



City of Gainesville  
Department of Doing  
Planning Division

PO Box 490, Station 11  
Gainesville, FL 32627-0490  
306 NE 6<sup>th</sup> Avenue  
P: (352) 334-5022  
F: (352) 334-2648

## HISTORIC PRESERVATION BOARD STAFF REPORT

**PUBLIC HEARING DATE:** July 03, 2018

**ITEM NO:** 3

**PROJECT NAME AND NUMBER:** HP-18-56\_623 & 627 SE 1st Avenue

**APPLICATION TYPE:** Quasi-Judicial COA: Demolition of two contributing houses. Certificate of Appropriateness for two new residential constructions. Side setback modification request. Status change of parcel from contributing to non-contributing. Currently contributing to the Southeast Residential Historic District.

**RECOMMENDATION:** Staff recommends conditional approval; refer to report for conditions.

**CITY PROJECT CONTACT:** Cleary Larkin

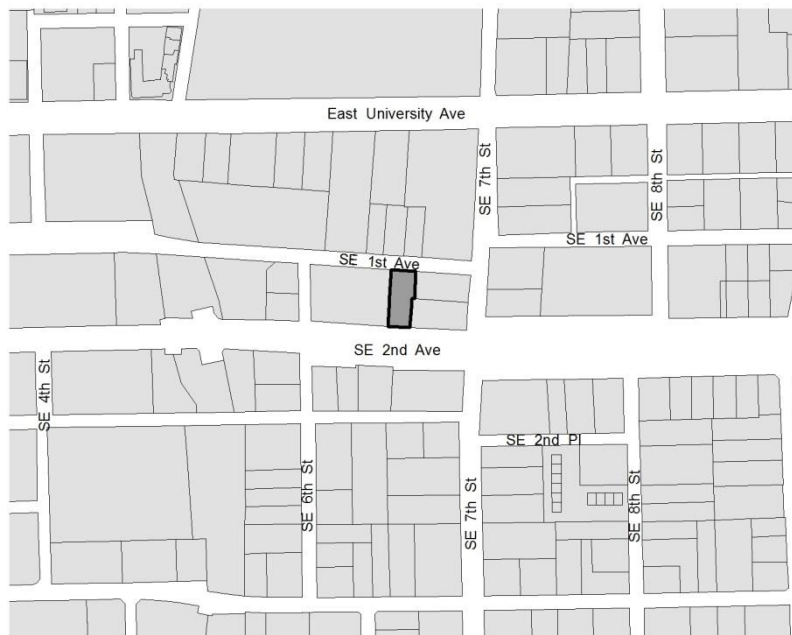


Figure 1: Location Map

**APPLICATION INFORMATION:**

**Property Owner(s):** Sweetwater Branch Properties

**SITE INFORMATION:**

**Address:** 623 & 627 SE 1<sup>st</sup> Avenue

**Parcel Number(s):** 12694-001-000

**Existing Use(s):** Single-Family Residential- vacant

**Zoning Designation(s):** U3

**Historic District:** Southeast

**Historic District Status:** Contributing

**Date of construction:** 1890s (FMSF AL02089 & AL02090)

**PURPOSE AND DESCRIPTION:**

Demolition of two contributing houses. Certificate of Appropriateness for two new residential constructions. Side setback modification request. Status change of parcel from contributing to non-contributing. Currently contributing to the Southeast Residential Historic District.

**STAFF REVIEW AND RECOMMENDATION:**

**EXISTING**

The existing property is a through-lot that sits between SE 1<sup>st</sup> Avenue and S E 2nd Avenue between SE 6<sup>th</sup> Street and SE 7<sup>th</sup> Street. The lot is approximately 153'x70'. The property contains two houses on the north end of the lot, which are the subject of the demolition application. The existing houses were constructed c. 1890s and are nearly identical in their construction. The buildings are one-story, wood balloon frame vernacular with a T-shape plan and a cross gable roof. Small, poorly constructed rear additions were installed on both buildings, likely in the early-twentieth century. The buildings have wood novelty siding with cornerboards, concrete piers, and 2/2 wood sash windows. The roofing is corrugated metal, installed c. 1950s over the original wood roofing. The front porches of the buildings both have "gingerbread" brackets and decorative, sawn balustrade, though 623 has a hip roof over the porch, while 627 has a gable-roof.

On the interior, the houses have pine floors and 1x3 pine wall and ceiling finish. Fireplaces and chimneys have been removed. Original brick piers have been replaced with concrete pier blocks. Much of the original interior has been modified, and the structure that is left is in poor condition.

The houses have not been maintained since the 1970s and have had a long history of rental use, neglect and violations before the current Owner purchased them in 2015 with the intent of restoration. However, termite damage is considerable throughout and the buildings are in such a deteriorated state that it is not economically feasible for the Owner to do the restoration as planned.

The site also has two outbuildings behind the houses, one a garage/shed that is non-contributing, and one a smaller outbuilding that is contributing.

## **PROPOSED**

The project proposes the demolition of both houses, with salvage and reuse of materials in good condition. Some doors and windows are re-usable and porch ornamentation can be re-used. The salvage of interior wood beadboard and trim will depend on the extent of termite damage. The garage/outbuilding will be removed. At this time, the smaller outbuilding will be retained in place, and will be considered with future plans for a new house on the south end of the lot, facing SE 2<sup>nd</sup> Avenue.

The project also proposes two new buildings on the north part of the lot. The buildings will be approximate replicas of the original buildings in the front, facing SE 1<sup>st</sup> Avenue, with t-shape plans, same as the original buildings, but without the smaller, later additions. Instead, they will have a rear inset porch. Each building will have a two-story wing on the rear, directly behind the front portion of the building, with only a portion of the roof visible from the street, as the wings are approximately 48' from the front of the building. The plans for the wings are not identical due to a 5.5' jog in the existing east property line (refer to site plan, Exhibit 3). The structures will be used as rental duplexes. Each building will have two two-bedroom units, one in the front, in the one-story "replica," and one in the rear, two-story section.

The new structures will be on raised concrete slab with Hardi-siding and trim, new vinyl single-hung windows, recessed in a 2x6 wall to provide depth and shadow lines. The new roofs will be architectural shingle. Exterior doors will be re-used wood, historic doors. New chimneys will have thin brick veneer. The intent of the design is to approximate the original two structures and create rental housing that is compatible with the neighborhood.

Due to the demolition of the two existing contributing structures, the site requires a status change. The two new buildings will be non-contributing to the historic district.

## **REVIEW- DEMOLITION**

The demolition review for contributing structures in historic districts follows the City of Gainesville's Code of Ordinances Sec. 30-4.28 Section F(3):

*Review criteria for demolitions.* A decision by the historic preservation board approving or denying a certificate of appropriateness for the demolition of buildings, structures, or objects other than those in the Pleasant Street Historic District shall be guided by:

- a. The historic or architectural significance of the building, structure or object;
- b. The importance of the building, structure or object to the ambience of a district;
- c. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail or unique location;

- d. Whether the building, structure or object is one of the last remaining examples of its kind in the neighborhood, the county or the region;
- e. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
- f. Whether reasonable measures can be taken to save the building, structure or object from collapse; and
- g. Whether the building, structure or object is capable of earning reasonable economic return on its value.

*Staff Comment:* In reference to above criteria:

- a. The two buildings have architectural and historic significance in and of themselves, due to their age and vernacular architecture.
- b. The two buildings are contributing to the historic district, but represent a common, vernacular style of construction.
- c. The two buildings have fairly simple plans and architectural elements, which are proposed to be reproduced and re-used as much as possible in the new construction.
- d. As the buildings are vernacular worker-type cottages, they are likely not the last of their kind in the neighborhood, city or region,
- e. The proposal for new rental construction re-establishes livable conditions on the site, protects property values of the neighborhood, provides housing for a growing population, and stabilizes the neighborhood. Many cottages along SE 6<sup>th</sup> Avenue are used for bed-and-breakfast rentals owned by the Sweetwater Branch Properties. Duplex rentals along SE 6<sup>th</sup> Avenue are a use that will fit well with this area of the historic district. Architectural character of the proposed buildings is intended to be compatible with the character of the surrounding area.
- f. Refer to Exhibit 4 for a summary of existing conditions and cost estimates for repair. Most of the building structure has been severely deteriorated by termite damage and abandonment. The cost estimate for basic stabilization and renovation is \$230/sf. Staff agrees with the contractors and the architect that this is beyond reasonable for a basic stabilization and renovation of small and simple houses of this type.
- g. Refer to Exhibit 4. Staff agrees with the architect that the buildings, due to their deteriorated condition, are not capable of earning reasonable economic return on their value.

Per the above criteria and Staff's walkthrough of the buildings, Staff recommends approval of the demolition of the two buildings.

## **REVIEW- NEW CONSTRUCTION**

The Design review for this project uses the City of Gainesville's Design Guidelines for New Construction, using the "visual compatibility standards."

- a. *Height.* Height shall be visually compatible with adjacent buildings.

b. *Proportion of building, structure or object's front facade.* The width of building, structure or object to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.

*Staff comment:* Height of the front of the structures matches the original buildings. Only a portion of the roof of the two-story rear wings will be visible from the street due to their location approximately 48' behind the front of the buildings. Though many of the houses along SE 6<sup>th</sup> Avenue are one-story, the house immediately to the east is a two-story building. Proportion: Two-story additions behind a one-story building are generally compatible if the additions are directly behind the house and placed far enough back that the rear addition doesn't appear to overwhelm the front.

c. *Proportion of openings within the facility.* The relationship of the width of the windows in a building, structure or object shall be visually compatible with buildings and places to which the building, structure or object is visually related.

d. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front facade of a building, structure or object shall be visually compatible with buildings and places to which it is visually related.

*Staff comment:* The proportion and rhythm of the openings and solids/ voids are compatible with the original houses.

e. *Rhythm of buildings, structures, objects or parking lots on streets.* The relationship of the buildings, structures, objects or parking lots to open space between it and adjoining buildings and places shall be visually compatible to the buildings and places to which it is visually related.

*Staff comment:* The proposal uses the setback and placement of the original buildings for the new construction.

f. *Rhythm of entrance and porch projection.* The relationship of entrances and projections to sidewalks of a building, structure, object or parking lot shall be visually compatible to the buildings and places to which it is visually related.

*Staff comment:* The rhythm of entry and porches on front, side, and rear, are compatible. Staff recommends re-use of the original porch details on the fronts of the houses and requests submission of simplified details for the side and rear porches.

g. *Relationship of materials, texture and color.* The relationship of materials, texture and color of a parking lot or 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.

*Staff comment:* Fiber-cement (Hardi) is an acceptable substitute material. As the buildings are technically new construction, vinyl windows are acceptable, given that they will be recessed into the wall construction to provide depth similar to original windows. Staff requests that the vinyl windows be a color other than standard white, which is a visual cue that the windows are made of vinyl. As the roofing was likely originally wood, architectural shingles are appropriate for anew construction.

h. *Roof shapes.* The roof shape of the building, structure or object shall be visually compatible with the buildings to which it is visually related.

*Staff comment:* The proposed roof shapes on the front part of the buildings will replicate the original shapes. The proposed roof shapes on the rear part make use of side gables, similar to the original house and have a slope minimized to reduce visual impact from the street.

i. *Walls of continuity.* Appurtenances of a building, structure, object or parking lot such as walls, fences and landscape masses shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building, structure, object or parking lot to the building and places to which it is visually related.

j. *Scale of building.* The size of the building, structure, object or parking lot; the building mass of the building, structure, object or parking lot in relation to open space; and the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.

k. *Directional expression of front elevation.* A building, structure, object or parking lot shall be visually compatible with the buildings and places to which it is visually related in its directional character.

*Staff comment:* There are no elements to create a new wall of continuity. Staff finds the scale and directional expression of the proposed new construction to be compatible, as the front of the buildings approximately replicates the original, and the rear is located directly behind the front.

### **REVIEW- ZONING SETBACK MODIFICATION**

The property is zone U3, Urban Transect, which requires a 5' side (interior) setback. The project proposes rebuilding the two structures at their approximate, historic location, which is fairly tight to the front and side property lines. The project proposes a 3'-0" west side setback, and a 4' east side setback, which allows for 10' between the two buildings. Therefore, the applicant is requesting a side setback modification.

The zoning modification review for historic districts follows the City of Gainesville's Code of Ordinances Sec. 30-4.28 Section D(2), where the requested modification must meet the following criteria:

- a. The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;
- b. The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;
- c. The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and
- d. The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.

As the proposed modification would encroach into a side yard setback that adjoins two existing lots, notice will be provided to the adjacent property owner, and they will have opportunity to speak or object to the modification.

*Staff Comment:* The proposed side setback modifications reflect the historic setbacks of the two original buildings, meeting criteria a, b, and c. The proposed project will comply with criteria d. As the project meets the criteria, staff recommends approval of the zoning modification request.

### **RECOMMENDATION**

Staff recommends approval of the application for demolition, new construction, zoning modification request, and status change with the following conditions:

- Salvage and re-use of historic materials in good condition
- Retain the small outbuilding until future development of the south part of the lot requires its consideration.
- Vinyl windows will be recessed into wall for shadow-line, jamb depth, and will be a color other than standard white.
- Re-use of the original porch details on the fronts of the houses and submission of simplified details for the side and rear porches.
- Map change showing two contributing houses removed, and status change of two new buildings to non-contributing. The small outbuilding will remain as contributing.

**LIST OF EXHIBITS:**

- Exhibit 1**      **COA Application**
- Exhibit 2**      **Photographs**
- Exhibit 3**      **Drawings**
- Exhibit 4**      **Cost Estimates**



# CERTIFICATE OF APPROPRIATENESS APPLICATION

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: Southeast  
 Site Address: 623 + 627 SE 1st Ave  
 Tax Parcel #: 12094-001-00

OWNER	APPLICANT OR AGENT
Owner(s) Name <u>Cornelia Holbrook</u>	Applicant Name <u>Jay Reeves</u>
Corporation or Company <u>Sweetwater Branch Properties</u>	Corporation or Company
Street Address <u>608 NE 5th Ave</u>	Street Address <u>352-284-4399</u>
City State Zip <u>352-373-6760</u>	City State Zip
Home Telephone Number	Home Telephone Number
Cell Phone Number	Cell Phone Number
Fax Number	Fax Number
E-Mail Address <u>gm@sweetwaterinn.com</u>	E-Mail Address <u>jay.reeves@jayreeves.com</u>

### TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ \_\_\_\_\_  
 EZ Fee: \$ 60.75

HP # 18-56  
 Contributing Y  N   
 Zoning U3  
 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 Cleary Karki  
 Date Received 6/4/16

RECEIVED

STAMP



OVERVIEW

DID YOU REMEMBER?

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

CHECK TO SEE IF YOU WOULD BE ELIGIBLE FOR A TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY

THE HPB MEETINGS ARE HELD MONTHLY AT CITY HALL, 200 EAST

UNIVERSITY AVE, GAINESVILLE, FL 32601, CITY HALL AUDITORIUM AT 5:30PM. THE SCHEDULE OF MEETINGS IS AVAILABLE ON THE PLANNING DEPARTMENT WEBSITE.

THE HISTORIC PRESERVATION OFFICE STAFF CAN PROVIDE ASSISTANCE AND GUIDANCE ON THE HP BOARD'S REVIEW PROCESS, AND ARE AVAILABLE TO MEET WITH PROPERTY OWNERS OR AGENTS. IF YOU NEED ASSISTANCE, PLEASE CONTACT THE HISTORIC PRESERVATION PLANNER AT (352) 334-5022 OR (352) 334-5023.

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES WHO REQUIRE ASSISTANCE TO PARTICIPATE IN THE MEETING ARE REQUESTED TO NOTIFY THE EQUAL OPPORTUNITY DEPARTMENT AT 334-5051 (TDD 334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE. FOR ADDITIONAL INFORMATION, PLEASE CALL 334-5022.

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at www.cityofgainesville.org/planningdepartment and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at www.cityofgainesville.org/planningdepartment - Citizen Advisory Boards - Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 day s prior to the scheduled Historic Preservation Board meeting. The notarized Public Notice Signage Affidavit must be submitted once the sign is posted.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building

CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSED DEADLINE DATE.

- 1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Appropriateness are only valid for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

SIGNATURES

Owner [Signature]
Applicant or Agent

Date 6/4/2018
Date

## 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.

THE EXISTING CA 1890'S SISTER COTTAGES ARE SIMPLE WOOD FRAME WORKERS COTTAGES, EXTERIOR- NOVELTA SIDING, 2 OVER 2 WOOD SASH WINDOWS, PINE FLOORS AND 1X3 PINE WALLS AND CEILINGS, FIRE PLACES AND CHIMNEYS WERE REMOVED, BRICK FOUNDATION PIER'S WERE REMOVED AND REPLACED WITH CONC. PIER BLOCKS. THE ORIGINAL WOOD ROOFS WERE COVERED WITH CORRUGATED STEEL CA 1950'S, REAR ADDITIONS WERE ADDED IN 1950'S. HOUSES HAVE NOT BEEN MAINTAINED SINCE 1970'S TERMITE DAMAGE THROUGH OUT, CONDEMNABLE CONDITIONS. THE PORCH RAILS AND BRACKETS ARE THE MOST SIGNIFICANT ORIGINAL FEATURE. THE BUILDING ARE CONTRIBUTING BUT ARE BLIGHTED AND ATTRACK HOMELESS. CONSTRUCTION ESTIMATES PROVE NOT ECONOMICALLY VIABLE FOR RENOVATION.

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.

THE PROJECT PROPOSES TO DEMOUSH BOTH BUILDING AND DESIGN AN APPROXIMATE REBUILDING OF THE TWO COTTAGES EXACT FROM THE STREET SIDE, AT THE REAR OF EACH COTTAGE WILL BE A TWO STORY ADDITION THAT CONVERTS THE SINGLE HOUSES TO DUPLEXES, THE REAR ADDITIONS WILL BE COMPATIBLE TO THE FRONT STRUCTURES.

THE NEW STRUCTURES WILL BE ON RAISED CONCRETE SLABS WITH HARDI-SIDING, AND TRIM, NEW VINYL SINGLE HUNG WINDOWS, RECESSED IN 2X6 WALL, THE NEW ROOFS WILL BE ARCHITECTURAL SHINGLE, EXTERIOR DOORS WILL BE RE-USED WOOD HISTORIC DOORS, NEW CHIMNEYS WILL HAVE THIN BRICK VENEER, THE FINAL APPEARANCE WILL MATCH WHAT THE 2 ORIGINAL STRUCTURES LOOKED LIKE AND COMPATIBLE WITH NEIGHBORING STRUCTURES.

## 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.

THE TWO ORIGINAL COTTAGES WILL BE DEMOLISHED WITH SALVAGE OF GOOD EXISTING MATERIALS FOR RE USE. A FEW DOORS AND WINDOWS ARE REUSABLE. PORCH ORNAMENTATION WILL BE REUSED. THE SALVAGE OF WOOD BEAD BOARD AND TRIM DEPENDS ON THE EXTENT OF TERMITE DAMAGE. THE GARAGE/POLE BARN IS STRUCTURALLY POOR W/ NO FOUNDATIONS AND WILL BE REMOVED.

## MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-11.2(d)(4)b.

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

DUPLEXES ARE ALLOWED IN U3, THE EXISTING SETBACKS ARE LESS THAN 3 FEET, WE ARE PROPOSING THE EAST AND WEST SETBACKS BE AT 3'-6" TO AVOID BLDG CODE ISSUES. THE FRONT SETBACK WILL MATCH THE ORIGINAL 5' SETBACK, THE REAR SETBACK REQUIREMENT OF 10' IS NO PROBLEM.



Front views of existing houses, #627 (top) #623 (bottom).



Rear views of existing houses, #627 (bottom) #623 (top).



Rear view of #627 (top).  
Views between two existing houses looking towards non-contributing shed in the back (bottom).



Views from the west of existing houses (top).  
Front view showing existing location of #623 adjacent to west property  
line (bottom).



Views from the east of existing houses (top).  
Side view showing existing location of #627 adjacent to east property line  
and east property driveway (bottom).



Details of front porch #623.





Detail of brackets and roofing #623 (top).  
Detail of concrete pier (bottom).



View of non-contributing shed to be demolished.



View of houses, non-contributing shed, and contributing outbuilding (top).  
View of contributing outbuilding (bottom).



House to the east.



House to the west (top).  
House across SE 1<sup>st</sup> Avenue (bottom).



Houses across SE 1<sup>st</sup> Avenue.















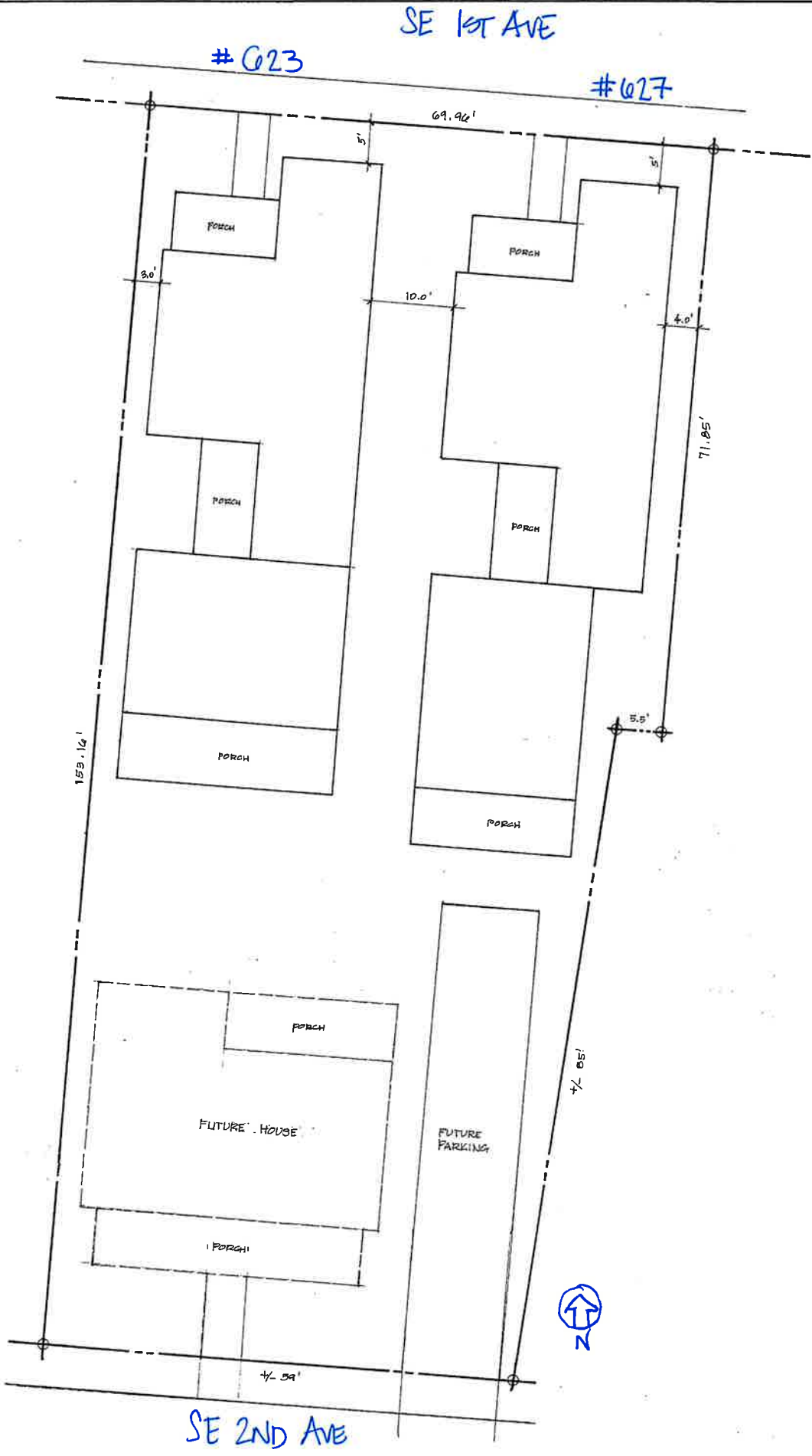






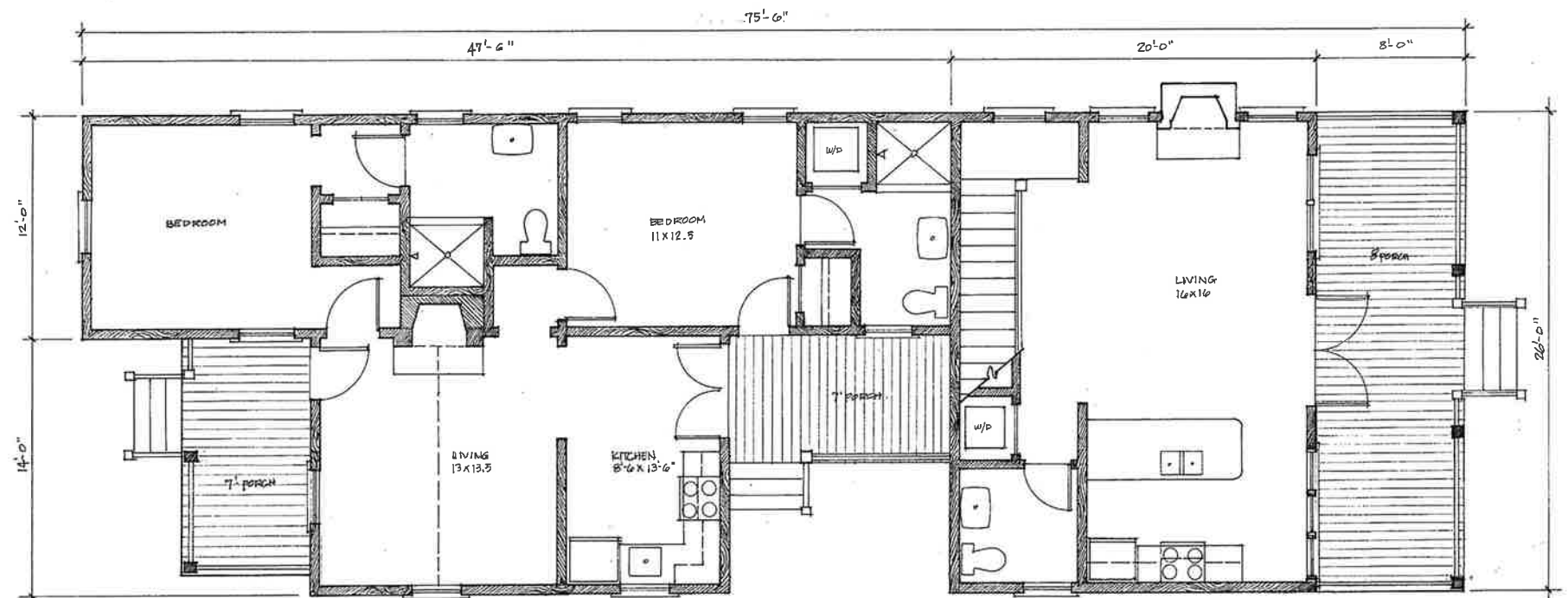




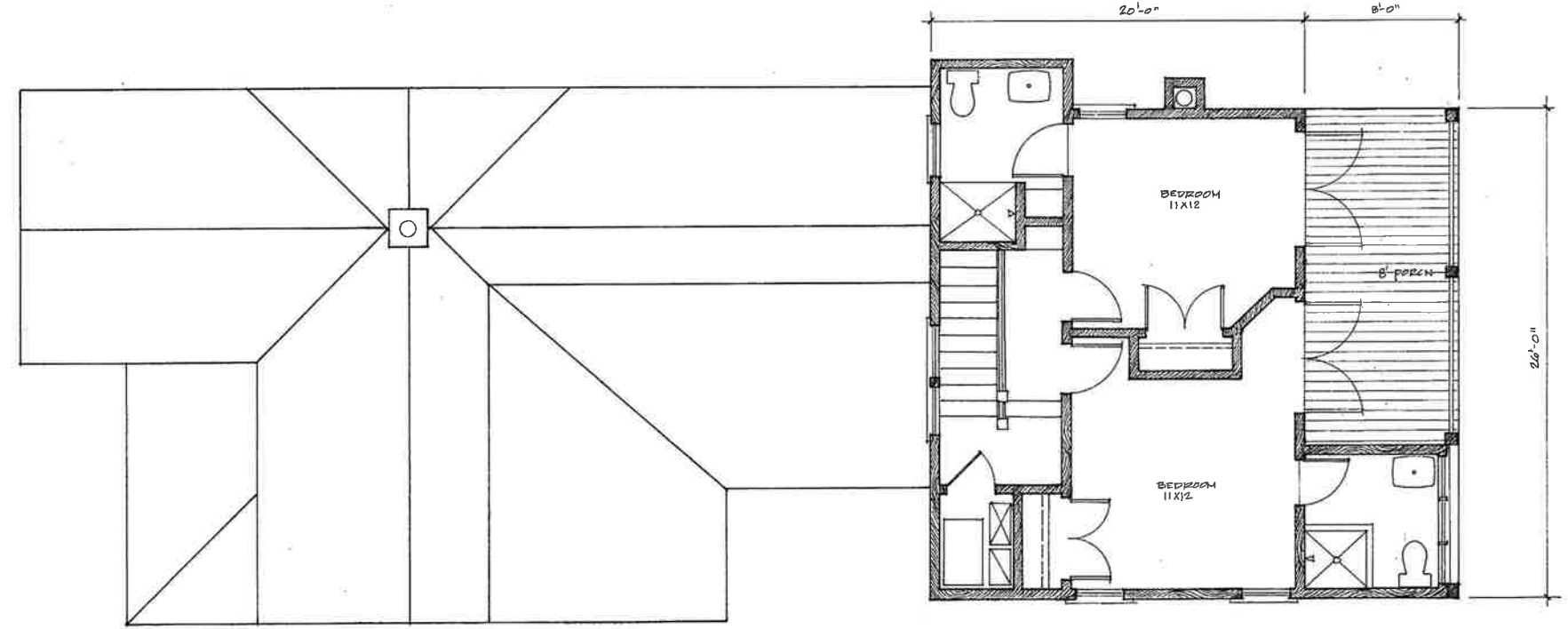


JAY REEVES & ASSOCIATES, INC.  
ARCHITECTS AND DESIGNERS  
725 NORTH T STREET  
GAINESVILLE, FLORIDA 32601  
JAY REEVES@JAYREEVES.COM  
OFFICE 352.771.3205  
CELL 352.284.4399

A NEW DUPLEX FOR CORNELIA HOLBROOK  
723 & 727 SE 1ST AVE, S.E. HISTORIC DISTRICT  
GAINESVILLE, FLORIDA 32601



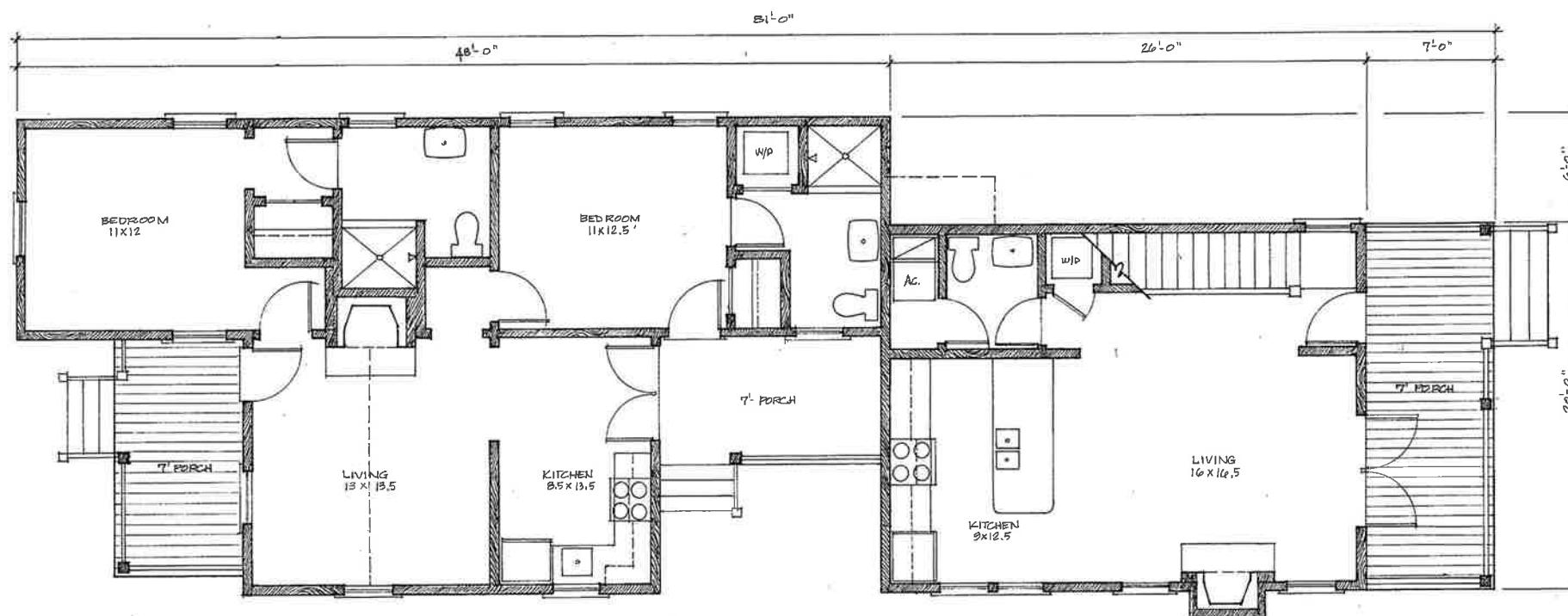
#023  
 WEST BUILDING FLOOR PLAN UNITS A&B  
 SCALE: 1/4" = 1'-0"



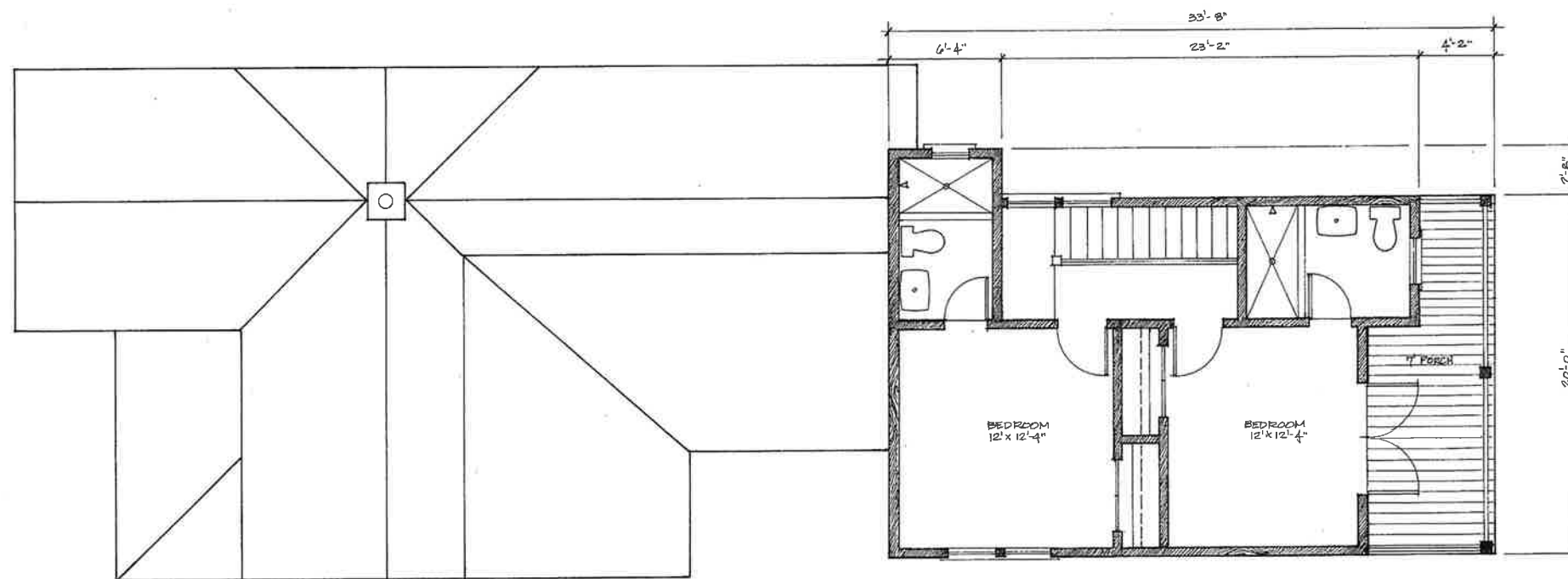
JAY REEVES & ASSOCIATES, INC.  
 ARCHITECTS AND DESIGNERS  
 725 NORTHEAST 1<sup>ST</sup> STREET  
 GAINESVILLE, FLORIDA 32601  
 JAY REEVES@JAYREEVES.COM  
 OFFICE 352.371.3295  
 CELL 352.384.4399

A NEW DUPLEX FOR CORNELIA HOLBROOK  
 723 SE 1<sup>ST</sup> AVE, S.E. HISTORIC DISTRICT  
 GAINESVILLE, FLORIDA 32601

PLANS



#627  
 EAST BUILDING FLOOR PLAN UNITS C&D  
 SCALE: 1/4" = 1'-0"



**JAY REEVES & ASSOCIATES, INC.**  
 ARCHITECTS AND DESIGNERS  
 725 NORTHEAST 1<sup>ST</sup> STREET  
 GAINESVILLE, FLORIDA 32601  
 JAYREEVESARCHITECTS.COM  
 OFFICE: 352.371.3135  
 CELL: 352.346.0099

**A NEW DUPLEX FOR CORNELIA HOLBROOK**  
 727 SE 1<sup>ST</sup> AVE., S.E. HISTORIC DISTRICT  
 GAINESVILLE, FLORIDA 32601

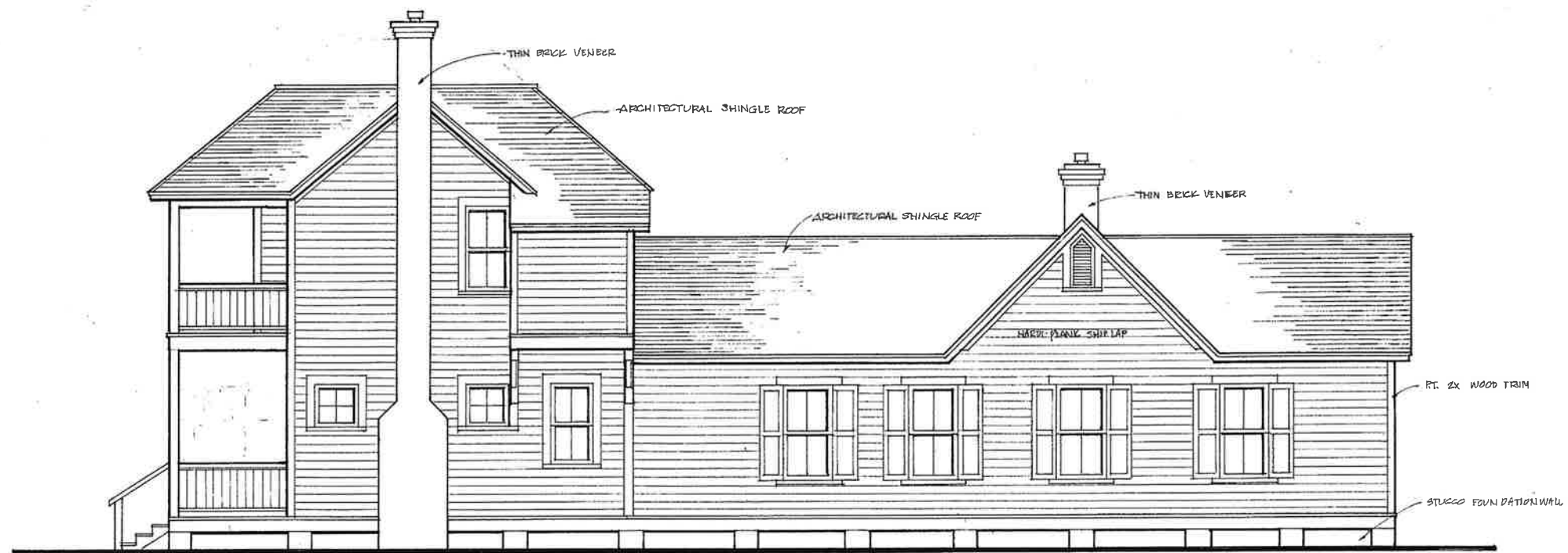
**PLANS**



#623

#627

PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION #623  
SCALE: 1/4" = 1'-0"

JAY REEVES & ASSOCIATES, INC.  
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A NEW DUPLEX FOR CORNELIA HOLBROOK  
723 SE 1<sup>ST</sup> AVE, S.E. HISTORIC DISTRICT  
GAINESVILLE, FLORIDA 32601



#627

#623

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



PROPOSED WEST ELEVATION #623  
SCALE: 1/4"=1'-0"

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A NEW DUPLEX FOR CORNELIA HOLBROOK  
727 SE 1<sup>ST</sup> AVE, S.E. HISTORIC DISTRICT  
GAINESVILLE, FLORIDA 32601



**ARCHITECTURE AND DESIGN**  
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**CELL 352.284.4399**

The cost estimate from Struckture LLC was generated in 2017 to renovate the structure at their current size utilizing the poorly built rear additions. The cost per Sq. Ft. based on 1584 Sq. Ft. divided into \$362,949 is \$ 230 per Square Foot.

This includes maintaining the poorly constructed rear additions and limited interior finishes which would not command the higher rents that would support a renovation and upgrades.

A second contractor Art Middleton has reviewed this estimate and believes it to be low given the conditions of the structures.

**Building Conditions:**

The conditions in both buildings is identical.

**Exterior:**

The foundation piers original limestone were removed and replaced with precast block for footing and pyramidal supports all at ground surface with no connections. The entire foundations for both buildings would need to be replaced. Siding appears to be intact, rot damage in placed due to decades of no paint, termite damage in areas is highly likely given inside wall damage. Windows and frames are rough but intact, the sashes are 2 over 2 in the original portions but aluminum in the rear additions. There is only 1 original exterior door per building which is reusable, only two interior doors are salvageable per buildings the rest heavily damaged or recent flush or Masonite doors, so a total of 6 doors for both buildings could be saved.

The metal roofs need to be replaced, there is no solid sheathing beneath and the rafters are 2x4 of unverified condition. The chimneys on both buildings were removed and would have to be reconstructed. The porch floors are rotted and there is perimeter beam damage.

The rear portions of the building are addition with low roof added to an addition with low roof so the roofs at the rear need reconstruction to correct water shedding.

**Interior:**

The four original rooms have 1x3 wood walls and ceilings with no baseboards and minimal trim, approximately 10 areas of wall per building were opened in each building for inspection, and one rooms flooring per building was removed. Only one test area per building did not show interior termite damage. The heaviest damage was horizontally in the floor and joists. The flooring 5/4" x5" planks were damaged throughout and not salvageable, there was no subfloor and joists were damaged as well. The perimeter beams were mainly intact. The studs were hollowed out in places as was wall blocking, the ceiling boards were not opened but would be expected to show some damage being horizontal. The additions being newer and softer wood are expected to be damaged as well. The termites have likely been eating for the last 75 to 100 years and it's doubtful the buildings were ever tented this being dry wood termite damage. There are no significant interior trim or mantles left intact. Only one door per building still had the rim lock hardware all others were removed and replaced.

Given these are commercial structures for a business, to spend well more than they are worth completed, for structures of limited architectural merit and significance is not economically feasible and would not justify a business loan.

STRUCKTURE LLC

MILLS COTTAGES

PRELIMINARY

ESTIMATE

S U M M A R Y

ITEM	DESCRIPTION	MATERIALS	LABOR	SUBCON./MISC	SUBTOTAL	P&O+ Cont.	TOTAL
1	PRELIMINARY EXPENSE	0.00	0.00	18053.30	18053.30	3610.66	21663.96
2	DEMOLITION	0.00	21000.00	1600.00	22600.00	4520.00	27120.00
3	FOUNDATION & FILL	2450.00	16000.00	3000.00	21450.00	4290.00	25740.00
4	REINFORCING STEEL	335.00	0.00	500.00	835.00	167.00	1002.00
5	CONCRETE	2500.00	2000.00	3700.00	8200.00	1640.00	9840.00
6	LUMBER	9775.00	15000.00	0.00	24775.00	4955.00	29730.00
7	DECK&RAILING	4750.00	6000.00	0.00	10750.00	2150.00	12900.00
8	PLUMBING	4000.00	0.00	12000.00	16000.00	3200.00	19200.00
9	HVAC	0.00	0.00	18000.00	18000.00	3600.00	21600.00
10	ELECTRICAL	4000.00	0.00	15000.00	19000.00	3800.00	22800.00
11	Open	0.00	0.00	0.00	0.00	0.00	0.00
12	WINDOWS	10000.00	3600.00	0.00	13600.00	2720.00	16320.00
13	INSULATION	0.00	0.00	8300.00	8300.00	1660.00	9960.00
14	DRYWALL & PLASTER	5600.00	0.00	6000.00	11600.00	2320.00	13920.00
15	TILE	4100.00	900.00	6000.00	11000.00	2200.00	13200.00
16	FLOORS	15720.00	4500.00	6500.00	26720.00	5344.00	32064.00
17	open	0.00	0.00	0.00	0.00	0.00	0.00
18	open	0.00	0.00	0.00	0.00	0.00	0.00
19	STRUCTURAL STEEL	575.00	1000.00	0.00	1575.00	315.00	1890.00
20	ROOFING	5150.00	0.00	6000.00	11150.00	2230.00	13380.00
21	TRIM & HARDWARE	8700.00	9000.00	0.00	17700.00	3540.00	21240.00
22	CABINETS	13500.00	1800.00	0.00	15300.00	3060.00	18360.00
23	PAINTING	5700.00	18000.00	0.00	23700.00	4740.00	28440.00
24	CLEANUP & LANDSCAPE	0.00	500.00	350.00	850.00	170.00	1020.00
25	MISCELLANEOUS	700.00	0.00	600.00	1300.00	260.00	1560.00
<b>TOTALS</b>		<b>\$97,555.00</b>	<b>\$99,300.00</b>	<b>\$105,603.30</b>	<b>\$302,458.30</b>	<b>\$60,491.66</b>	<b>\$362,949.96</b>

D E T A I L S

ITEM	DESCRIPTION	MATERIALS	LABOR	SUBCON./MISC	TOTALS
<b>1</b>	<b>PRELIMINARY EXPENSE</b>				<b>18053.30</b>
	Estimating			1000.00	
	Plans			2500.00	
	Permits			1200.00	
	Tenting			5000.00	
	Utilities / Budget			2500.00	
	Sales Tax			5853.30	
<b>2</b>	<b>DEMOLITION</b>				<b>22600.00</b>
	Remove all Int surfaces		10000.00		
	Framing repairs		6000.00		
	Roofing /remove & repair		5000.00		
	Debris Removal			1600.00	
	Lumber				
	Layout				

## STRUCTURE LLC

ITEM	DESCRIPTION	MATERIALS	LABOR	SUBCON./MISC	TOTALS
<b>3</b>	<b>FOUNDATION &amp; FILL</b>				<b>21450.00</b>
	Brick	1000.00		2500.00	
	Mortar Mix	300.00			
	Sand	150.00			
	Termite Protection			500.00	
	Shoring	1000.00	6000.00		
	Re-Leveling		10000.00		
	Backfill				
	Moisture Barrier				
	Expansion Joint				
	Bolts				
	Lumber				
<b>4</b>	<b>REINFORCING STEEL</b>				<b>835.00</b>
	Rods	300.00		500.00	
	Mesh				
	Chairs	25.00			
	Tie Wire	10.00			
	Stirrups				
<b>5</b>	<b>CONCRETE</b>				<b>8200.00</b>
	Footers	1000.00		1500.00	
	Formwork	500.00	2000.00		
	Piers				
	Additional Slabs	1000.00		1000.00	
	Columns				
	Walks and Patios				
	Drives				
	Curbs				
	Pump			1200.00	
<b>6</b>	<b>LUMBER / FRAMING</b>				<b>24775.00</b>
	Roof Rafters	750.00			
	Exterior Walls	575.00			
	Interior Walls	575.00			
	Sheathing	225.00			
	HouseWrap	150.00			
	Siding	1500.00			
	Ext Trim	1000.00			
	Ceiling Framing	1000.00			
	Roof Purlins	1000.00			
	Sub Floor	2000.00			
	Other Plywood	500.00			
	Other / Columns	500.00			
	Labor		15000.00		
<b>7</b>	<b>PORCHES &amp; RAILINGS</b>				<b>10750.00</b>
	Framing	1000.00			
	Flooring	1500.00			
	Trim	1000.00			
	Screening	1000.00			
	Hardware	250.00			
	Labor		6000.00		



## STRUCTURE LLC

ITEM	DESCRIPTION	MATERIALS	LABOR	SUBCON./MISC	TOTALS
<b>8</b>	<b>PLUMBING</b>				16000.00
	Contract			12000.00	
	Fixtures Allowance	4000.00			
	Other				
<b>9</b>	<b>HVAC</b>				18000.00
	Contract			18000.00	
	Other				
<b>10</b>	<b>ELECTRICAL</b>				19000.00
	Contract			15000.00	
	Fixtures Allowance	4000.00			
	Move Service				
	Security				
	Chimes				
<b>11</b>	<b>Open</b>				0.00
<b>12</b>	<b>WINDOWS</b>				13600.00
	Windows	10000.00			
	Window Labor		3600.00		
	Enclosures				
	Other				
<b>13</b>	<b>INSULATION</b>				8300.00
	Walls			2200.00	
	Ceiling			3000.00	
	Floor			2400.00	
	Sound			700.00	
<b>14</b>	<b>DRYWALL &amp; PLASTER</b>				11600.00
	Walls	2400.00		4000.00	
	Ceilings	2000.00		2000.00	
	Plaster/ Bead	1200.00			
<b>15</b>	<b>TILE</b>				11000.00
	Tub / shower				
	Walk-in showers	2500.00		4000.00	
	Floors	1000.00		2000.00	
	Durock,adhevis, grout	600.00	900.00		
<b>16</b>	<b>FLOORS</b>				26720.00
	Sand & Finish 1800sqft			6500.00	
	T&G Flooring	15720.00	4500.00		

## STRUCTURE LLC

ITEM	DESCRIPTION	MATERIALS	LABOR	SUBCON./MISC	TOTALS
17	open				0.00
18	open				0.00
19	<b>STRUCTURAL STEEL</b>				1575.00
	Hangers	225.00			
	Clips, Straps etc	350.00			
	Labor		1000.00		
20	<b>ROOFING</b>				11150.00
	Felt				
	Metal Panels	4000.00			
	Ridge cap	250.00			
	Transition	200.00			
	Eave Drip	350.00			
	Rake/ Sidewall				
	Profile Ridge vent				
	Screws	350.00			
	Labor			6000.00	
21	<b>TRIM &amp; HARDWARE</b>				17700.00
	Ext doors New	3200.00	1800.00		
	Int doors	2000.00			
	Bypass doors				
	Pocket doors				
	Casing	750.00			
	Base	1000.00			
	Other	500.00			
	Window sills				
	Lock Sets	500.00			
	Door Accessories	150.00			
	Closet shelves	600.00			
	Labor		7200.00		
22	<b>CABINETS</b>				15300.00
	Kitchenettes	12000.00	900.00		
	Baths	1500.00	900.00		
	Other				
23	<b>PAINTING</b>				23700.00
	Ext Prep	1700.00	7200.00		
	Ext painting	1700.00	3600.00		
	Int walls /ceilings	1700.00	3600.00		
	Int Trim	600.00	3600.00		
	Other				

STRUCTURE LLC

Exhibit 4

ITEM	DESCRIPTION	MATERIALS	LABOR	SUBCON./MISC	TOTALS
24	<b>CLEANUP &amp; GRADING</b>				850.00
	Grounds				
	Windows & Doors				
	Walls & Floors				
	Cabinets				
	Debris Removal		500.00	350.00	
	Grading & Landfill				
	Waterproofing				
	Other				
25	<b>MISCELLANEOUS</b>				1300.00
	Supervision				
	Scaffolds				
	Crane Service				
	Sanitation Service			600.00	
	Misc Fasteners	250.00			
	Screws	250.00			
	Nails	200.00			
		<b>MATERIALS</b>	<b>LABOR</b>	<b>SUBCON./MISC</b>	<b>TOTALS</b>
	<b>TOTALS</b>	\$96,855.00	\$99,300.00	\$105,603.30	\$302,458.30