



Department of Doing  
Planning Division  
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Gainesville, FL 32602-0490  
306 N.E. 6<sup>th</sup> Avenue  
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**TO:** Historic Preservation Board  
**FROM:** Department of Doing, Planning Staff

**Item Number:** 5  
**DATE:** September 5, 2017

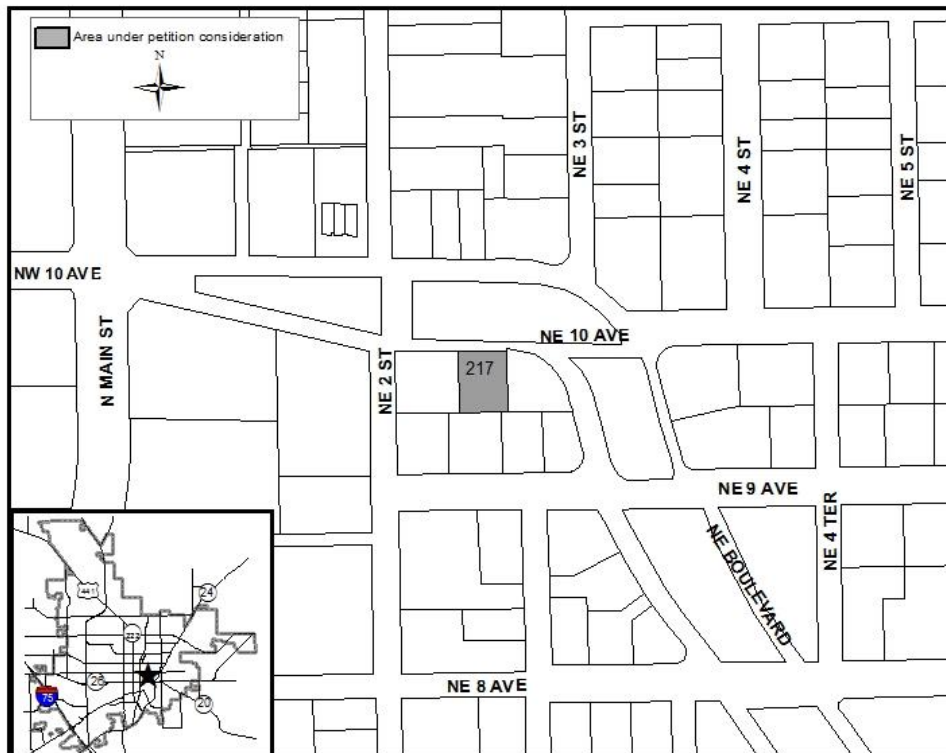
**SUBJECT:** **Petition HP-17-40.** Leslie Murray and Sophia Acord, owners. Certificate of Appropriateness for rehabilitation including new roof form, window and door replacement and new fencing for 217 NE 10<sup>th</sup> Avenue. The property is contributing to the Northeast Residential Historic District.

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**Recommendation:**

Staff recommends approval of Petition HB-17-40, with the following conditions:

- New Marvin Integrity windows will have true divided lights.
- Stockade fencing is allowable only behind the existing mature hedge. If the hedge is removed in the future, the fencing must also be removed.



### **Petition Description**

The property is located at 217 NE 10<sup>th</sup> Avenue and is contributing to the Northeast Historic District. The parcel (09914-000-000) is .18 acres in size and is zoned RSF-2. The existing house is a one-and-a-half-story 1920s Tudor Revival, with wood framing and stucco cladding. Windows are original wood 9/1 hung-sash. The roof is steeply pitched and has architectural shingle roofing. There is a one-story addition at the northwest corner of the house, constructed in the 1970s. The addition is rectilinear in plan, constructed out of CMU block, with stucco cladding and a flat roof. (Refer to Exhibit 1- Existing Photos)

The proposed work includes: building a new pitched roof and rear window dormer on the 1970s addition to accommodate a guest room and a new interior loft space; installation of new doors and windows on the 1970s addition; construction of a new wood porch and overhang on the front of the 1970s addition; construction of a new 104 sf deck and installation of French doors on the rear façade of the house; construction of a new 81 sf deck and installation of a new window on the rear east corner of the house; installation of a new wood gate door in the existing garden wall; and installation of a new 6' wood stockade fence off of the existing garden wall. (Refer to Exhibit 2- Drawings)

### **Review of Scope of Work**

The review is based on the Secretary of the Interior's Standards for Rehabilitation (SOIS) and the City of Gainesville's *Historic Preservation Rehabilitation & Design Guidelines*. The Scope of work is broken into Board Review and Staff Review items, for clarity of review.

### **Board Review Items**

#### **1970s Addition: Roof form/ new dormer**

The new roof form will be similar in slope and form to the original roof forms of the house, providing a compatible wing to the original house. The peak of the roof is slightly lower than the existing ridge, allowing for a separation of forms and for the addition to be "*proportional to the original and subordinate to it*" (*Additions guidelines*). The new gable window will be located on the rear of the new roof, not visible from the street. Materials will be stucco on the gable end to match the existing house, wood novelty siding on the new dormer, and architectural shingle roofing, making use of "*compatible materials, and approximates textures consistent with the historic building.*" *The relationship of material and texture of the facade of a building, structure or object shall be visually compatible with the predominant materials used in the buildings to which it is visually related* (*Exterior Fabric guidelines*). Staff finds the proposed roof form and gable windows meet the guidelines.

#### **1970s Addition: Combination window (west façade)**

The window on the gable side (west) of the wing will be a combination window, including 9/1 and a 9-pane upper sash, allowing light into the double-height space. Window guidelines state: *New windows on additions should be compatible with those of the nearest window on the historic building in terms of proportions, frames, sills and lintels. Installing window designs reflective of a historic period is discouraged. Designs that match the proportions of existing historic windows, but are simple in detailing, are preferred. New window openings are inappropriate on the principal facade(s); new openings should be placed on secondary elevations.*

The new combination window is of compatible style with the historic windows; while its double-height design reflects the interior space, it is also reflective that this is a new addition to the historic building. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development...shall not be undertaken* (Secretary of interior's Standard #3). Further, the new window's placement on the side elevation of the 1970s addition means it does not impact the historic appearance of the original house. Staff finds the proposed roof form and gable windows meet the guidelines.

#### 1970s Addition: New door, entry porch and overhang

The front windows on the 1970s addition will be replaced by a new entry, including a pair of 3'-0" x 6'-8" painted fiberglass French doors with true divided lights. The entry will consist of a new porch and stairs, 8'-0" wide by 6'-0" deep (including the steps), and a roof overhang with new brackets. The guidelines for entries state: *Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials with but distinguishable for the historic proportions.* Though the proposed entry is visible from the street, it is located on the 1970s addition (considered non-historic), which is recessed beyond the face of the original house. The new door, entry porch and overhang provide a compatible design with the architecture of the original house. Staff finds the proposed door and entry porch meet the guidelines.

#### New Wood Fencing & New Wood Gate

The applicant proposes a 6'-0" wood stockade fence behind an existing hedge, aligned with the front wall of the building. A new wood gate will be installed in the existing arched opening. The gate will be designed with a half-circle at the top, reflecting the existing arch of the wall.

The guidelines for *Fences and Garden Walls* state:

- *Stockade fences are not recommended but may be approved by the board on a case-by-case basis*
- *Fences should be coordinated with landscaping elements. Taller fences should be placed adjacent to taller landscape elements.*
- *It is recommended to use fences and walls "designed to permit the passage of light and air" and that "fences in backyards shall be no more than six feet in height and constructed of wood or masonry."*

Staff finds the custom-designed gate appropriate for the existing wall. Staff finds the stockade fencing only appropriate as it will be screened by the existing hedge. Staff recommends approval of the stockade fencing with the condition that it remain behind the existing hedge. If the hedge is removed in the future, the fencing must be removed, as well.

#### Staff Review Items

##### 1970s Addition: Rear (south) windows/ Laundry Room window

The existing windows on the 1970s addition are small aluminum 1/1, of the era and are not compatible with the historic windows on the original house (refer to Exhibit 1). The windows will be replaced (refer to Exhibit 2). New windows will be Marvin Integrity; the applicant should verify that the windows will have true divided lights. The rear (south) windows will be 9/1 to

match the original house and will require lowering the existing opening. A new wood single-hung window (36" tall by 43" wide) will be installed in the laundry room hallway on the rear façade of the house.

The proposed windows meet the *Windows* guidelines for staff approval:

- *New window openings can be introduced on 'less-visible secondary elevations' provided that they are of the same size or proportions as the nearest window and utilize the same material as the historic windows. 'Less visible secondary elevation' is defined as the portion of the building which is more than halfway behind the front and not fronting on street.*

#### Rear Decks: Approved by Staff

The proposed decks meet the *Auxiliary Structures* guidelines for staff approval:

- *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;*

#### Rear French Doors: Approved by Staff

The proposed French doors meet the *Entries, Porches and Balconies* guidelines for staff approval:

- *French doors are appropriate for side and rear entrances...Relocating, enlarging or reducing historic doorways on primary facades or highly-visible secondary elevations is inappropriate.*
- *Additions and alterations to entries, porches and balconies under the italicized conditions may be approved by staff:*
- *New door openings can be introduced on "less-visible secondary elevations" provided that they are of the same size or proportions as the nearest door and utilize the same material as the historic doors. "Less-visible secondary elevation" is defined as that portion of the building which is more than halfway behind the front and not fronting on street.*

Respectfully submitted,



Andrew Persons  
Interim Principal Planner

#### List of Exhibits

Exhibit 1	Existing Photos
Exhibit 2	Drawings (A1-A3)
Exhibit 3	COA Application

Prepared by:



Cleary Larkin, AIA  
Planner

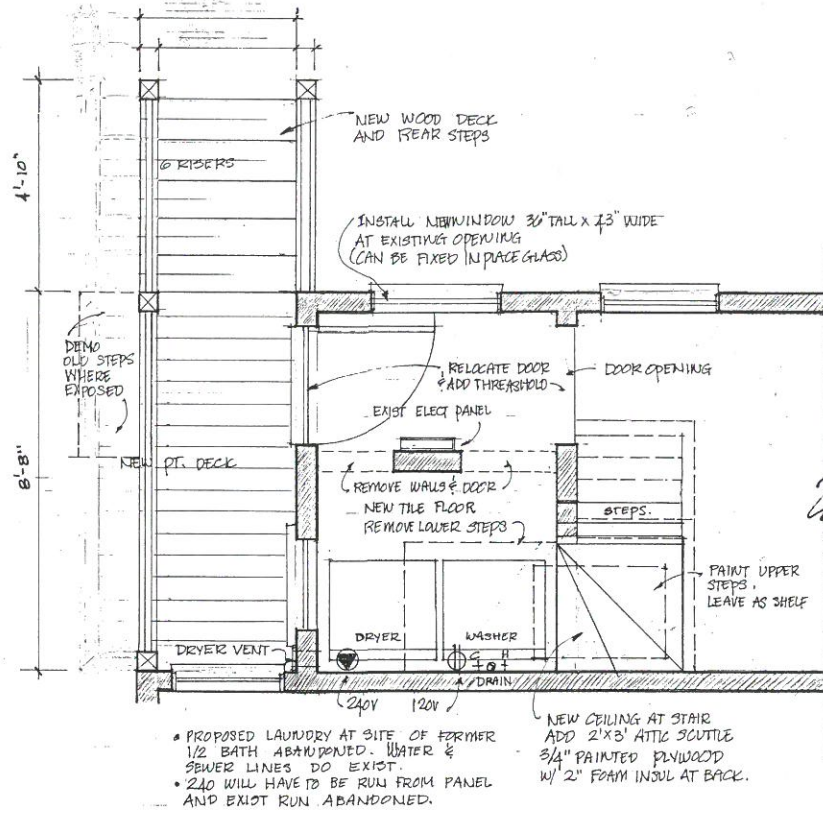


Existing front (north) façade (above), and the 1970s addition (left), also partially visible through arched wall opening (above).

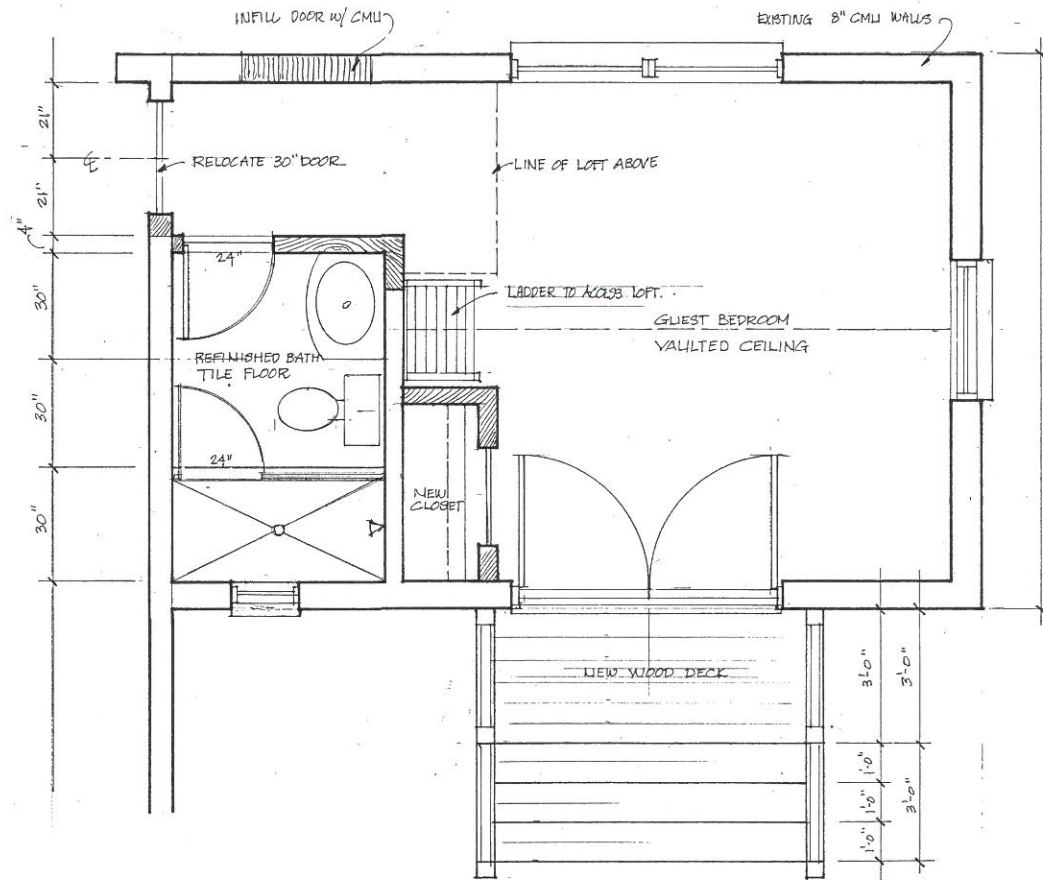


View of front façade from the street (above), including the existing wall with arched opening and hedge.

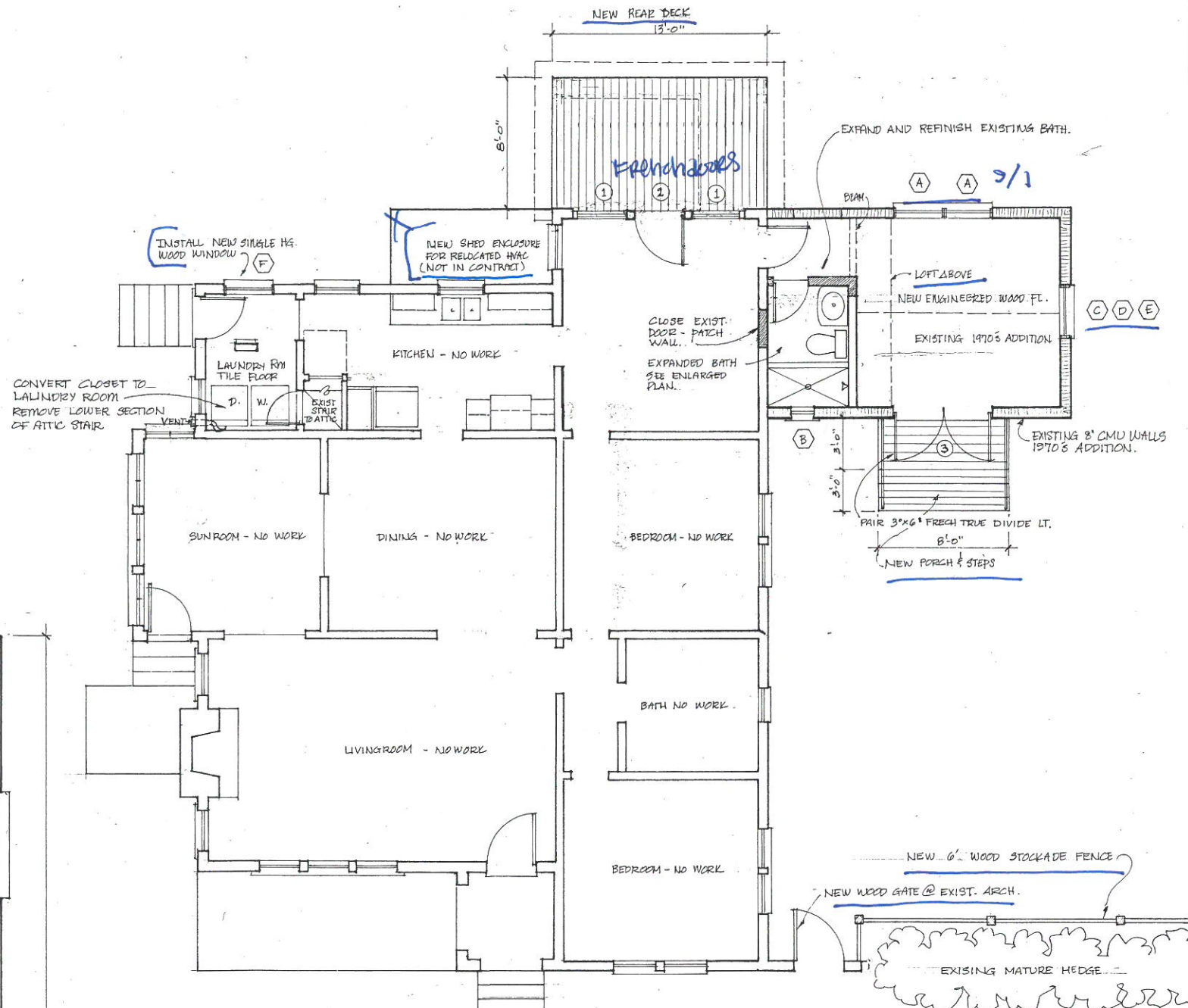
View of rear façade (left), including the 1970s addition to the left and original house to the right.



- PROPOSED LAUNDRY AT SITE OF FORMER 1/2 BATH ABANDONED. WATER & SEWER LINES DO EXIST.
- 240 WILL HAVE TO BE RUN FROM PANEL AND EXIST RUN ABANDONED.



PROPOSED GUEST ROOM  
SCALE: 1/2" = 1'-0"



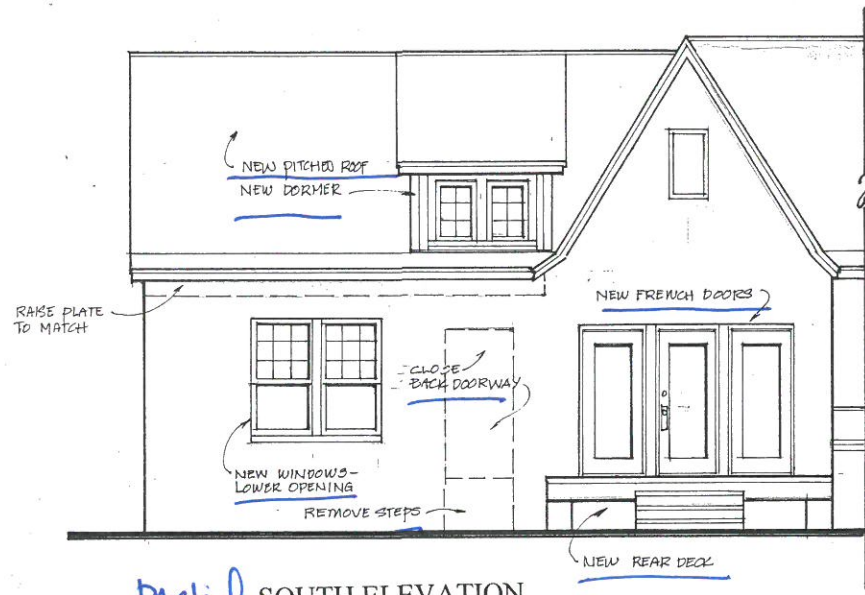
PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

JAY REEVES & ASSOCIATES, INC.  
ARCHITECTS AND DESIGNERS  
725 NORTHEAST 1<sup>ST</sup> STREET  
GAINESVILLE, FLORIDA 32601  
WWW.JAYREEVES.COM  
PHONE 352.371.5305

RENOVATIONS FOR SOPHIA ACORD & LESLIE MURRAY  
217 NE 10<sup>TH</sup> AVE, GAINESVILLE, FLORIDA 32601  
TAX PARCEL # 09914-000-000

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 725 NORTHEAST 1<sup>ST</sup> STREET  
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 JAY@JAYREES.COM  
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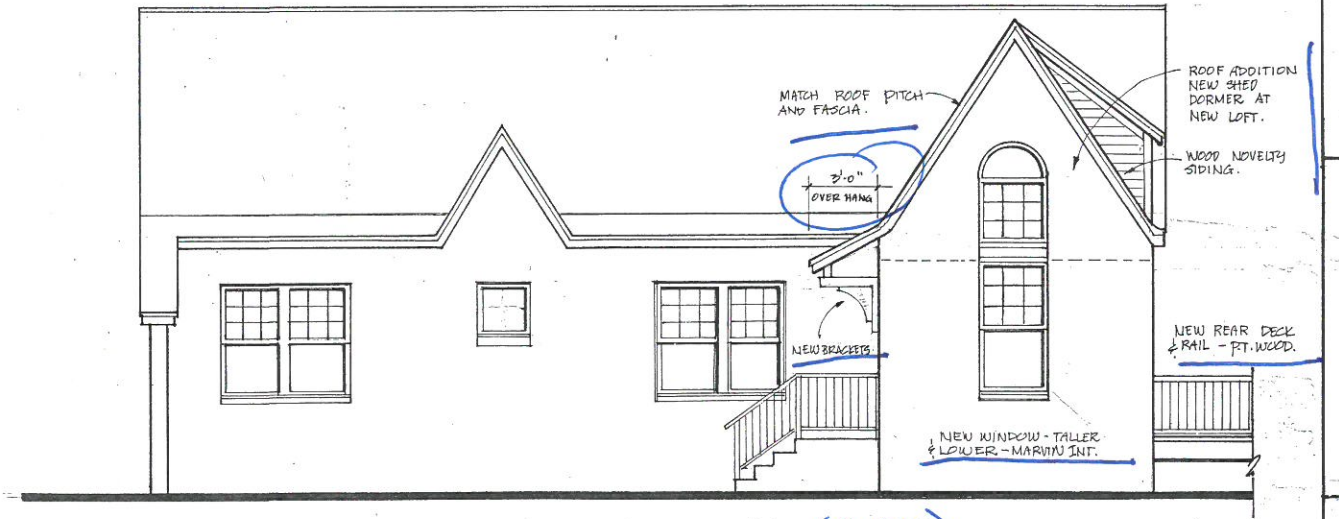
Partial SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"  
 REAR



ROOF ADDITION SECTION AT REAR  
 SCALE: 1/2" = 1'-0"

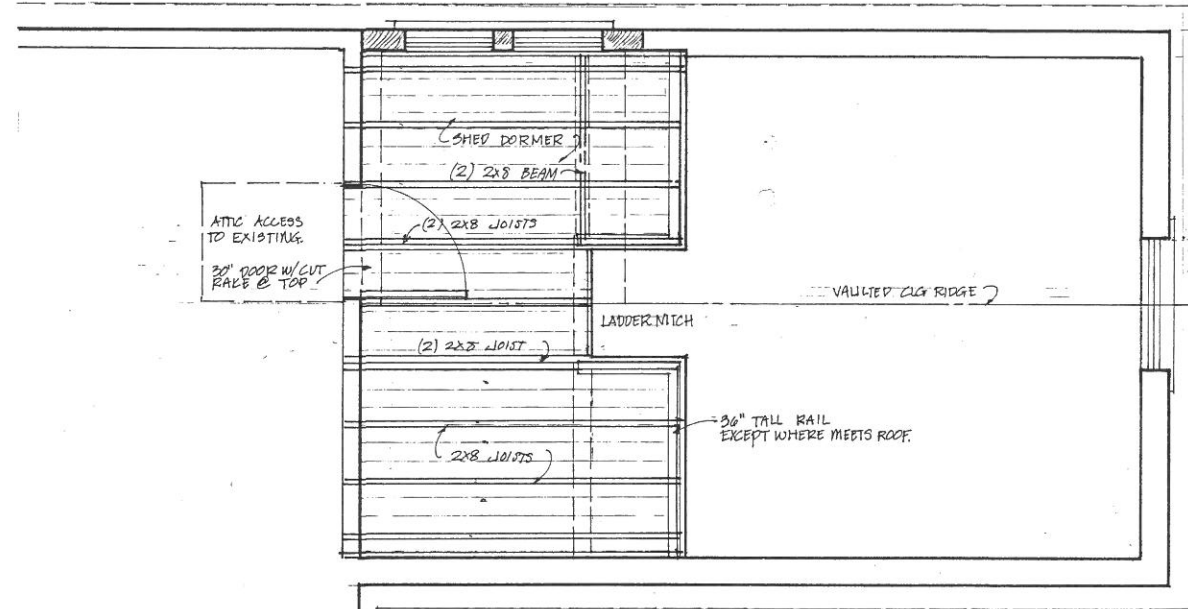


NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"  
 FRONT

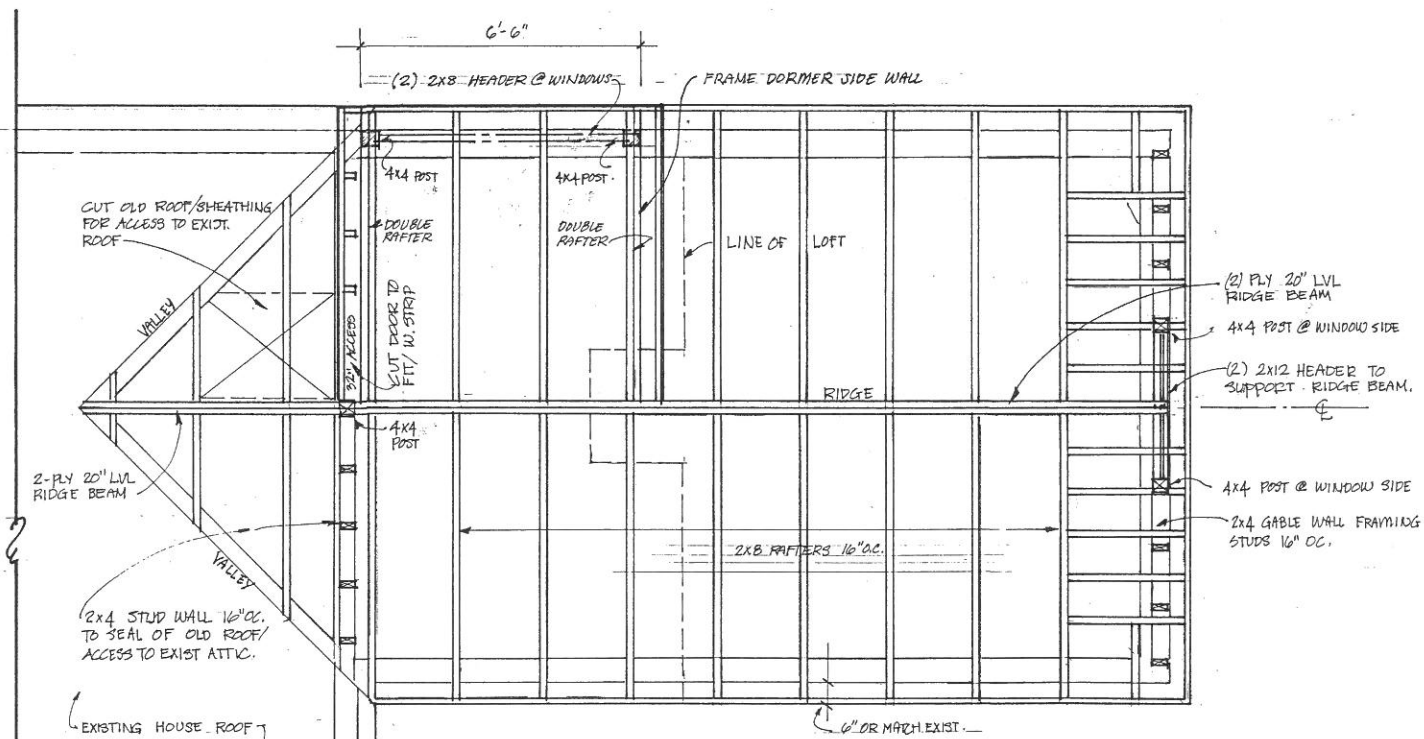


WEST ELEVATION (SIDE)  
 SCALE: 1/4" = 1'-0"

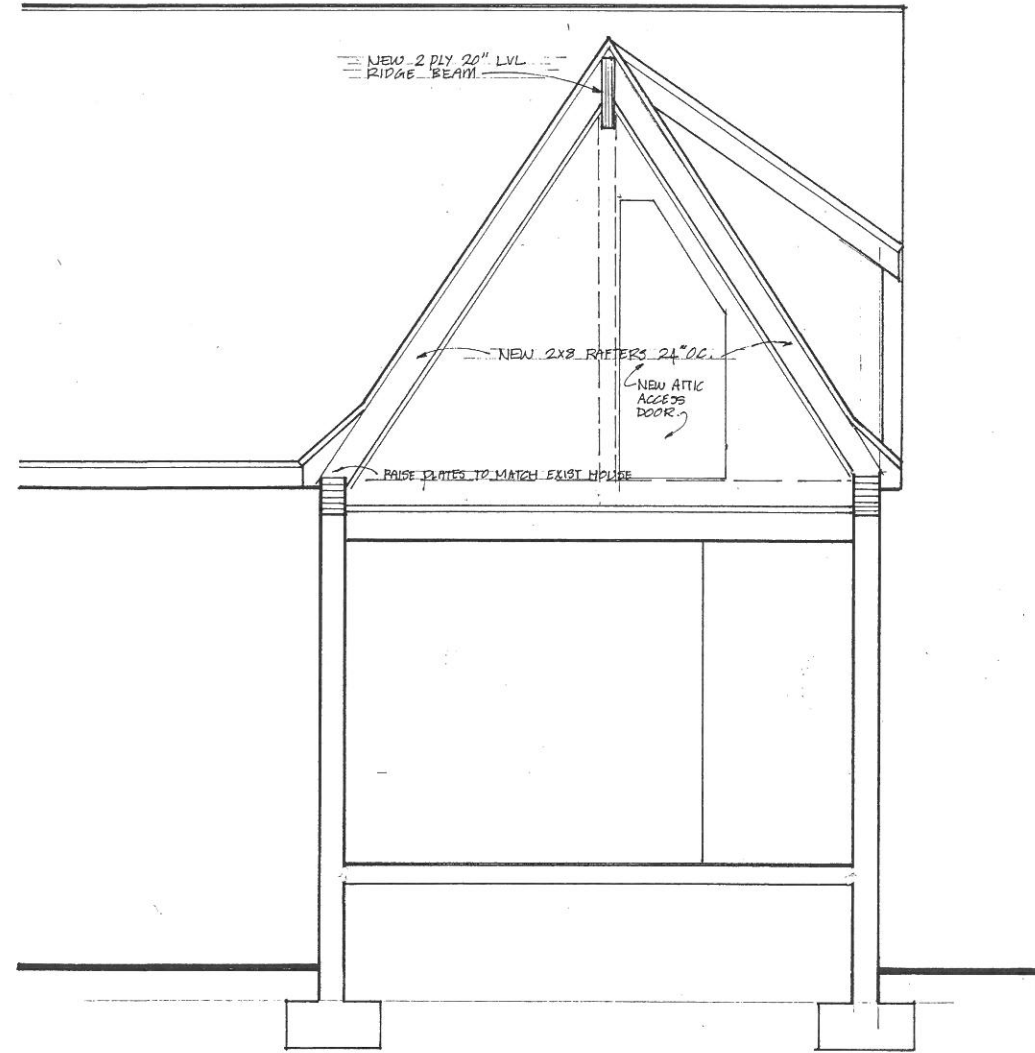




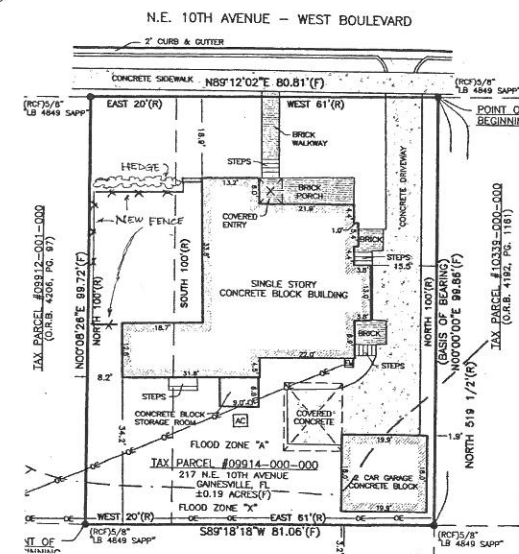
LOFT LEVEL PLAN  
SCALE: 1/2" = 1'-0"



ROOF FRAMING PLAN  
SCALE: 1/2" = 1'-0"



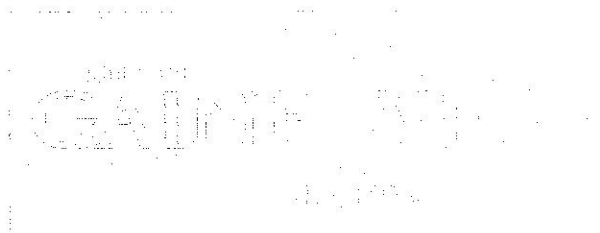
GUEST ROOM ROOF SECTION  
SCALE: 1/2" = 1'-0"



SITE PLAN  
SCALE: 1" = 20'-0"

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ARCHITECTS AND DESIGNERS  
725 NORTHEAST 1<sup>ST</sup> STREET  
GAINESVILLE, FLORIDA 32601

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217 NE 10<sup>TH</sup> AVE, GAINESVILLE, FLORIDA 32601  
TAX PARCEL # 09914-000-000



Planning & Development Services 306 N.E. 6th Avenue  
 Gainesville, Florida 32601  
 352.334.5022 Fax 352.334.3259  
 www.cityofgainesville.org/planningdepartment

**REQUIREMENTS**

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRE-APPLICATION CONFERENCE 334.5022

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

PLEASE PROVIDE ONE (1) DISK OR USB FLASH DRIVE CONTAINING ALL OF THE FOLLOWING:

1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED SURVEY

PHOTOGRAPHS OF EXISTING CONDITIONS

ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING OFFICE (RM 210, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE APPLICATION AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY

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

**PROJECT LOCATION:**

Historic District:  
 Site Address:  
 Tax Parcel #

**OWNER**

Owner(s) Name  
 LESLIE MURRAY & SOPHIA ACORD  
 Corporation or Company

Street Address  
 217 N.E. 10th Ave  
 City State Zip  
 GAINESVILLE FL. 32601  
 Home Telephone Number  
 617-620-5127, 352-262-8794  
 Cell Phone Number

Fax Number

E-Mail Address  
 ljustinm@gmail.com

**APPLICANT OR AGENT**

Applicant Name  
 Corporation or Company

Street Address  
 City State Zip  
 Home Telephone Number  
 Cell Phone Number

Fax Number

E-Mail Address

**TO BE COMPLETED BY CITY STAFF**

(PRIOR TO SUBMITTAL)

Fee: \$ \_\_\_\_\_  
 EZ Fee: \$ \_\_\_\_\_

HP # \_\_\_\_\_  
 Contributing Y \_\_\_ N \_\_\_  
 Zoning \_\_\_\_\_  
 Pre-Conference Y \_\_\_ N \_\_\_  
 Application Complete Y \_\_\_ N \_\_\_  
 Enterprise Zone Y \_\_\_ N \_\_\_

- 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. 001-660-6680-3405
- Account No. 001-660-6680-1124 (Enterprise Zone)
- Account No. 001-660-6680-1125 (Enterprise—Credit)

Request for Modification of Setbacks  
 Y \_\_\_ N \_\_\_

Received By \_\_\_\_\_  
 Date Received \_\_\_\_\_

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 IN GOOD CONDITIONS. HOUSE IS STUCCO, WOOD FRAME ROOF W/ SHINGLE. STYLE IS 1920S TUDOR REVIVAL W/ 1960S NON-CONTRIBUTING ADDITION AT N.W. REAR CORNER.

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). Attach further description sheets, if needed.

CONVERT AN INTERIOR 1/2 BATH TO A LAUNDRY ROOM - GLAZE A SCREEN WINDOW AT REAR ELEVATION - CHANGE 3 NON ORIGINAL WINDOWS @ REAR TO A SET OF 3 FIBERGLASS FRENCH SINGLE LITE DOOR. REMOVE ROOF ON 1960S ADDITION AT REAR SOUTH-WEST CORNER, BUILD NEW PITCHED ROOF MATCHING ORIGINAL - CLOSE REAR DOORWAY, REPLACE WINDOWS AT ADDITION WITH MARVIN INTEGRITY WINDOWS.

DEMOLITIONS AND RELOCATIONS (If Applicable)

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 (If Applicable)

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.