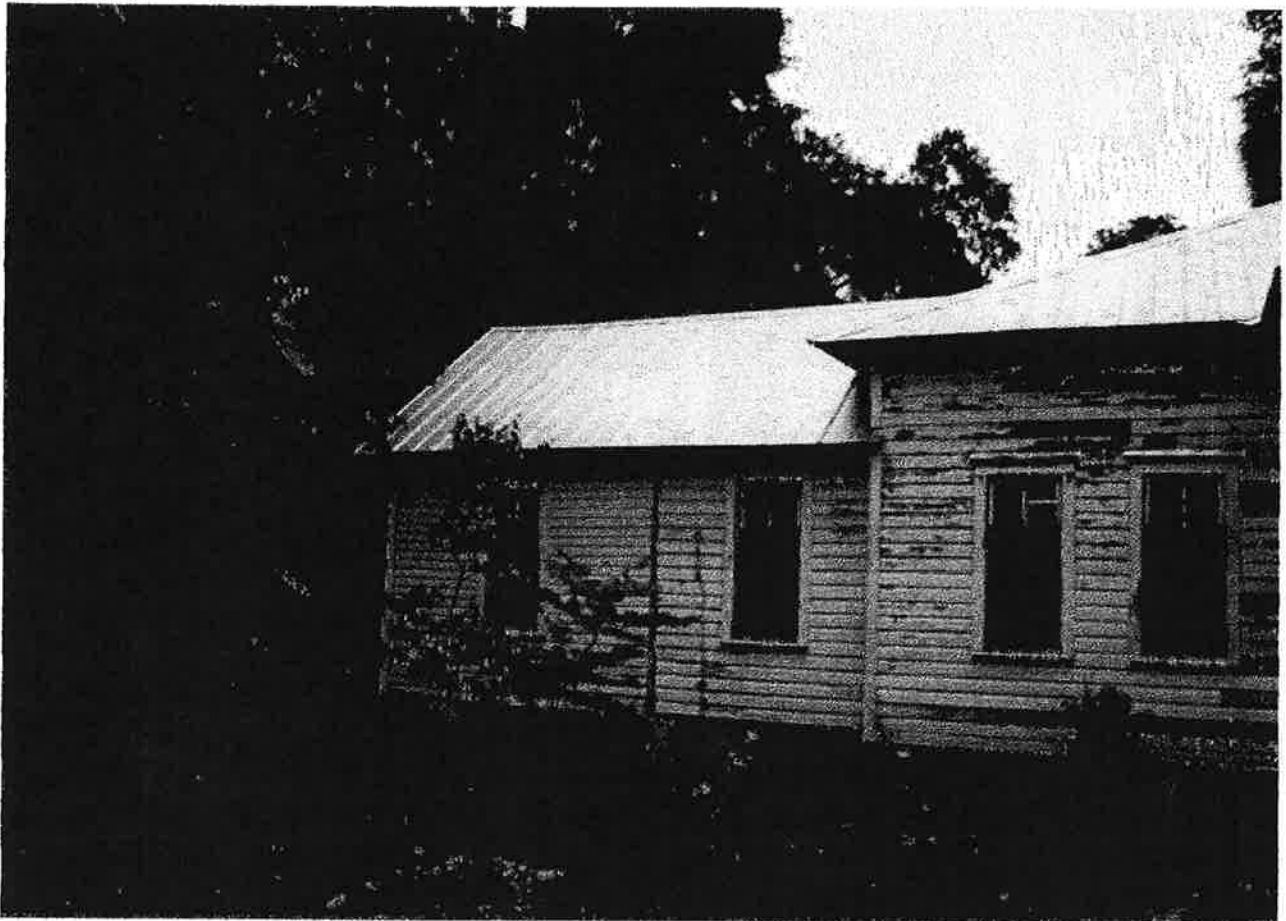
JAY REEVES & ASSOCIATES, INC.
ARCHITECTS AND DESIGNERS
110 NORTH 1ST STREET
NEW BRITAIN, CONNECTICUT 06053
PHONE 860.735.1234



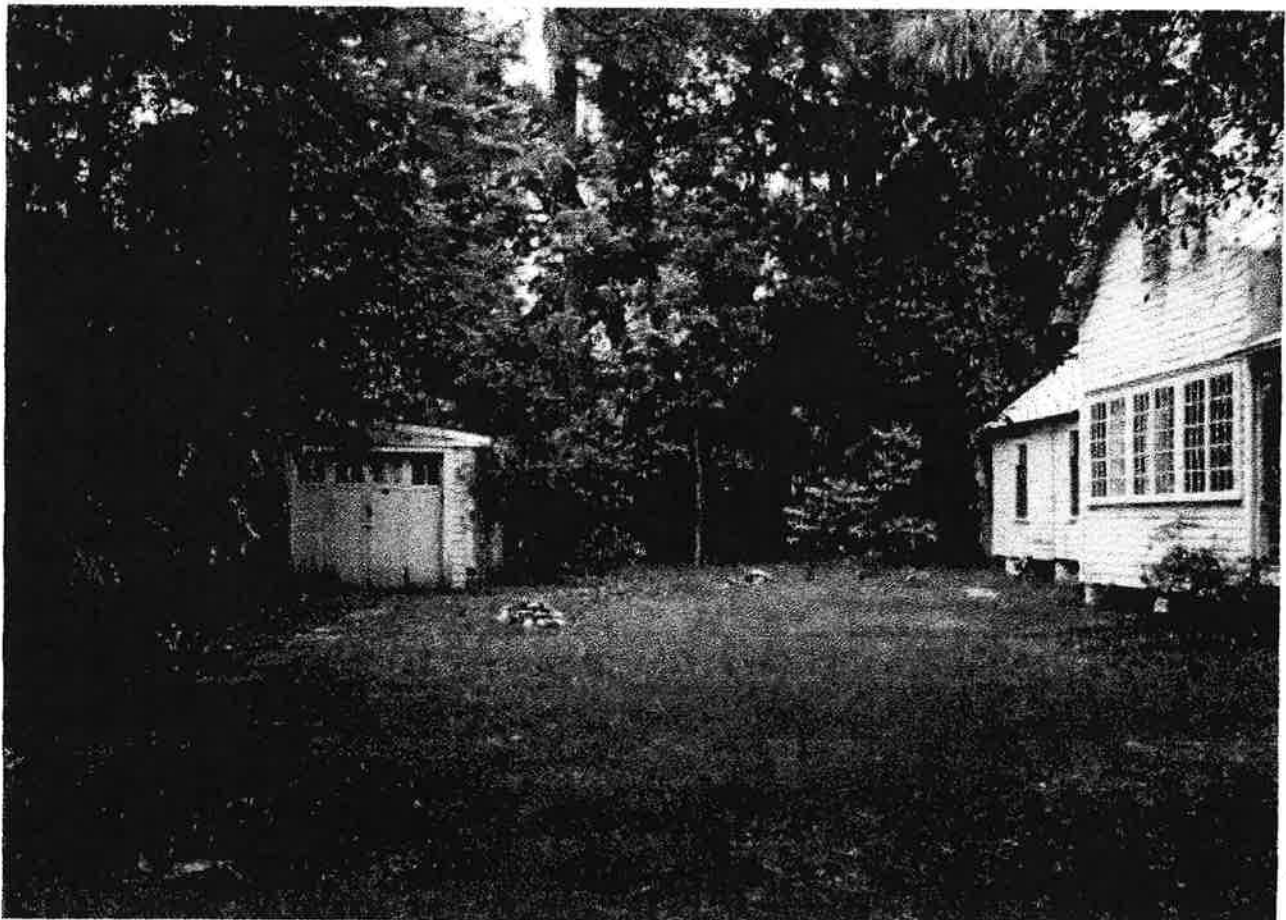




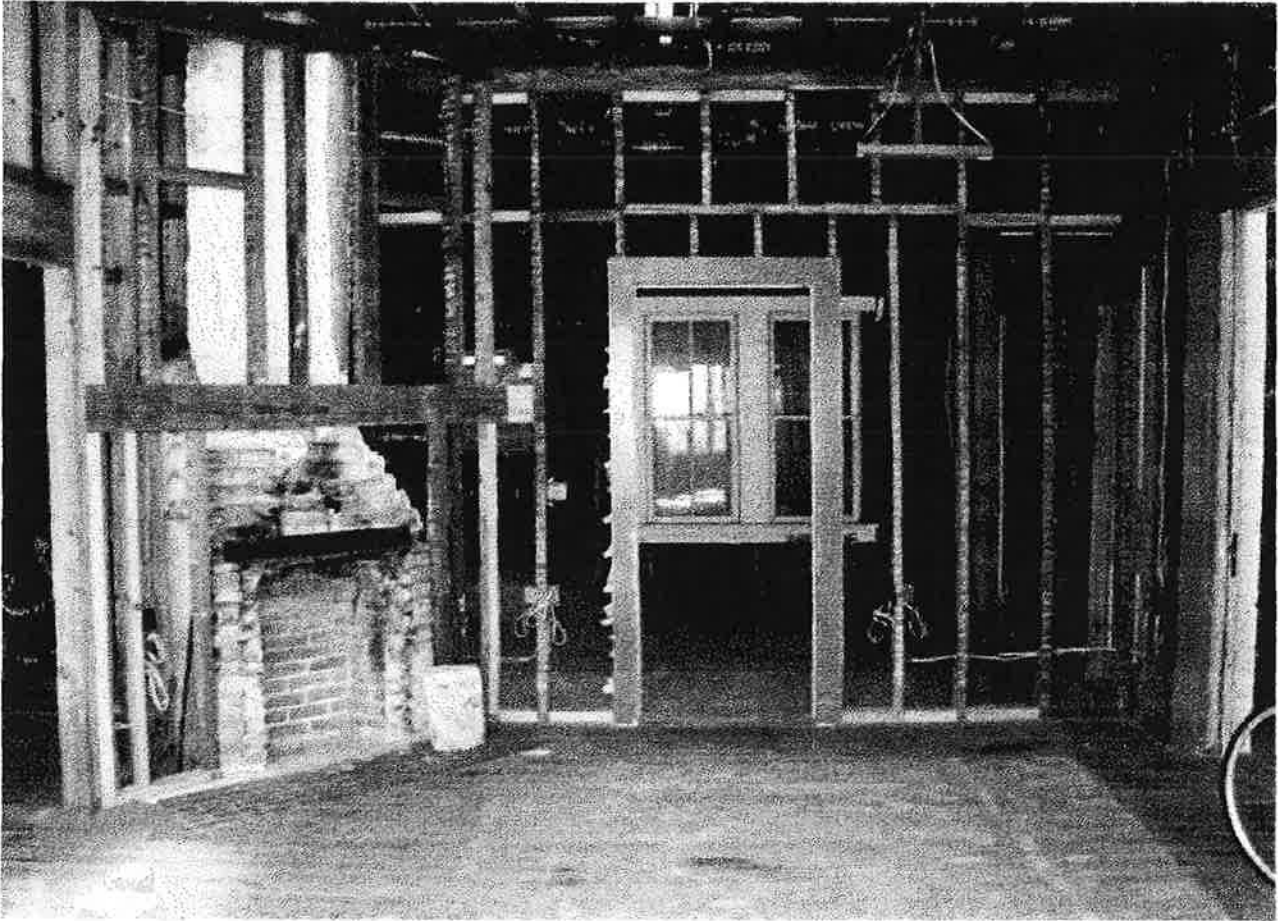
NORTH SIDEYARD LOOKING WEST



REAR - SOUTH ELEVATION



SOUTH SIDE YARD - LOOKING WEST



Typical interior conditions, building has been gutted for at least 10 years with some original trim and doors stored, fireplace mantle is missing. Only significant feature remaining is a 4 foot wide pocket door. Wood floors remain but are in fair to poor condition.



**HISTORIC PRESERVATION PROPERTY
TAX EXEMPTION APPLICATION
PART I -- 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) | 4809-000-000 (Attach legal description)

Address of property: Street 420 NE 5th 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 * () 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 NORTH EAST RESIDENTIAL HISTORIC DISTRICT

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 CITY HISTORIC PRESERVATION BD.

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone Number (____) _____

2. Type of request:

- () 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 JOHN & SUSAN BRENNAN

Mailing Address 420 N.E. 5th STREET

City GAINESVILLE State FL. Zip Code 32601

Daytime Telephone Number () _____

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



HP-13-27

Property Identification Number 14809-000-000

Property Address 120 NE 5TH ST

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 from 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.

JOHN R BRENNAN
Susan J Brennan
Name

Susan J Brennan
Signature

4/20/13
4/20/13
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:**

CA 1897 SINGLE STORY VICTORIAN VERNACULAR
SINGLE FAMILY RESIDENCE.
BUILDING WAS GUTTED AND RENOVATION STARTED
AROUND 2003
BUILDING HAS NEW ROOF & STRUCTURAL REPAIR.

Date of Construction 1897 Date(s) of Alteration(s) 1920S / 1950S

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

6. **Statement of Significance:**

VICTORIAN VERNACULAR STRUCTURE WITH HIGH
LEVEL OF WOOD GINGERBREAD PORCH & GABLE
DETAIL AND COLORED GLASS ATTIC WINDOWS.

7. **Photographs and Maps:**

Attach Photographs and Maps to Application

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

Property Identification Number 14809-000-000

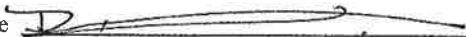
Property Address 420 N.E. 5th St.

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 4/30/13

Property Identification Number 14809-000-000Property Address 420 N.E. 5th St.**C. PROPERTY USE (To be completed by all applicants)**

1. Use(s) before improvement: VACANT - FORMER DUPLEX
2. Proposed use(s): SINGLE FAMILY RESIDENTIAL

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