

TO: Historic Preservation Board

Item Number: 4

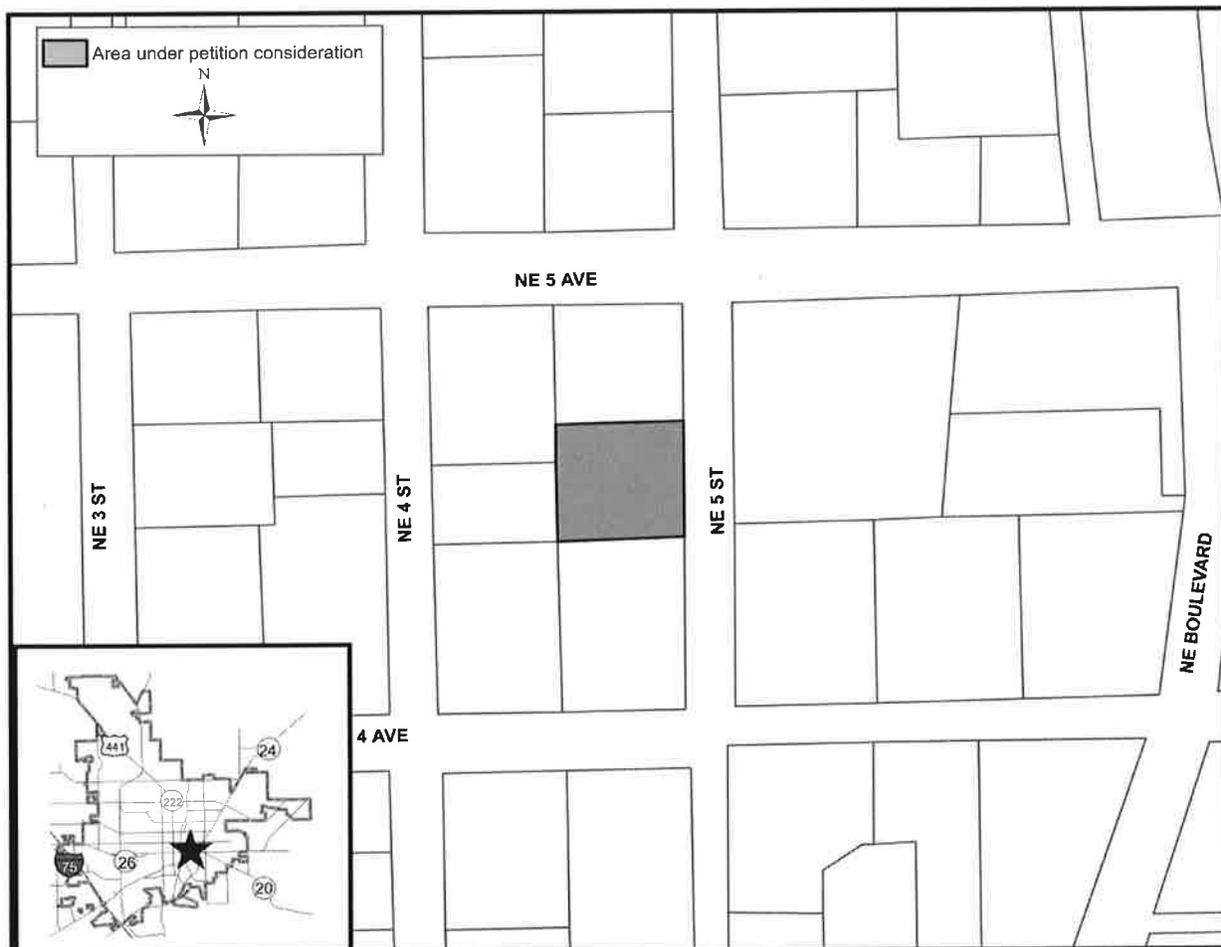
**FROM: Planning & Development Services Department
 Staff**

DATE: August 4, 2015

**SUBJECT: Petition HP-13-27. Jay Reeves, agent for John and Susan Brennan.
 Request a Part II Ad Valorem Tax Exemption for the rehabilitation of the
 contributing principal building and construction of a new accessory
 structure. This building is contributing to the Northeast Residential Historic
 District. Located at 420 N.E. 5th Street.**

Recommendation

Staff recommends approval of Petition HP-13-27 for a "Part 2" ad valorem tax exemption.



Project Description

The property is located at 420 NE 5th Street. The contributing structure is shown on the 1928 Sanborn Map but is an earlier building and it is estimated to have been built in the 1890s. The property is zoned RMF-5 and is approximately 0.23 acres in size. The building is a contributing structure to the Northeast Residential Historic District.

The applicant has completed the restoration/rehabilitation approved in Part 1 – Preconstruction Application for the Historic Preservation Property Tax Exemption. The project meets the *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings* and the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*.

Exhibit 1 contains the Part 1 Historic Preservation Property Tax Exemption application and the staff report with pre-construction backup and photographs approved by the Historic Preservation Board on May 7, 2013.

The renovations totaled \$258,934.71 (see Exhibit 2). Photos are in Exhibit 3.

The applicants added a new rear porch off of 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 was added new brick skirting to enclose the crawlspace.

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

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

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Basis for Approval – Secretary of the Interior’s Standards for Rehabilitation

Section 25-61 *et seq* of the City Code of Ordinances authorizes ad valorem tax exemptions for historic properties. As part of its review, the Historic Preservation Board must determine whether “the proposed improvement is consistent with the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.” Staff will assess the application relative to each standard.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:



Jason Simmons

List of Exhibits

- Exhibit 1 Part 1 Application and Backup Materials**
- Exhibit 2 Rehabilitation Costs and Receipts**
- Exhibit 3 Photos**
- Exhibit 4 Application**